

# For Lease

## Tahlequah Crossing

### Tahlequah, OK

#### Location

Located in the NWQ of U.S. Highway 62 (Muskogee Avenue) and U.S. Highway 62 Bypass, adjacent to Walgreen's and Chili's and across from WAL-MART Supercenter, Lowes and Reasor's.

#### Size

43,120 square feet of retail

#### Traffic Generators

WAL-MART Supercenter, Lowe's, Reasor's, Walgreen's, Chili's

#### Retail Space Available

2000 square feet & up

#### Traffic Count

U.S. Highway 62 Bypass 17,000 VPD

#### Highlights

In the heart of the primary Tahlequah Retail Corridor, 2 miles from Northeastern State University with approximately 9,500 students. Excellent visibility from the U.S. 62/U.S 62 Bypass junction, as well as from Lowes, Reasor's & WAL-MART.



## Contact

**Bill Arsenault**  
817-268-5489  
Fax 817-268-2240

or

**Dwayne Collins**  
405-670-9588  
Fax 405-670-2929

## Demographics

	3 Mile	5 Mile	10 Mile
<b>Population</b>	19,784	22,343	27,878
<b>Avg. Household Income</b>	\$45,075	\$45,677	\$46,820

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# Tahlequah Crossing



## Tenants

1	Walgreens	14,490 s.f.
2	Chili's	6,021 s.f.
3	Retail	20,659 s.f.
4	Restaurant	1,950 s.f.

TOTAL DEVELOPMENT 43,120 s.f.