

# Arrowhead Mall - 4 Outlots For Sale

501 N Main St, Muskogee, OK 74401



## LAND SPACE NOW AVAILABLE FOR SALE

<b>Lot A</b>	<b>\$ 533,174.40</b>	2.04 Acres (88,826.40 SF)
<b>Lot B</b>	<b>\$1,223,164.80</b>	4.68 Acres (203,860.8 SF)
<b>Lot C</b>	<b>\$ 535,788.00</b>	2.05 Acres (89,298 SF)
<b>Lot D</b>	<b>\$ 750,000.00</b>	1.72 Acres (75,000 SF)

**Location:** Surrounding Arrowhead Mall

Arrowhead Mall is an enclosed shopping mall of 430,000 sq ft in Muskogee, Oklahoma owned by J Herzog & Sons. It was opened in 1987, is anchored by Dillards and JC Penney and is the only mall located within 50 miles. Tulsa, the nearest metropolitan area, is 49 miles northwest of Muskogee.

**County:** Muskogee County

041117

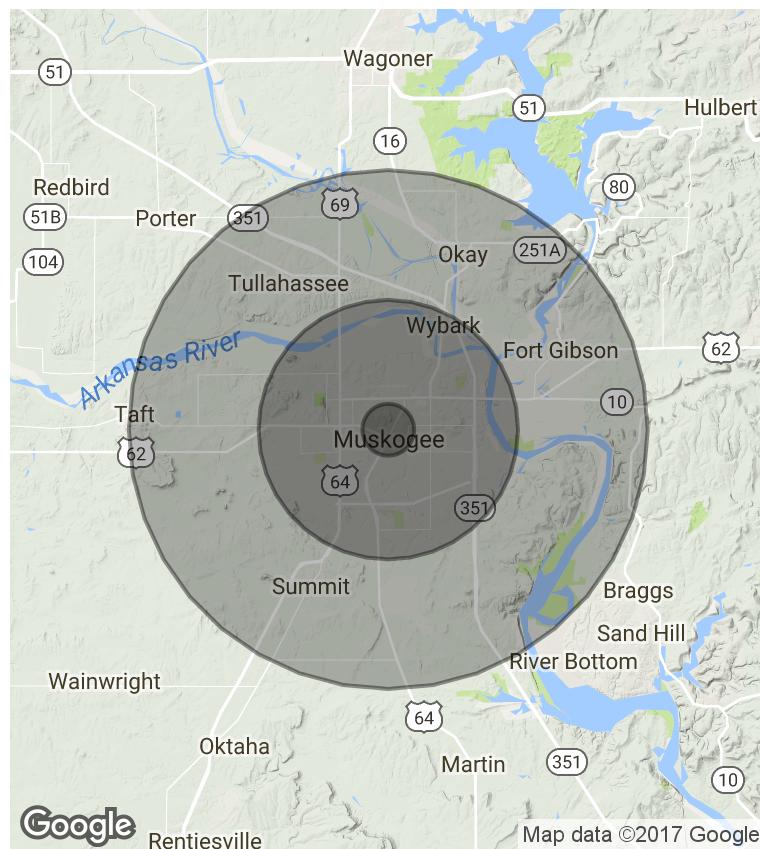
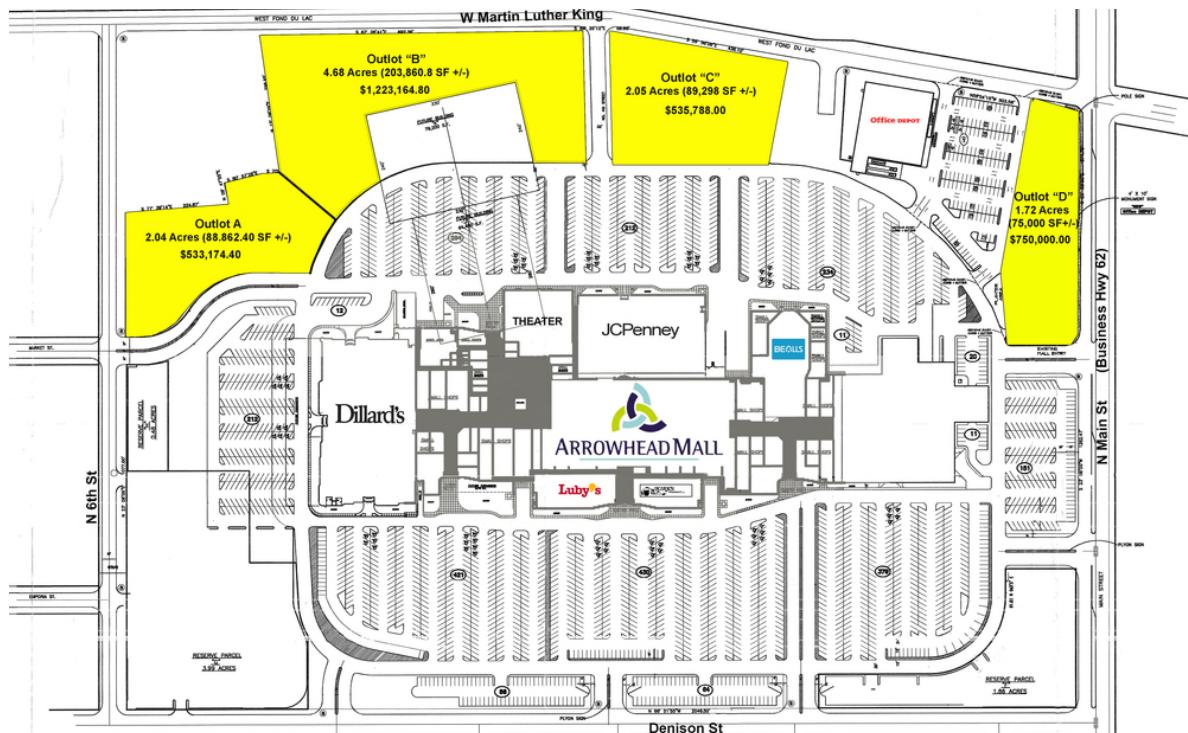
## FOR MORE INFORMATION, CONTACT

**Karleen Krywucki**  
[kkrywucki@priceedwards.com](mailto:kkrywucki@priceedwards.com)  
405.843.7474  
210 Park Ave, Suite 700  
Oklahoma City, OK 73102  
[www.priceedwards.com](http://www.priceedwards.com)

**Ev Ernst**  
[eernst@priceedwards.com](mailto:eernst@priceedwards.com)  
405.843.7474  
210 Park Ave, Suite 700  
Oklahoma City, OK 73102  
[www.priceedwards.com](http://www.priceedwards.com)

# Arrowhead Mall - 4 Outlots For Sale

501 N Main St, Muskogee, OK 74401



## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	58,710
Population Density	58,710
Median Age	38.0
Median Age (Male)	36.5
Median Age (Female)	38.3
Total Households	22,920
# of Persons Per HH	2.6
Average HH Income	\$46,974
Average House Value	\$105,445

## TRAFFIC COUNTS (per ACOG)

Main St (Hwy 62)	northeast	17,702
Main St (Hwy 62)	southwest	16,418
W Martin Luther King	east/west	5,467
Denison Ave	east/west	3,804