

# Walmart Plaza

403-409 Daisy Drive, Tahlequah, OK 74464



## RETAIL SPACE NOW AVAILABLE

<b>403 Shops - Available SF:</b>	Suite 403-B	1,600 SF
<b>407 Shops - Available SF:</b>	Suite 407-A	4,000 SF
	Suite 407-F	1,200 SF
<b>409 Shops - Available SF:</b>	Suite 409-F2	1,258 SF

**Lease Rate:** Negotiable

**Daily Traffic Count:** 13,469 on US Highway 62

Walmart Plaza is located just west of Muskogee Ave along (Highway 62) which is the main commercial artery in Tahlequah and is shadow anchored by adjacent Walmart SuperCenter.

This center offers strong national co-tenancy which includes: Dollar Tree, Rue 21, Maurices, Hibbetts, Gamestop and Sally Beauty.

Nearby Tenants include: Tractor Supply, Lowe's, Reasor's, Dollar General, Cato, Walgreens.

Tahlequah is home to Northeastern State University (9,200 students) and HQ of the Cherokee Nation.

4,000 sf available with quality medical build-out (will vanilla-box) for quality retailer)

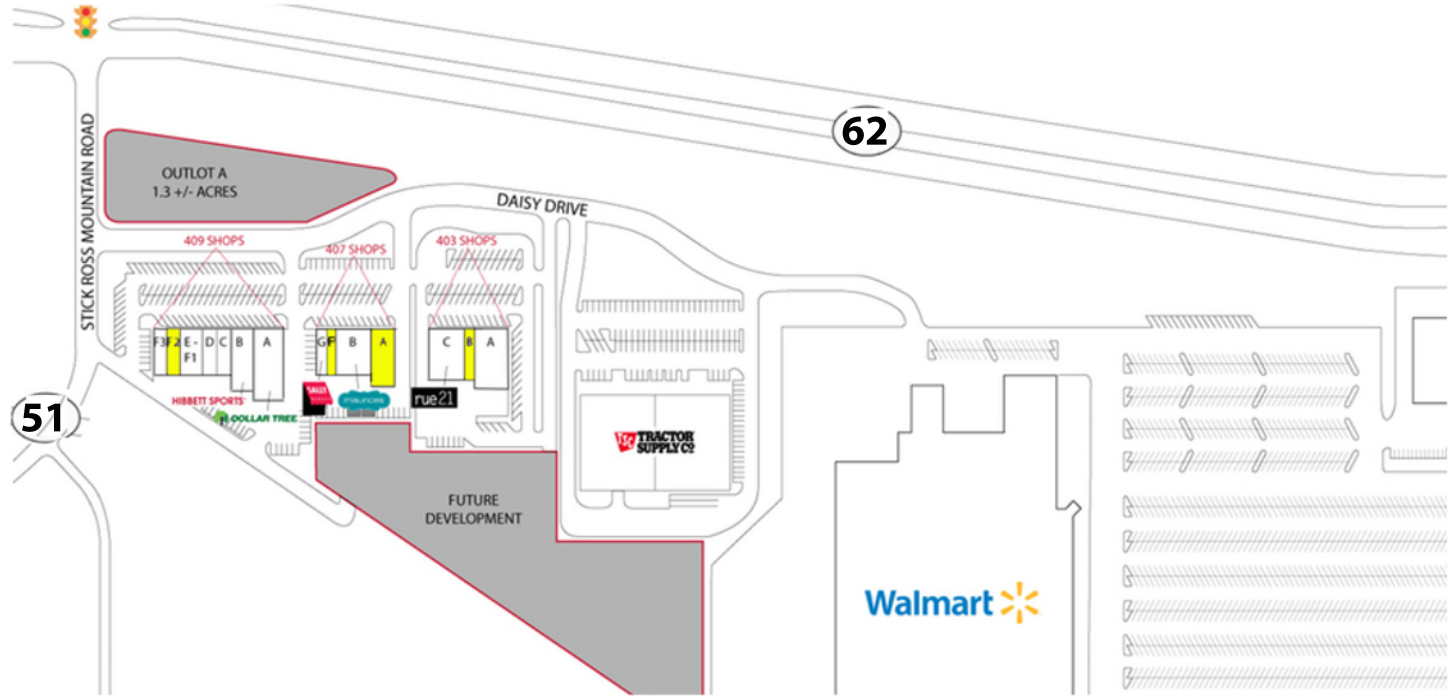
FOR MORE INFORMATION, CONTACT

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### 403 shops

UNIT	TENANT	DIMENSIONS	SQ. FT.
403-A	NEW CHINA SUPER BUFFET	60 X 100	6,000
403-B	AVAILABLE	20 X 80	1,600
403-c	RUE21	60 X 80	4,800

### demographics

	3mi	5mi	10mi
avg hh income	\$ 44,939	\$ 44,773	\$ 47,344
household	7,259	9,698	14,248
population	18,631	24,955	36,868

### 407 shops

UNIT	TENANT	DIMENSIONS	SQ. FT.
407-A	AVAILABLE-MEDICAL BUILD-OUT	40 X 100	4,000
407-B	MAURICES	65 X 80	5,200
407-F	AVAILABLE	15 X 80	1,200
407-G	SALLY BEAUTY SUPPLY	20 X 80	1,600

### 409 shops

UNIT	TENANT	DIMENSIONS	SQ. FT.
409-A	DOLLAR TREE	60 X 133	7,980
409-B	HIBBETT SPORTS	45 X 110	4,950
409-C	GAMESTOP	16 X 80	1,280
409-D	CHECK INTO CASH	20 X 80	1,600
409-E	MISS SHOE	15.4 X 80	1,230
409-F1	MISS SHOE	15 X 80	1,200
409-F2	AVAILABLE	15.7 X 80	1,258
409-F3	EXCEL THERAPY SPECIALISTS	30 X 80	2,400

### future development

UNIT	TENANT	DIMENSIONS	SIZE
A	AVAILABLE-OUTLOT		1.30 ac+/-
	AVAILABLE-FUTURE DEVELOPMENT		20,000 sf

