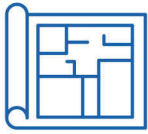


FOR SALE OR SALE-LEASEBACK | 204 S BROADWAY

204 S Broadway, Coweta, OK 74429

WIGGIN
PROPERTIES, LLC



5,500
Square feet

Available SF



\$749,000

Price



Retail
Single Tenant

Property Type

HIGHLIGHTS



Charming Downtown Presence:

Located along S Broadway, offering visibility and accessibility within Coweta's core commercial district



Extensively Updated Building Systems:

Major capital improvements include newer roofs, updated HVAC systems, and significant electrical upgrades, minimizing near-term maintenance needs



Growing Suburban Corridor:

Benefiting from expansion out of Broken Arrow and Bixby, driving increased rooftops and daytime traffic



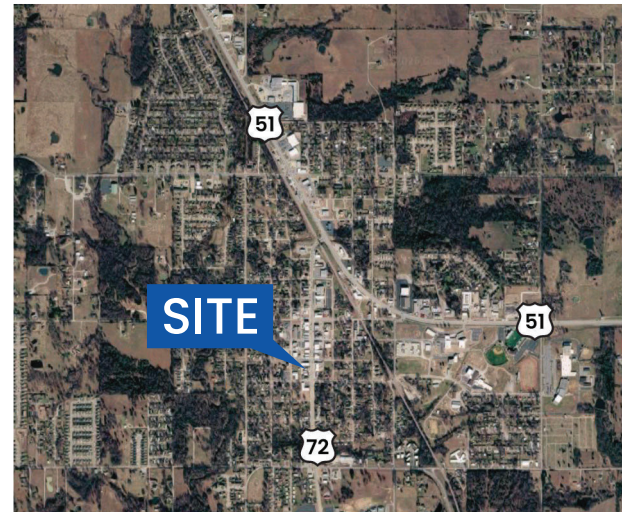
Convenient Access to Tulsa MSA:

Easy connectivity to Broken Arrow and surrounding suburbs for employees and clients



Strong Household Income Base:

Above-average incomes support discretionary spending and long-term retail viability



AREA DEMOGRAPHICS

2025	1 Mile	3 Miles
Total Households	2,443	4,708
Total Population	6,498	12,646
Median HH Income	\$59,292	\$70,032

Vicki Patterson, CCIM

VP of Brokerage

918-519-6731

vpatterson@wigginprop.com

Erica Cunningham, CCIM

Advisor

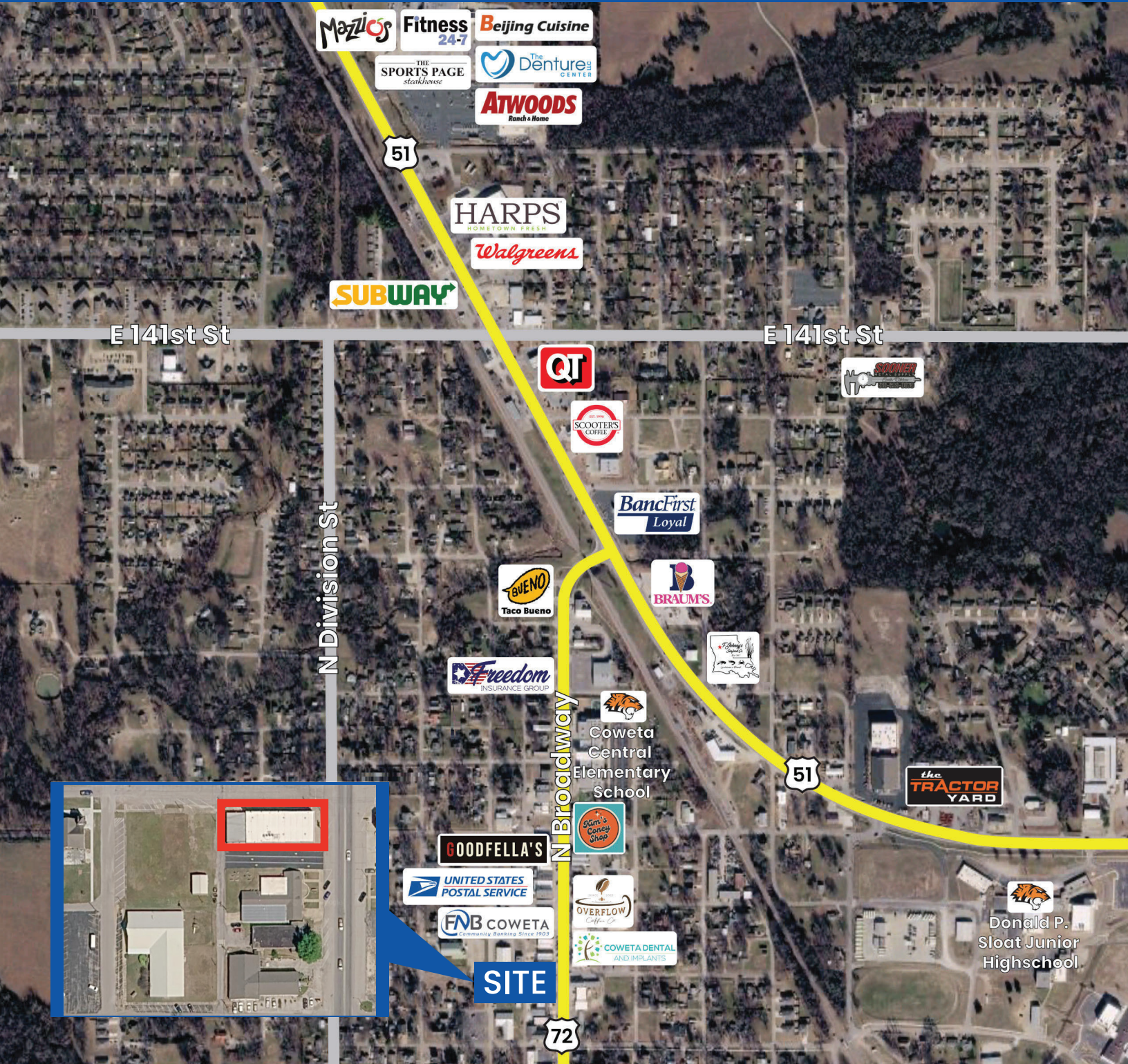
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