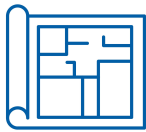


RETAIL FOR LEASE | 208 BLAKE DRIVE

208 Blake Drive, Wagoner, OK 74467

WIGGIN
PROPERTIES, LLC



2,580

Available SF



Negotiable

+ NNN
Lease Rate

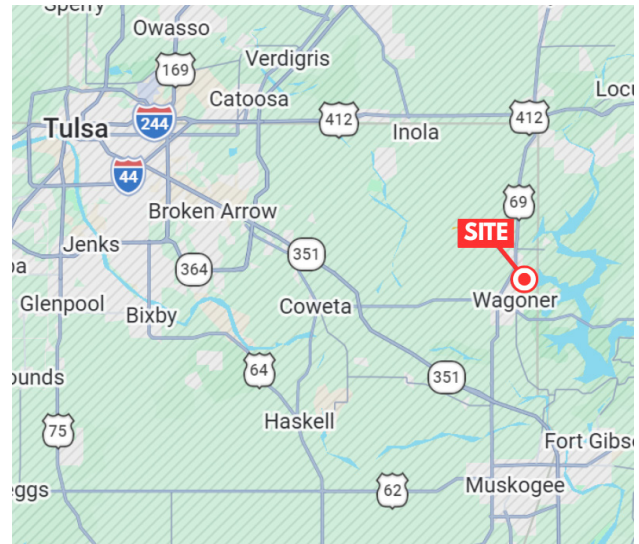


Retail

Property Type

HIGHLIGHTS

- ✓ Excellent Visibility & Access: Freestanding pad site with prominent street presence, ample parking, and easy ingress/egress.
- ✓ Single Tenant Former Starbucks: Dedicated drive-thru lane, service window and queuing capacity already in place.
- ✓ High Traffic Corridor: Primary gateway to Fort Gibson Lake and Lake Hudson — consistent seasonal and year-round traffic from boaters, campers, and outdoor recreation visitors.
- ✓ Proven Consumer Traffic: High-volume QuikTrip immediately south validates daily vehicle counts, confirming the site as a natural stop for local commuters and lake-bound travelers.
- ✓ Turnkey Building: Ideal for a national or regional QSR, local coffee concept, or specialty food tenant looking to open quickly and efficiently.



AREA DEMOGRAPHICS

	2025	1 Mile	3 Miles	5 Miles
Total Households		2,702	5,185	6,610
Total Population		7,209	13,307	16,870
Median HH Income		\$56,387	\$60,935	\$61,265

Vicki Patterson, CCIM

VP of Brokerage

918.519.6731

vpatterson@wigginprop.com

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