



## OFFERING SUMMARY

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

Building Size: 105,348 SF

Available SF: 1,505 - 23,095 SF

Lot Size: 9.17 Acres

Year Built: 1972

120121

## 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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# Eastgate Shopping Center

1900 E Cherokee Ave, Sallisaw, OK 74955

Suite #	Tenant Name	Sq Ft
E	Available	1,886
G	CURVY NAILS	
H	ON THE FLOOR LIQUOR STORE	
J	BILLIARDS HALL	
K	DISCOUNT TOBACCO	
L	Available	1,505
M	COMMUNICATE NOW	
N	Unavailable	
O	Unavailable	
P	Available	3,600
Q	Available	20,440
R	Available	23,095
S	TRACTOR SUPPLY	

## EASTGATE SHOPPING CENTER

105,348 Square Feet

9.17 Acres

408 PARKING SPACES

8 HANDICAP SPACES



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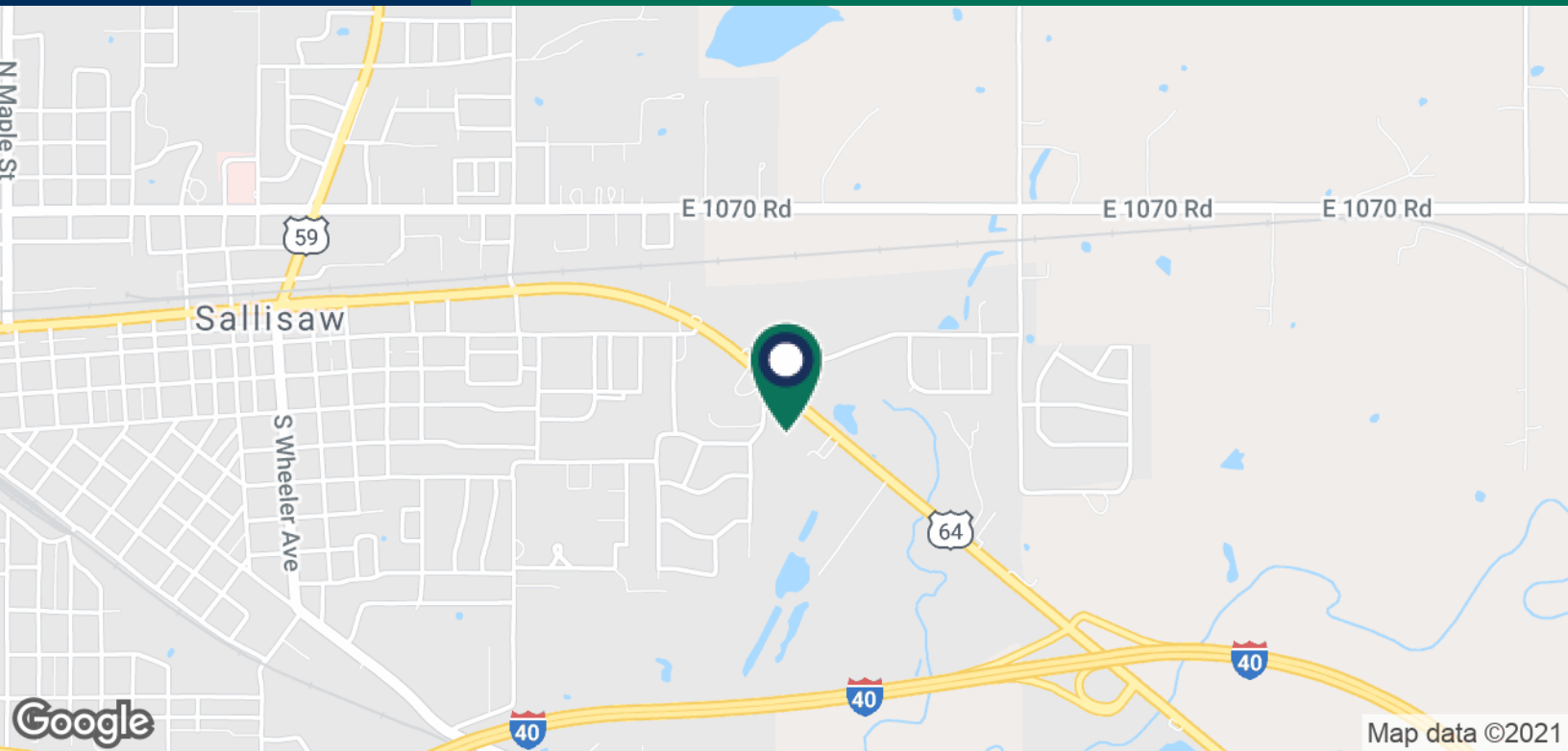


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Map data ©2021

## 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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