

PLAINS

Commercial Real Estate

For Sale | Ground Lease | BTS - Pad Sites Available
300 S Dewey Ave, Wagoner, OK 74467



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Property Highlights:

- (3) Walmart Pads available
- 450' of Frontage on HWY 51
- 290' of Frontage on HWY 69
- Surrounding National Tenants Include: Walmart Supercenter, McDonalds, Braums, Taco Bell, Arby's, Starbucks, Burger King, Sonic, Taco Bell, Arvest Bank, Walgreens, Tractor Supply and QuikTrip

Rate: Contact Broker for Availability & Pricing

Size:

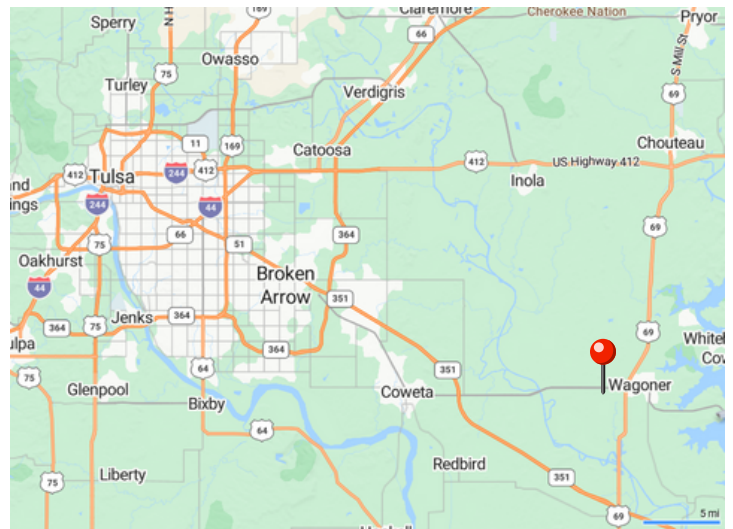
1.09 AC - 3.67 AC

Traffic Counts:

HWY OK-69: 26,600 ('23)
HWY OK-51: 10,200 ('23)

Demographics:

	1 Mile	3 Miles	5 Miles
2023 Population	3,414	16,818	18,807
Daytime Population	3,887	19,038	21,134
Avg. HH Income	\$65,133	\$71,784	\$73,459



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The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions, price, corrections, errors, omissions, and/or withdrawal without notice.

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