

COMMERCIAL SPACE FOR LEASE

650 S. Cherokee St. - Catoosa, OK 74015

BAUER
& ASSOCIATES
REALTORS®



Route 66 Office Space Available – Catoosa, OK

Located in the growing commercial corridor of Catoosa along historic U.S. Route 66, this office property offers 3,464 SF available for lease with excellent visibility and convenient front-door parking. The property provides immediate access to I-44 and Highway 412 and is minutes from key regional destinations including the Hard Rock Hotel & Casino Tulsa and Catoosa Hills Shopping Center, making it an ideal location for office or service-oriented users.

- **AVAILABLE: SOUTH SUITE (3,464 sf)**
- **TOTAL BUILDING SIZE: 11,429 SF**
- **ABUNDANT FRONT-DOOR PARKING**
- **EXCELLENT FRONTAGE AND VISIBILITY ALONG U.S. ROUTE 66**
- **EASY ACCESS TO ROUTE 66, I-44 & HWY 412**
- **LEASE RATE INCLUDES UTILITIES**
- **NNN EXPENSES ARE IN ADDITION TO BASE RENT**
- **SURROUNDED BY RESTAURANTS, RETAIL, AND PROFESSIONAL SERVICES**
- **MINUTES FROM HARD ROCK HOTEL & CASINO AND CATOOSA HILLS SHOPPING CENTER**



DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	4,107	32,778	205,795
TOTAL HOUSEHOLDS	1,305	9,737	71,065
TOTAL POPULATION	3,477	26,482	186,546
AVERAGE HH SIZE	2.65	2.71	2.60
AVERAGE HH INCOME	\$89,064	\$80,823	\$76,262

DEMOGRAPHICS - SOURCE: ESRI 2025



2,139 Vehicles per day - S. Cherokee St.
18,538 Vehicles per day - State Highway 66

TRAFFIC COUNT - SOURCE INCOG 2024

BAUER & ASSOCIATES, REALTORS
“A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979”
Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

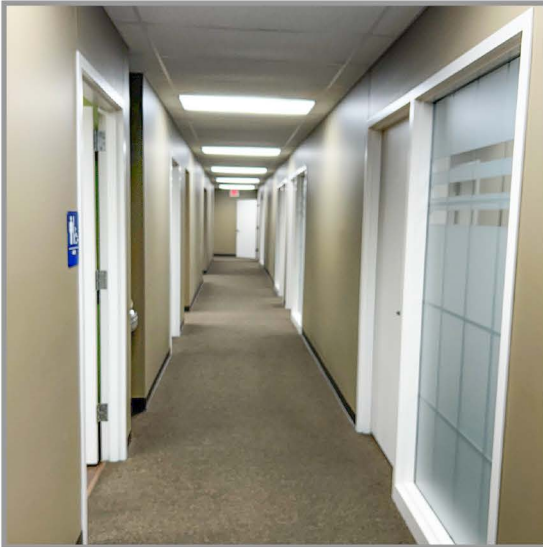
All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

SHEILA COOPER
Office: 918-665-1210
Cell: 918-724-5140
scooper@bauertulsa.com

COMMERCIAL SPACE FOR LEASE

650 S. Cherokee St. - Catoosa, OK 74015

BAUER
& ASSOCIATES
REALTORS®



BAUER & ASSOCIATES, REALTORS

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management



SHEILA COOPER

Office: 918-665-1210

Cell: 918-724-5140

scooper@bauertulsa.com

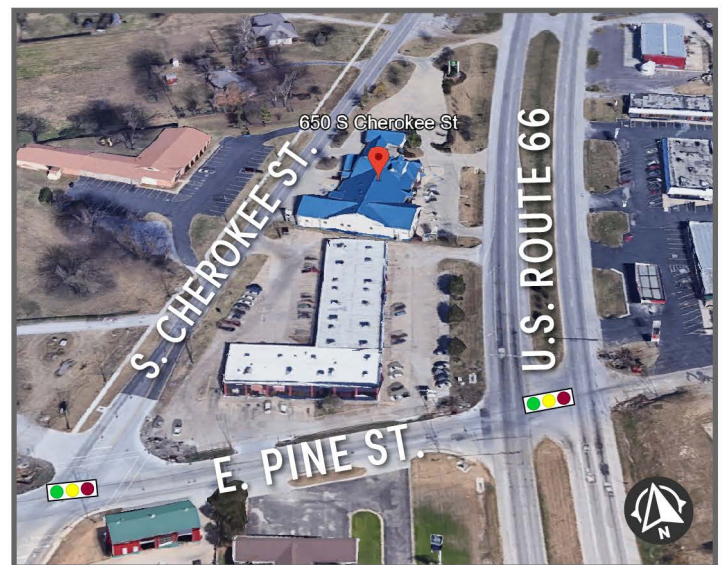
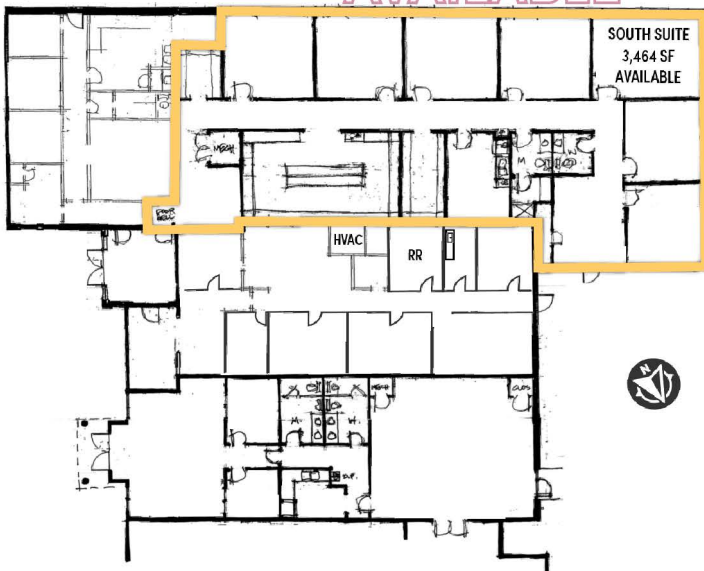
COMMERCIAL SPACE FOR LEASE

650 S. Cherokee St. - Catoosa, OK 74015

BAUER
& ASSOCIATES
REALTORS®



AVAILABLE



BAUER & ASSOCIATES, REALTORS

"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management



SHEILA COOPER

Office: 918-665-1210

Cell: 918-724-5140

scooper@bauertulsa.com