

TAHLEQUAH CROSSING

1909 SOUTH MUSKOGEE AVE., TAHLEQUAH, OK 74464



PROPERTY SUMMARY



LOCATION DESCRIPTION

Tahlequah, Oklahoma, is a vibrant city with a rich cultural heritage and a thriving retail scene, making it an ideal location for your business at Tahlequah Crossing. The area is surrounded by a mix of local and national retailers, creating a bustling environment that draws in a steady flow of foot traffic. Just a short drive from the property, tenants can enjoy the serene beauty of the Illinois River, explore the Cherokee Heritage Center, or visit the historic Downtown area with its charming shops and restaurants. With its perfect blend of community charm and commercial opportunities, Tahlequah offers an inviting backdrop for your retail or strip center business.

PROPERTY HIGHLIGHTS

- High visibility from South Muskogee Ave.
- Ample parking for tenants and customers
- Ideal for retail, dining, or service-oriented establishments
- Easy access to major highways
- Outstanding signage opportunities

OFFERING SUMMARY

Lease Rate:	Contact Broker for Pricing
Number of Units:	9
Available SF:	1,627 - 1,751 SF
Building Size:	20,523 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	7,554	9,602	13,853
Total Population	19,533	25,094	36,472
Average HH Income	\$56,053	\$57,063	\$60,244



Shawn Krisher

Regional Vice President

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209 Powell Place, Brentwood, TN 37027

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ADDITIONAL PHOTOS



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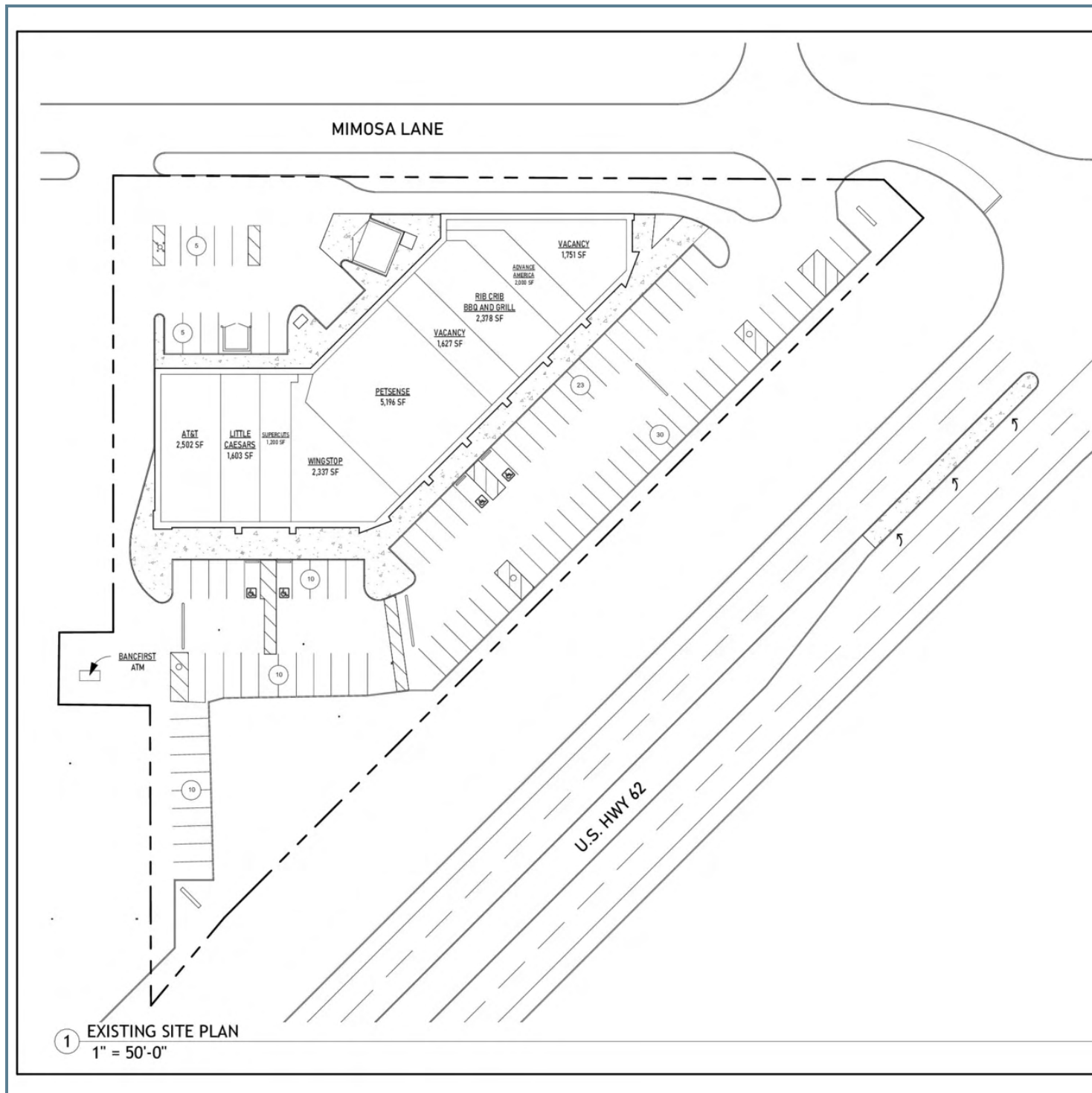
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SITE PLAN



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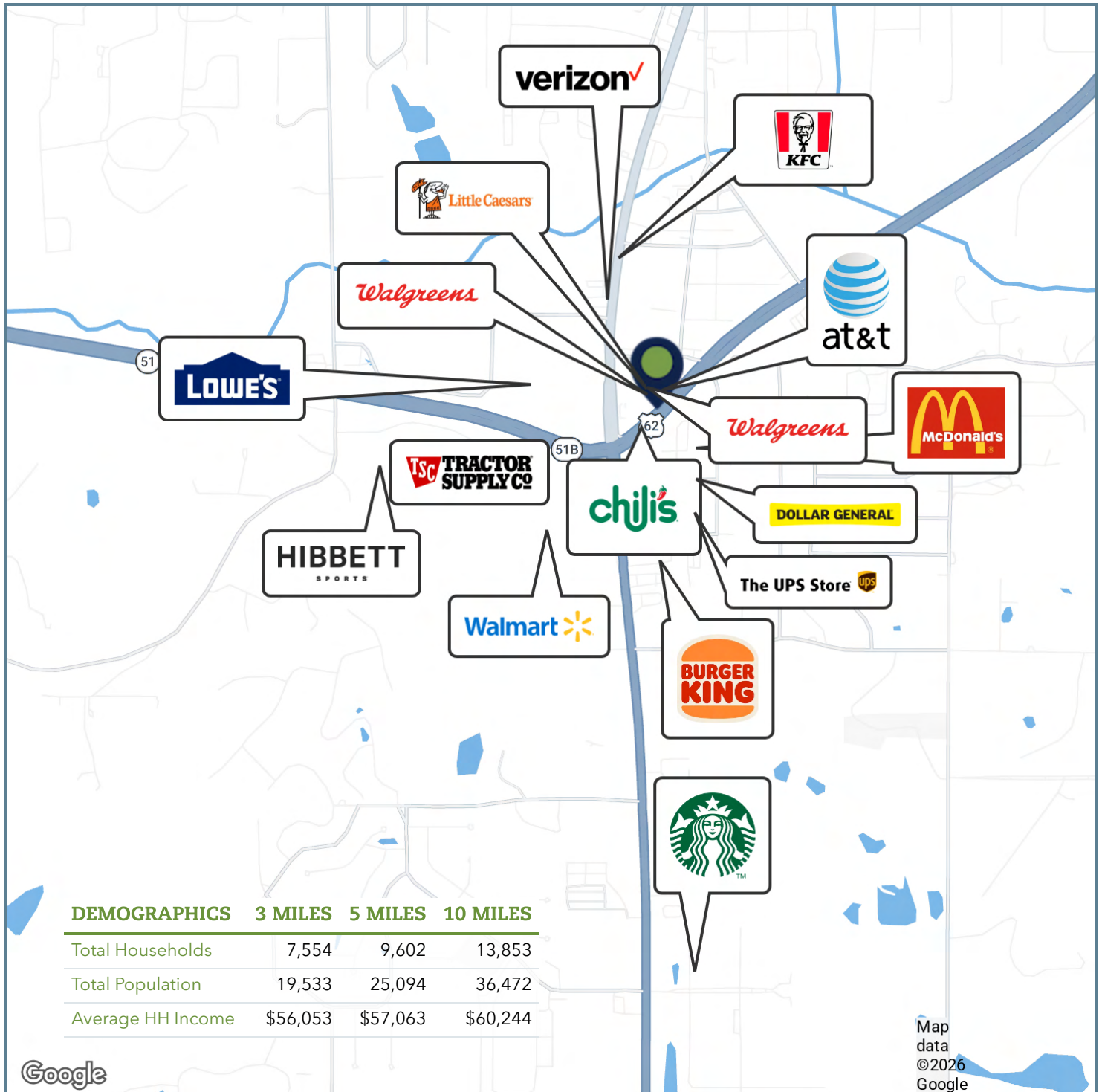
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RETAILER MAP



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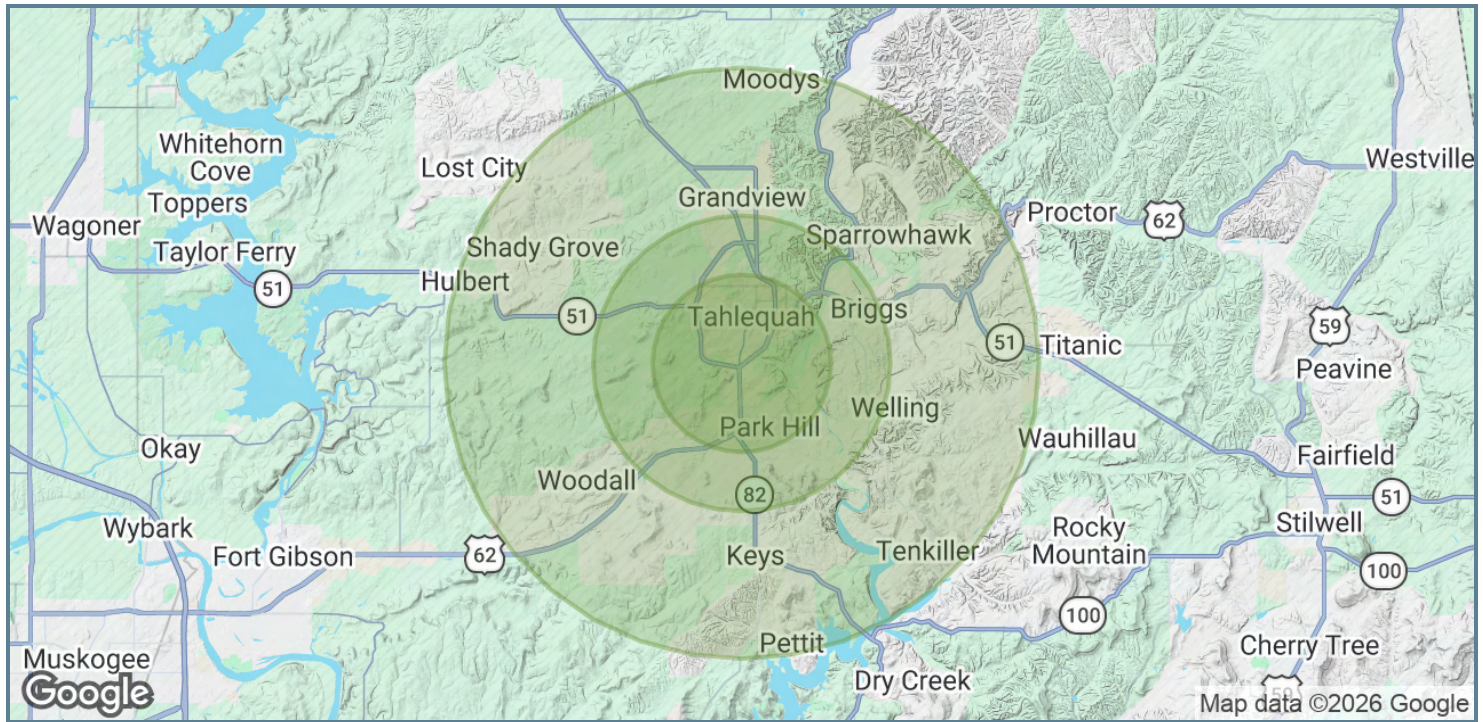
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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	19,533	25,094	36,472
Average Age	39.5	34.2	34.5
Average Age (Male)	35.8	33	33.5
Average Age (Female)	41.2	34	34.2

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,554	9,602	13,853
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$56,053	\$57,063	\$60,244
Average House Value	\$131,407	\$135,987	\$140,195



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LEGACY
COMMERCIAL PROPERTY

Accelerate Your National Growth

Legacy Commercial Property specializes in leasing, acquisitions, development, construction, and property management. We've operated over ten businesses in 800 locations and truly understand what you, as an operator, need. We pride ourselves on moving quickly and have a proven track record of helping you find the best locations in every market.

Your Go-to Expansion Partner

Grow Quickly with Our Portfolio

- Flexible leasing options
- Strong visibility and signage
- Build to suit and ground leases
- Exclusive rights to property

Grow Strategically with New Developments

- Site selection experts
- Ground up development
- Buy-to-hold investments
- Experienced developers
- Creative deals and off-market properties
- Efficient development process

Our National Tenants

DOLLAR GENERAL



Why Legacy



Large Portfolio

Leverage our 700+ properties in 20+ states to quickly expand your national footprint.



One Partner

We help you quickly find locations, finance deals, manage construction, and eliminate inefficiencies.



Prime Locations

Our properties are located on high-traffic corner lots known as "Main and Main."



True Operators

We've operated over ten businesses in 800+ locations and understand your need to move quickly.

