

# SHAWNEE CROSSING – MUSKOGEE, OK - BIG BOX AVAILABLE



## Property Description

This 29,800 square foot former Big Lots space, located in Shawnee Crossing at 2300 E Shawnee Rd, offers a versatile layout perfect for retail box users. Positioned in a high-traffic area (Shawnee Bypass), this prime location ensures maximum visibility and foot traffic. With ample parking and flexible use options, it's ideal for a variety of retail applications. Co-Tenants include Hobby Lobby, Dunham's Sports, Harbor Freight, and Dollar General.

## Property Highlights

- 150 feet of frontage X 200 feet of depth
- Double sided, large pylon signage available
- Quick access and outstanding visibility from Shawnee Bypass via 4 curb cuts.
- Anchored by Hobby Lobby, Dunham's Sports, Dollar General, and Beall's.
- Located at lighted intersection

## Offering Summary

|               |                |
|---------------|----------------|
| LEASE RATE:   | Contact Broker |
| AVAILABLE SF: | 29,800 SF      |

| Demographics      | 5 Miles  | 10 Miles | 15 Miles |
|-------------------|----------|----------|----------|
| TOTAL HOUSEHOLDS  | 14,874   | 21,581   | 29,153   |
| TOTAL POPULATION  | 36,390   | 53,891   | 75,147   |
| AVERAGE HH INCOME | \$63,170 | \$69,605 | \$70,078 |

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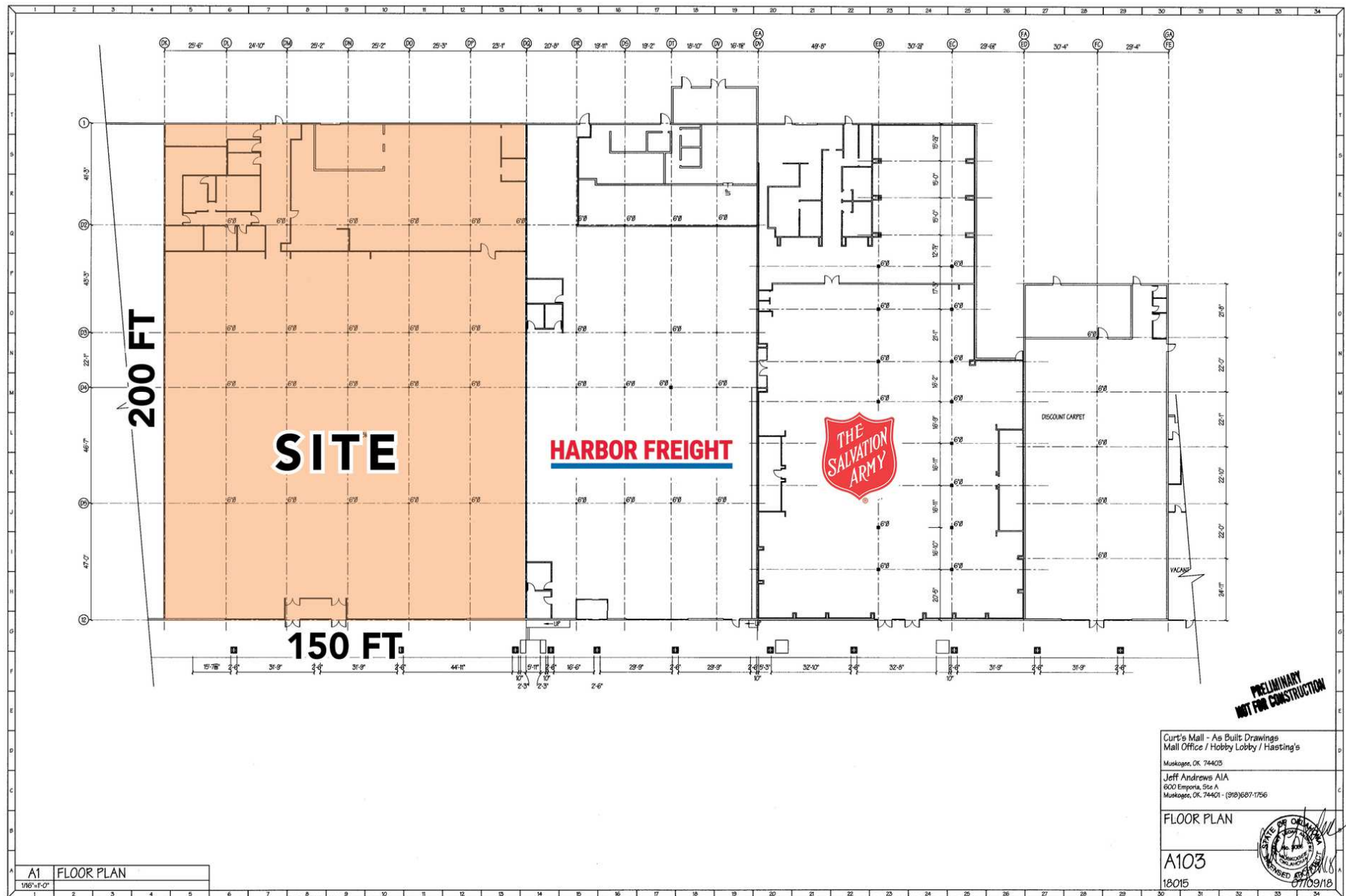
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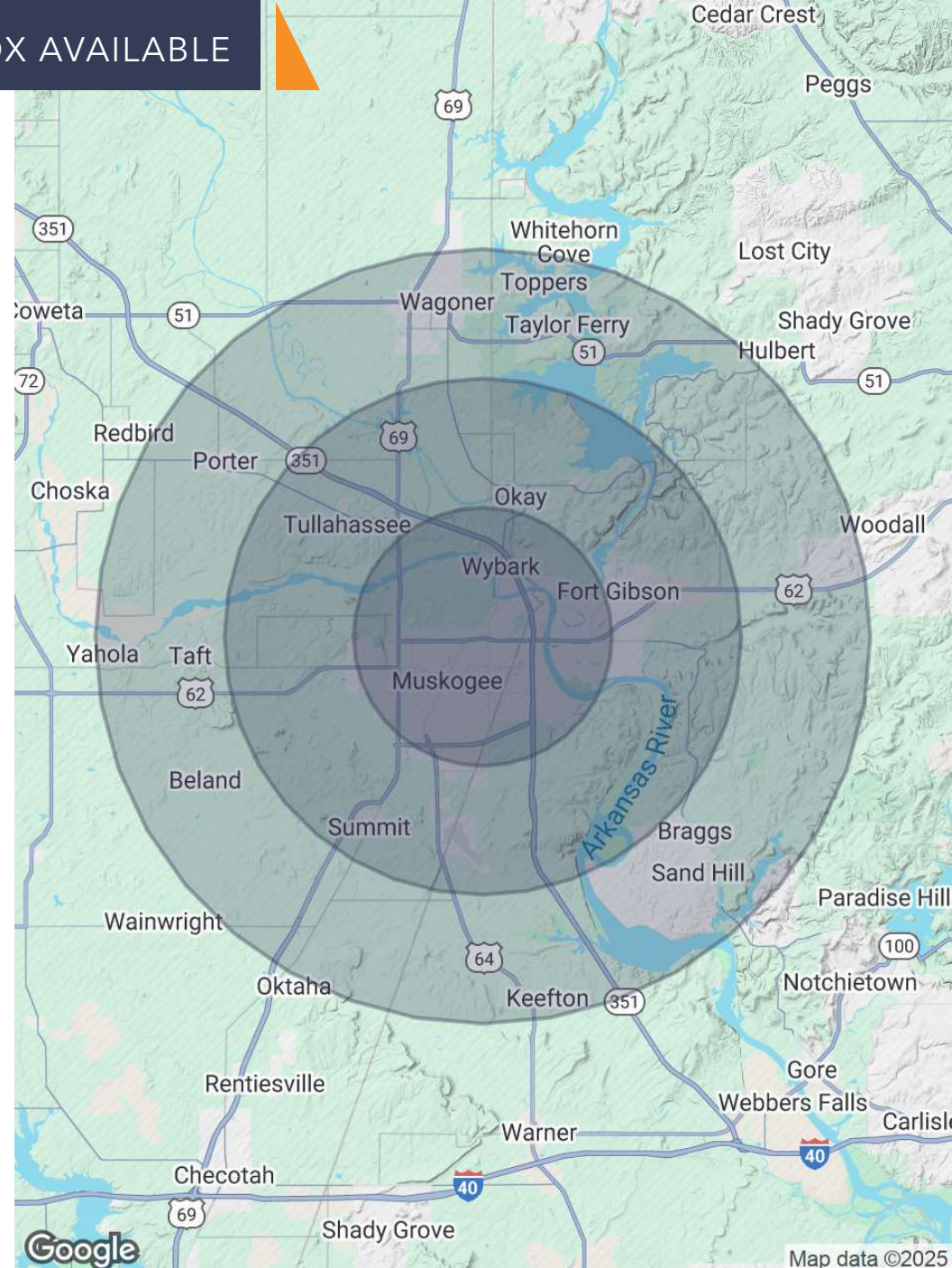
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| Population           | 5 Miles   | 10 Miles  | 15 Miles  |
|----------------------|-----------|-----------|-----------|
| TOTAL POPULATION     | 36,390    | 53,891    | 75,147    |
| AVERAGE AGE          | 41        | 41        | 41        |
| AVERAGE AGE (MALE)   | 39        | 40        | 40        |
| AVERAGE AGE (FEMALE) | 42        | 42        | 42        |
| Households & Income  | 5 Miles   | 10 Miles  | 15 Miles  |
| TOTAL HOUSEHOLDS     | 14,874    | 21,581    | 29,153    |
| # OF PERSONS PER HH  | 2.4       | 2.5       | 2.6       |
| AVERAGE HH INCOME    | \$63,170  | \$69,605  | \$70,078  |
| AVERAGE HOUSE VALUE  | \$151,249 | \$171,158 | \$185,144 |

Demographics data derived from AlphaMap



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