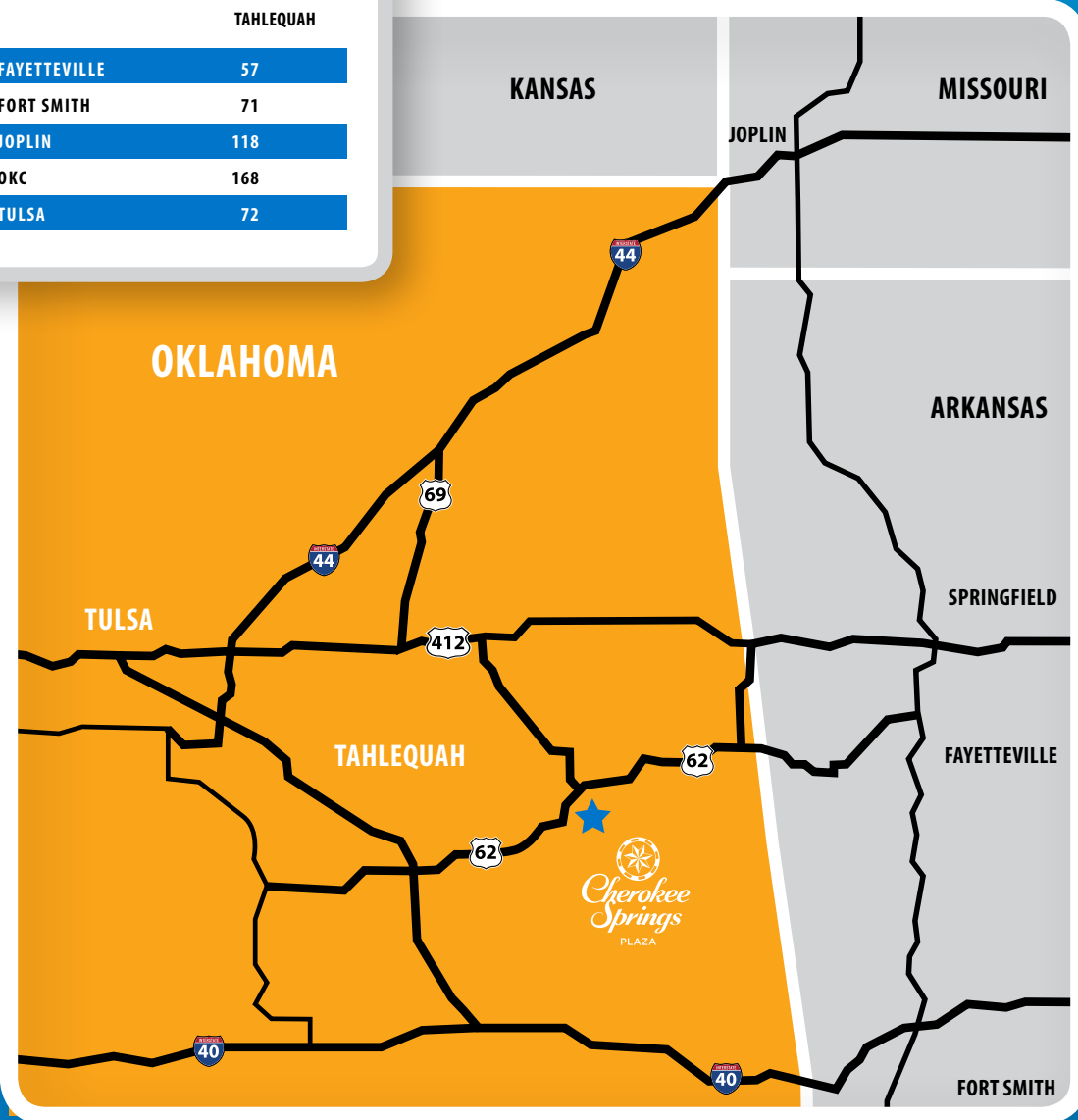




The Next Level of Entertainment.

MAP AND MILEAGE CHART

	TAHLEQUAH
FAYETTEVILLE	57
FORT SMITH	71
JOPLIN	118
OKC	168
TULSA	72



Northeastern Oklahoma



For more information about Cherokee Springs Plaza, contact:
Brian Hunt, CCIM | Sr. Development Manager | Cherokee Springs Plaza
918.442.2291 w | 918.439.6546 m | brian.hunt@cn-bus.com

cherokeespringsplaza.com | Tahlequah, OK

Retail Spaces for Lease.

Tahlequah's Primary Retail Corridor (HWY 62) | cherokeespringsplaza.com | Tahlequah, OK

Shop, Stay and Play.

Pad Sites Available.

Built-to-suit or Ground Leases



PAD SITES

NOW LEASING

PHASE II

Grow Your Business Here.

Tahlequah: Ready for More Retail.

A Prime Opportunity for a Prime Audience



HWY 51 - 19,085
Vehicles Per Day

U.S. HWY 62 - 26,800
Vehicles Per Day



The anchor of the development is the newly relocated Cherokee Casino Tahlequah, opening in 2019. The size and scale of the new casino and convention center will attract visitors from around the region. The development also will feature:

- 92,000+ square feet casino property
- 45,275 square feet gaming floor
- 33,150 square feet of convention and meeting space to accommodate up to 1,000 people
- 7,835 square feet restaurant
- 700,000+ annual visits

Who's in Tahlequah's Trade Areas?

Estimated Population	66,410	Estimated Household Income	\$55,235
Daytime Population	69,108	Northeastern State University Enrollment	9,000
Growth 2018-2024	7% Projected	Number of Households	26,464
Cherokee Nation Employment	3,580	Average Age	36.8
Estimated Household Expenditures	\$42,252		

All data within a 0-30 minute drive radius

Where Do They Want to Spend Money?

Retail Opportunity Gaps:	
General Merchandise	+\$34,566,051
Clothing	+\$16,232,330
Sporting Goods	+\$14,942,628
Department Stores	+\$11,512,025
Restaurants/Food and Beverage	+\$10,847,139
Office Supplies	+\$4,126,676