

FORAKER COTM



FOR SALE

Brokerage, Management and Development

THE SHOPS AT TAHLEQUAH

1741 S Muskogee Ave, Tahlequah, OK 74464

PRESENTED BY:

Jeremy Foraker

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PROPERTY INFORMATION

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PROPERTY INFORMATION	EXECUTIVE SUMMARY
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OFFERING SUMMARY

Sale Price:	\$5,658,322
Price / SF:	\$62.31
Cap Rate:	7.75%
NOI:	\$438,520
Lot Size:	6.47 Acres
Year Built:	1967
Building Size:	90811 SF
Renovated:	2026
Zoning:	Commercial

PROPERTY HIGHLIGHTS

- Dominant regional shopping center in Tahlequah
- Offered below replacement cost
- Below-market in-place rental rates with upside potential
- New roof and major property renovations
- Anchored by Atwoods, Ollie's Bargain Outlet, Factory Connection, and Rent-A-Center
- Prime location along US Highway 62 near Walmart, Lowe's, and Reasor's

DEMOGRAPHICS	5 Miles	10 Miles	15 Miles
Total Households:	8,987	13,335	17,952
Total Population:	23,240	34,777	46,801
Average HH Income:	\$74,423	\$75,782	\$76,059

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PROPERTY INFORMATION

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

The Shops at Tahlequah presents an exceptional value-add investment opportunity featuring a well-established regional shopping center that has recently undergone significant capital improvements, including a new roof and extensive property renovations. The center is anchored by a strong lineup of national and regional retailers, including Atwoods, Ollie's Bargain Outlet, Factory Connection, and Rent-A-Center, with Ollie's recently opening its new location and further strengthening the property's merchandising mix and customer traffic. The asset offers investors the opportunity to acquire a stabilized retail center with in-place rental rates that remain below market, providing meaningful upside through future lease renewals and active asset management. Offered at a price well below today's replacement cost, The Shops at Tahlequah combines recent capital investment, established tenancy, and long-term value appreciation potential in one of eastern Oklahoma's premier regional retail markets.

LOCATION DESCRIPTION

The Shops at Tahlequah is strategically located along South Muskogee Avenue (US Highway 62), Tahlequah's primary commercial corridor and the dominant retail destination for eastern Oklahoma. The property benefits from outstanding visibility, convenient access, and strong traffic generated by the area's concentration of national retailers, including Lowe's Home Improvement, Walmart Supercenter, and Reasor's. As the capital of the Cherokee Nation, Tahlequah serves as a major employment, healthcare, education, and government center, attracting visitors from throughout the region. The property is also located near Northeastern State University and Northeastern Health System, two of the community's largest employment and traffic generators. Drawing from Cherokee County and numerous surrounding communities, this highly visible location offers retailers the opportunity to serve one of northeastern Oklahoma's most established regional trade areas.

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PROPERTY INFORMATION	PROPERTY DETAILS
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Sale Price	\$5,658,322	PROPERTY INFORMATION	
LOCATION INFORMATION		Property Type	Retail
Building Name	The Shops at Tahlequah	Property Subtype	Community Center
Street Address	1741 S Muskogee Ave	Zoning	Commercial
City, State, Zip	Tahlequah, OK 74464	Lot Size	281,938 SF
County	Cherokee	APN #	3070-00-005-000-0-000-00
Cross-Streets	Muskogee Ave and Monroe St		
BUILDING INFORMATION			
Building Size	90,811 SF		
NOI	\$438,520.00		
Cap Rate	7.75		
Building Class	C		
Occupancy %	100.0%		
Tenancy	Multiple		
Number of Floors	1		
Year Built	1967		
Year Last Renovated	2026		
Number of Buildings	1		

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PROPERTY INFORMATION

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Dominant regional shopping center in Tahlequah
- Offered below replacement cost
- Below-market in-place rental rates with upside potential
- New roof and major property renovations
- Anchored by Atwoods, Ollie's Bargain Outlet, Factory Connection, and Rent-A-Center
- Prime location along US Highway 62 near Walmart, Lowe's, and Reasor's
- Regional draw supported by the Cherokee Nation, Northeastern State University, and Northeastern Health System

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PROPERTY INFORMATION

ADDITIONAL PHOTOS



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Brokerage, Management and Development

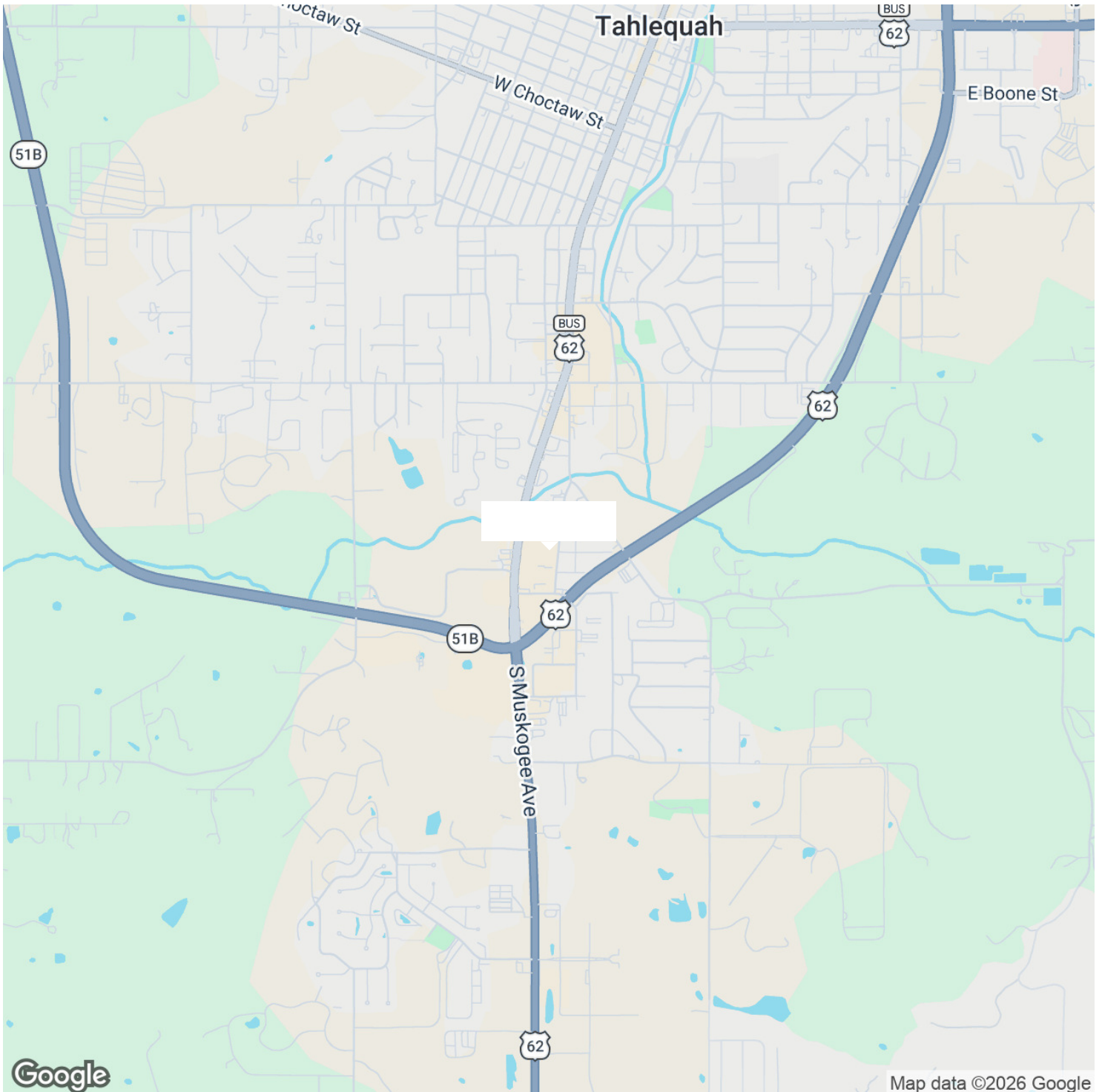
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LOCATION INFORMATION

REGIONAL MAP



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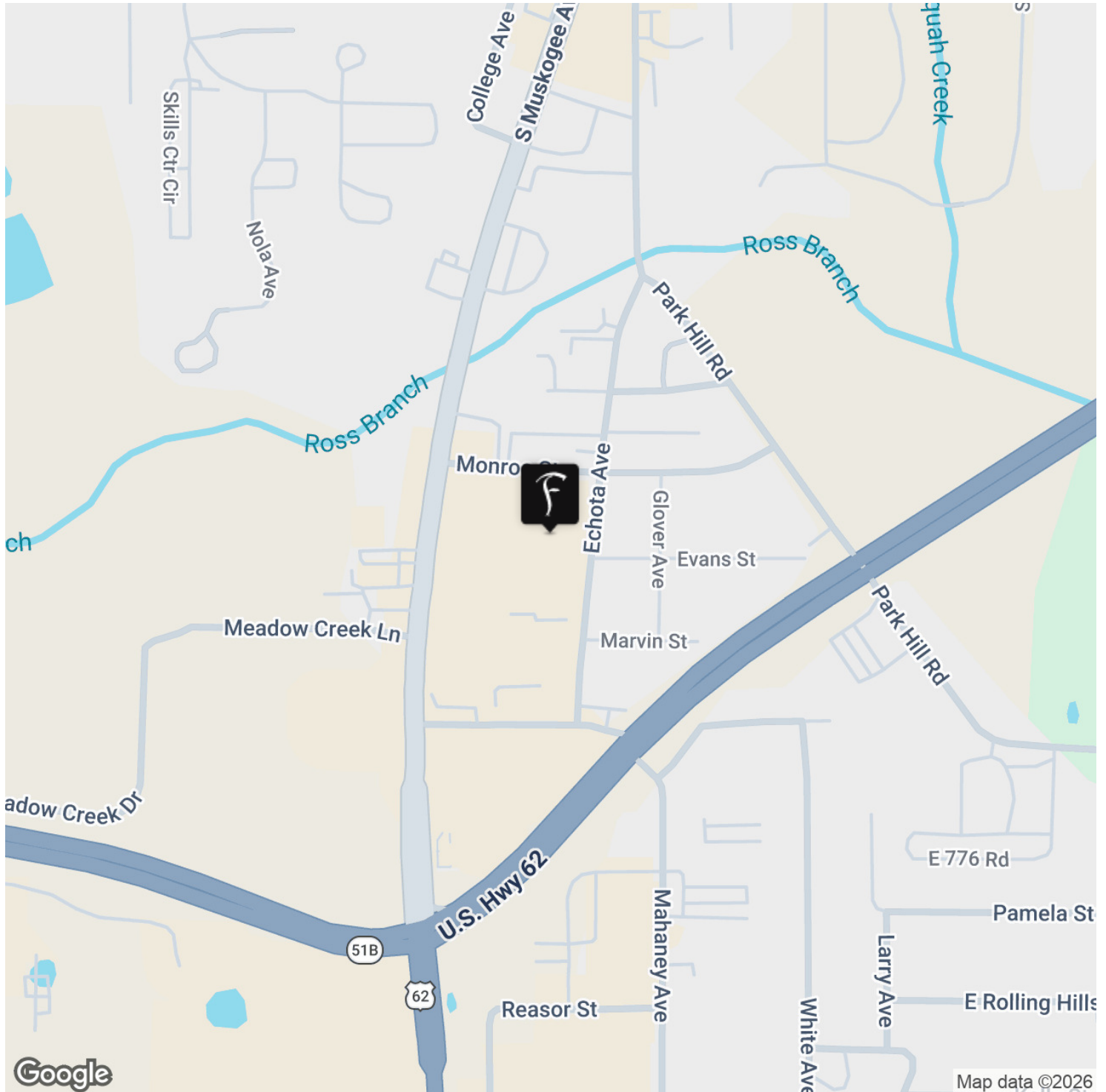
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LOCATION INFORMATION

LOCATION MAP



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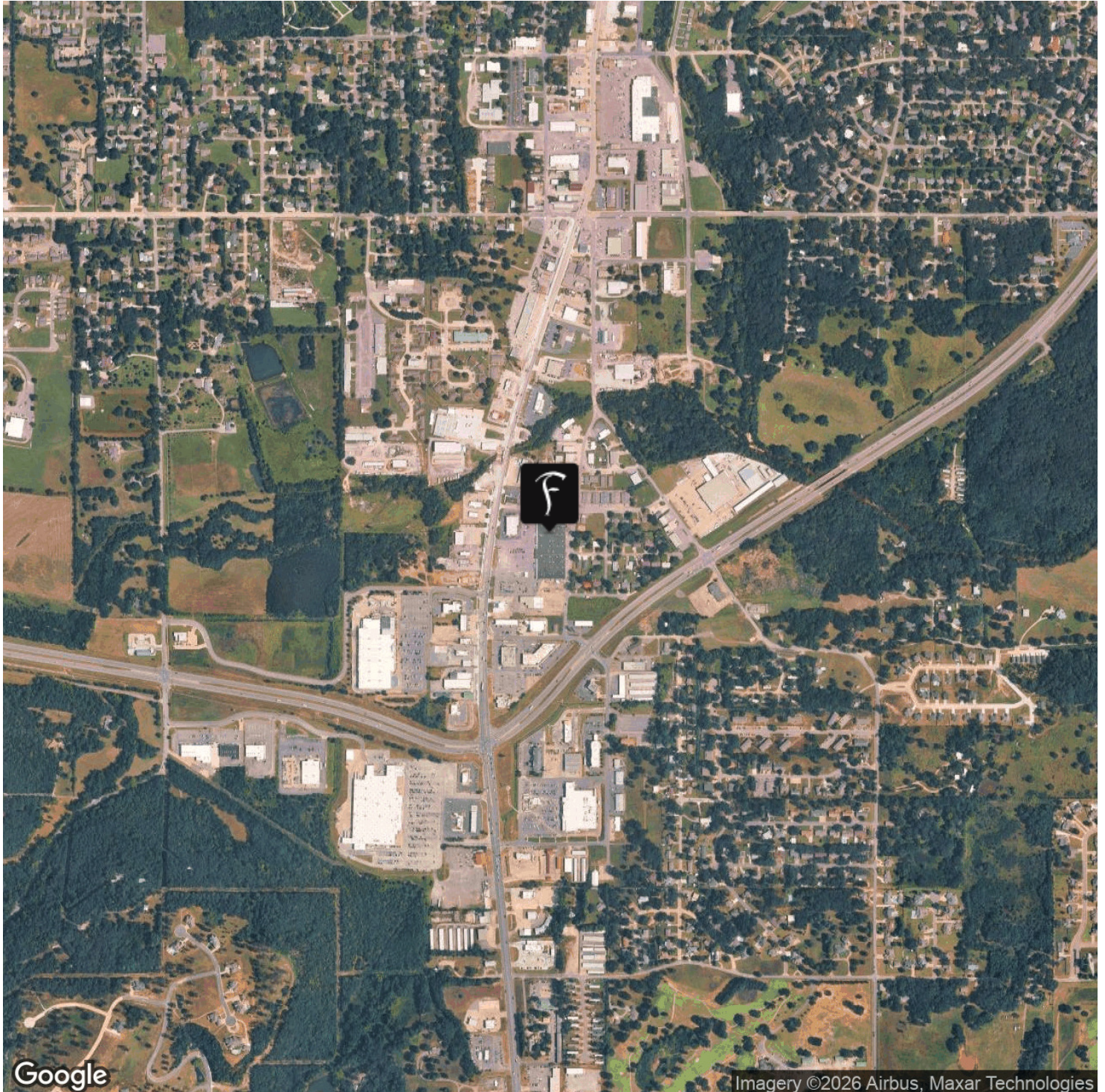
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LOCATION INFORMATION

AERIAL MAP



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FINANCIAL ANALYSIS

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FINANCIAL ANALYSIS		INCOME & EXPENSES
INCOME SUMMARY		
Gross Income		\$451,922
Reimbursements		\$65,911
GROSS INCOME		\$517,833
EXPENSES SUMMARY		
Taxes		\$22,000
Insurance		\$25,000
Property Management		\$20,713
Utilities		\$3,000
Repairs		\$3,500
Landscaping and Trash		\$3,600
Snow and Ice		\$1,500
OPERATING EXPENSES		\$79,313
NET OPERATING INCOME		\$438,520

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FINANCIAL ANALYSIS			RENT ROLL			
SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
1	Atwoods	49,703 SF	\$2.10	\$104,376	2-26-10	1-31-30
2	Rent A Center	4,500 SF	\$13.50	\$60,750	11-9-09	11-30-27
3	Factory Connection	4,000 SF	\$9.45	\$37,800	12-1-10	12-31-27
4	Ollie's Bargain Outlet	32,608 SF	\$7.00	\$228,256	8-1-26	8-31-34
ATM	Bank of America	-	-	\$7,740	9-1-05	8-31-30
Parking Lot	Fireworks Stand	-	-	\$13,000	6-1-21	7-31-2026
TOTALS		90,811 SF	\$32.05	\$451,922		
AVERAGES		22,703 SF	\$8.01	\$75,320		

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DEMOGRAPHICS

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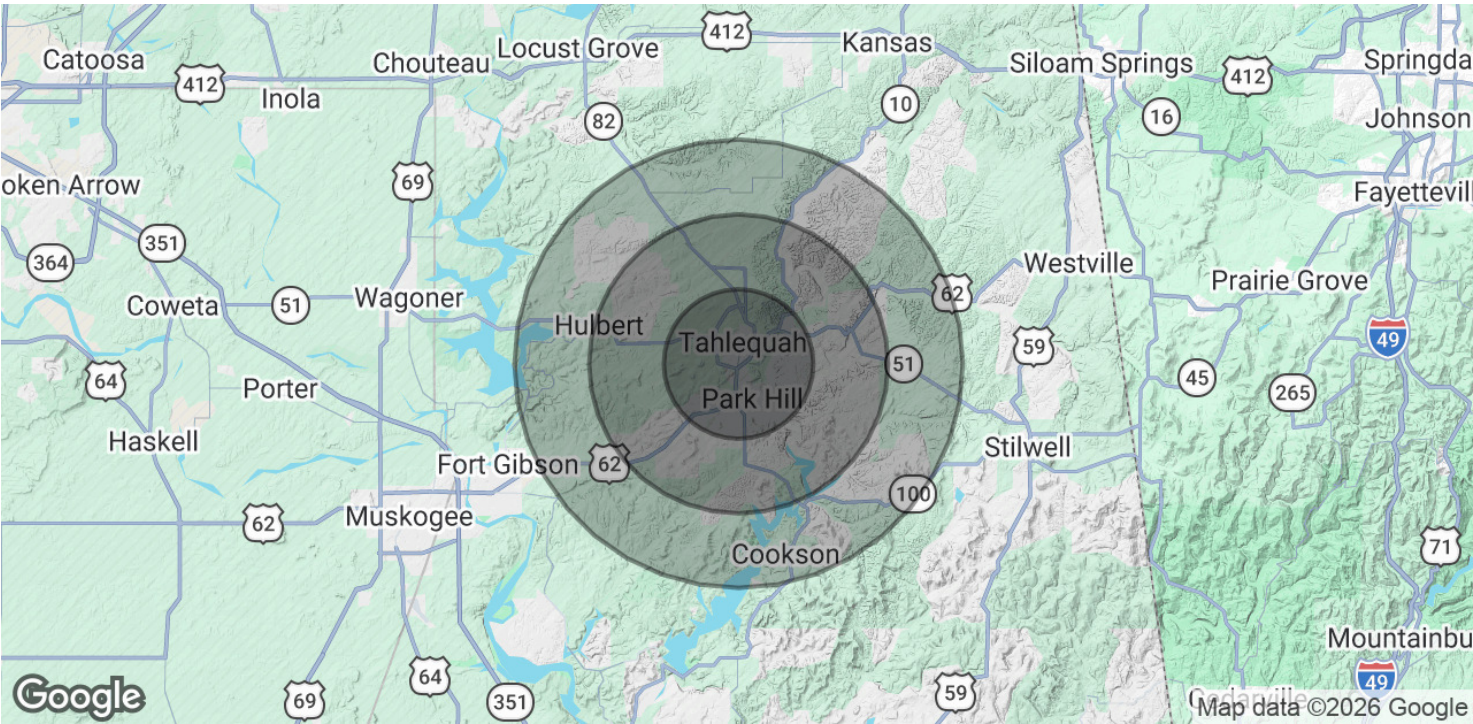
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DEMOGRAPHICS

DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	15 MILES
Total Population	23,240	34,777	46,801
Average Age	34.2	36.3	37.6
Average Age (Male)	32.8	34.8	36.6
Average Age (Female)	36.6	38.1	38.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	8,987	13,335	17,952
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$74,423	\$75,782	\$76,059
Average House Value	\$181,992	\$194,807	\$199,772

2023 American Community Survey (ACS)

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