

Eastgate Shopping Center

1900 E Cherokee Ave, Sallisaw, OK 74955



OFFERING SUMMARY

Lease Rate: \$8.00 - 12.00 SF/yr (NNN)

Building Size: 105,348 SF

Available SF: 1,140 - 23,095 SF

Lot Size: 10.92 Acres

Year Built: 1972

06162020

PROPERTY OVERVIEW

The Center is well located with good visibility on E Cherokee Ave (Route 64) and close to Interstate Highway 40. East Cherokee Avenue is a strong retail corridor serving the Sallisaw community.

PROPERTY HIGHLIGHTS

- Anchored by Tractor Supply
- Located less than one mile from Interstate-40 which oversees 20,000+ vehicles per day
- 1/2 Mile from both Eastside Elementary School (440 Students) & Liberty Elementary School (559 Students)
- Surrounding retailers include: Taco Bell, KFC, Firststar Bank, AutoZone Auto Parts, Motel 6, Pizza Hut, Dollar General, O'Reilly Auto Parts & Shoppers Value Grocery Store

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- S TRACTOR SUPPLY CO.
- R Available - 23,095 sq ft
- Q Available - 20,440 sq ft
- P FACTORY CONNECTION
- O Available - 1,140 sq ft
- N Available - 2,834 sq ft
- M STAGE
- L Available - 1,505 sq ft
- K DISCOUNT TOBACCO
- J Available - 6,519 sq ft
- H ON THE FLOOR LIQUOR STORE
- G CURVY NAILS
- F Available - 2,333 sq ft
- E Available - 1,886 sq ft

EASTGATE SHOPPING CENTER

105,348 Square Feet

10.92 Acres

408 PARKING SPACES

8 HANDICAP SPACES



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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

Eastgate Shopping Center

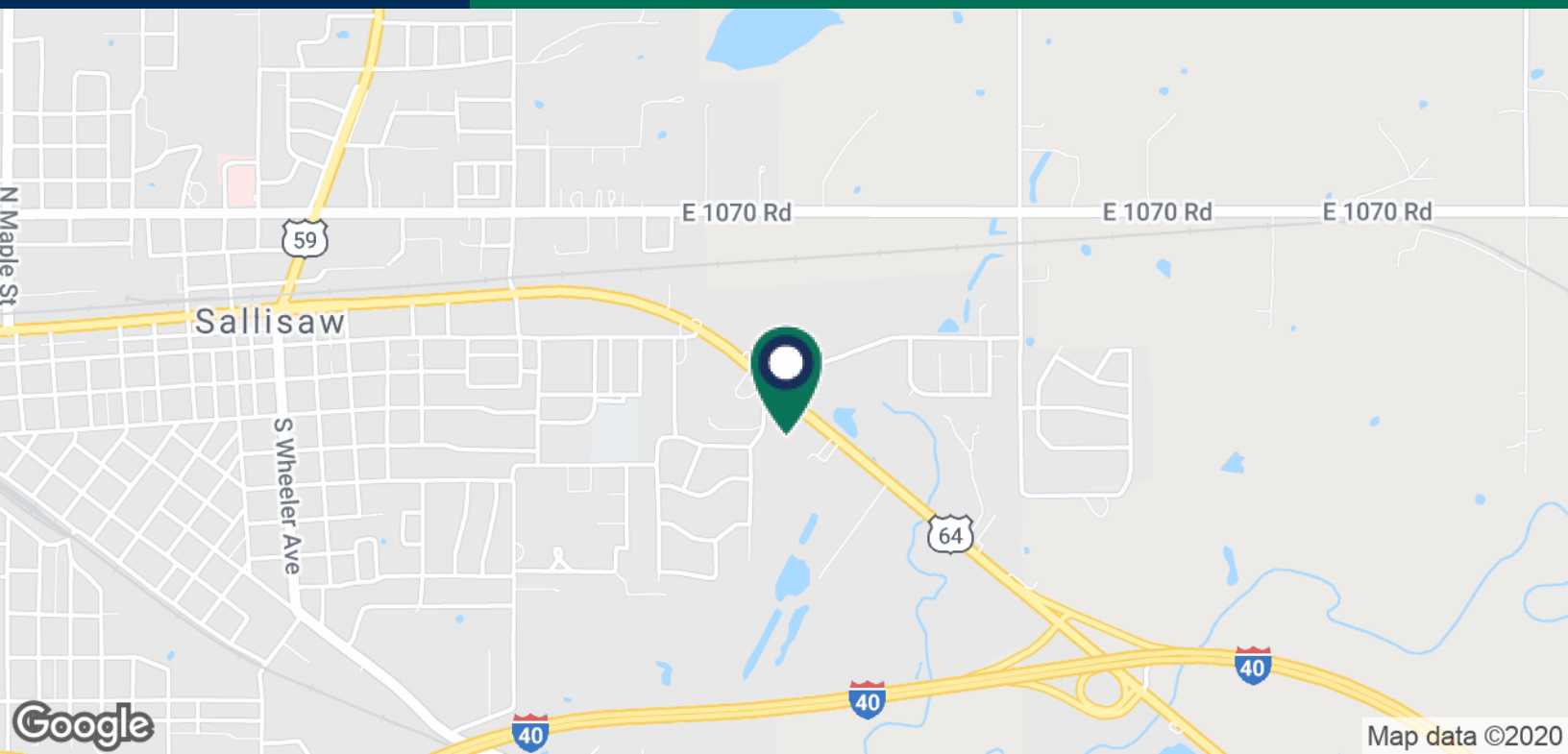
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Map data ©2020

POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	1,494	13,115	21,552
Average age	37.9	35.9	37.5
Average age (Male)	30.3	32.7	35.4
Average age (Female)	40.5	37.1	38.0

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	580	4,917	7,934
# of persons per HH	2.6	2.7	2.7
Average HH income	\$40,780	\$41,259	\$43,279
Average house value		\$99,435	\$97,473

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS-ODOT-2018

E Cherokee Ave	northwest	9,200
E Cherokee Ave	southeast	9,200

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