

1309 WADE WATTS AVE

MCALESTER, OK 74501

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:

Lease Rate:

Currently Occupied |
Inquire if Interested

Building Size:

5,483 SF

PROPERTY OVERVIEW

Check out this exciting leasing opportunity at 1309 WADE WATTS AVE, located in the heart of McAlester, OK. With its strategic location, this property is the perfect choice for businesses looking to establish and expand their presence within McAlester. Reach out to our team for further information and arrange a showing.



Presented By:

Legacy Commercial Property

847.904.9200

info@legacypro.com



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209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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ADDITIONAL PHOTOS



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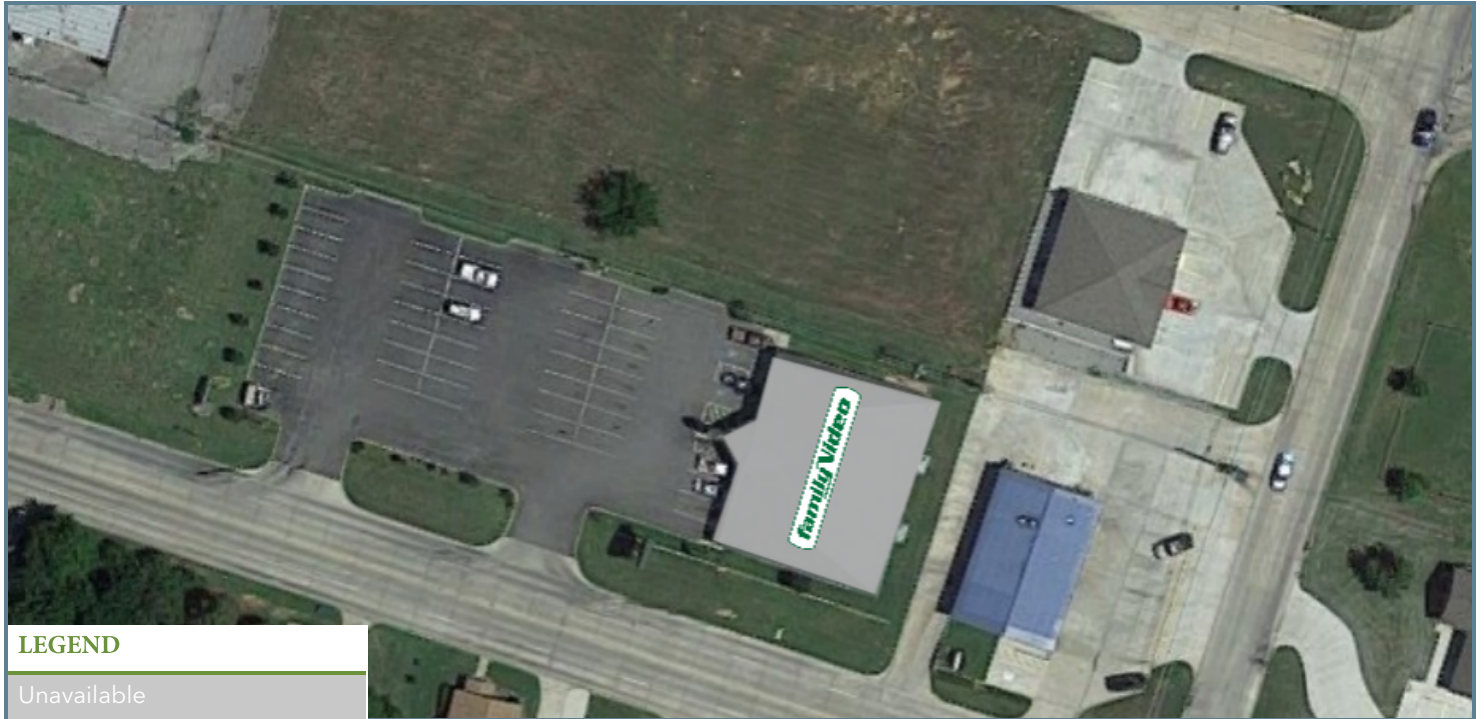
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PLANS



LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Currently Occupied Inquire if Interested

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1309 E Wade Watts Ave	McAlester Regional Healthcare Authority	5,483 SF	NNN	-	-

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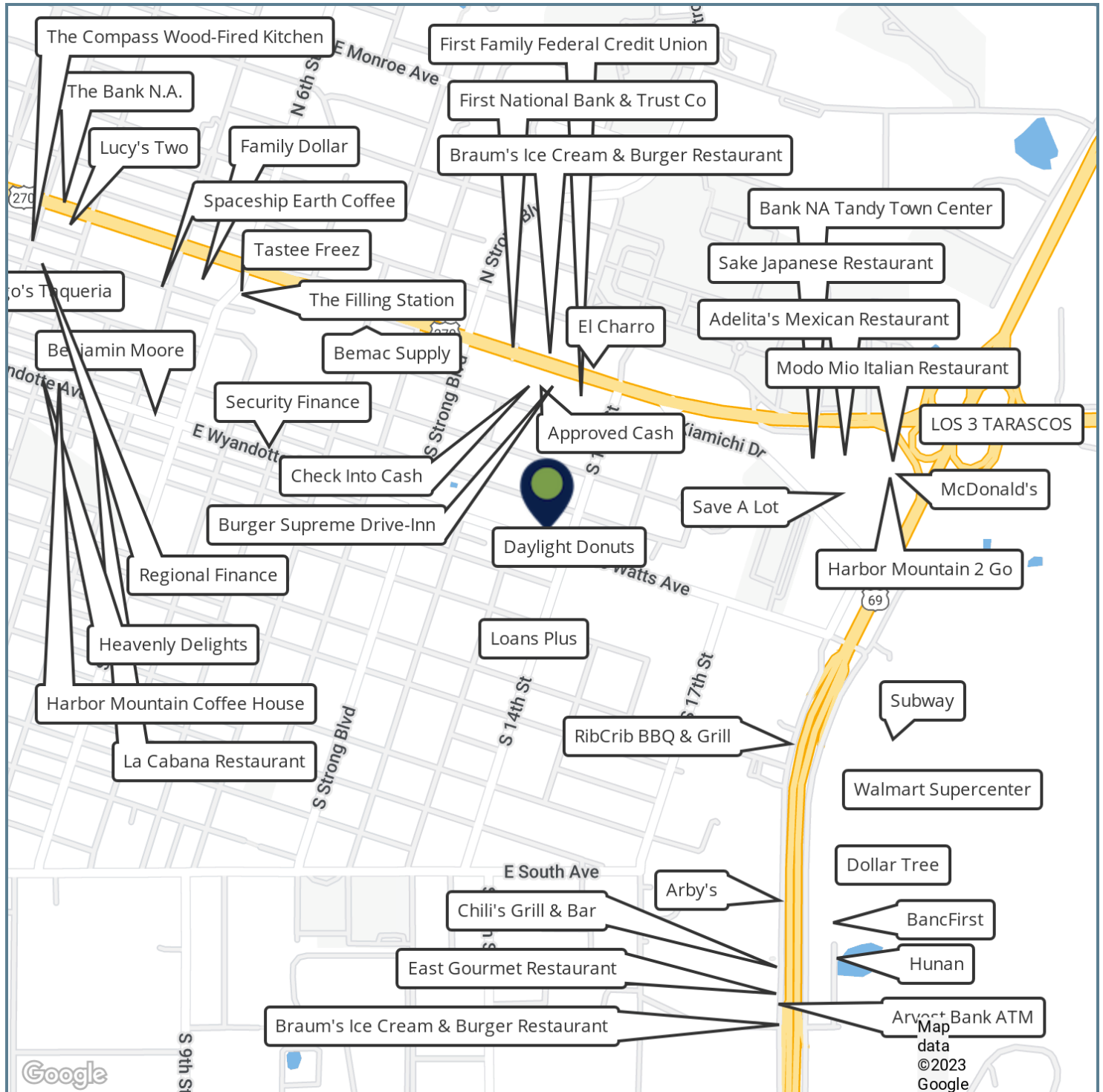
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RETAILER MAP



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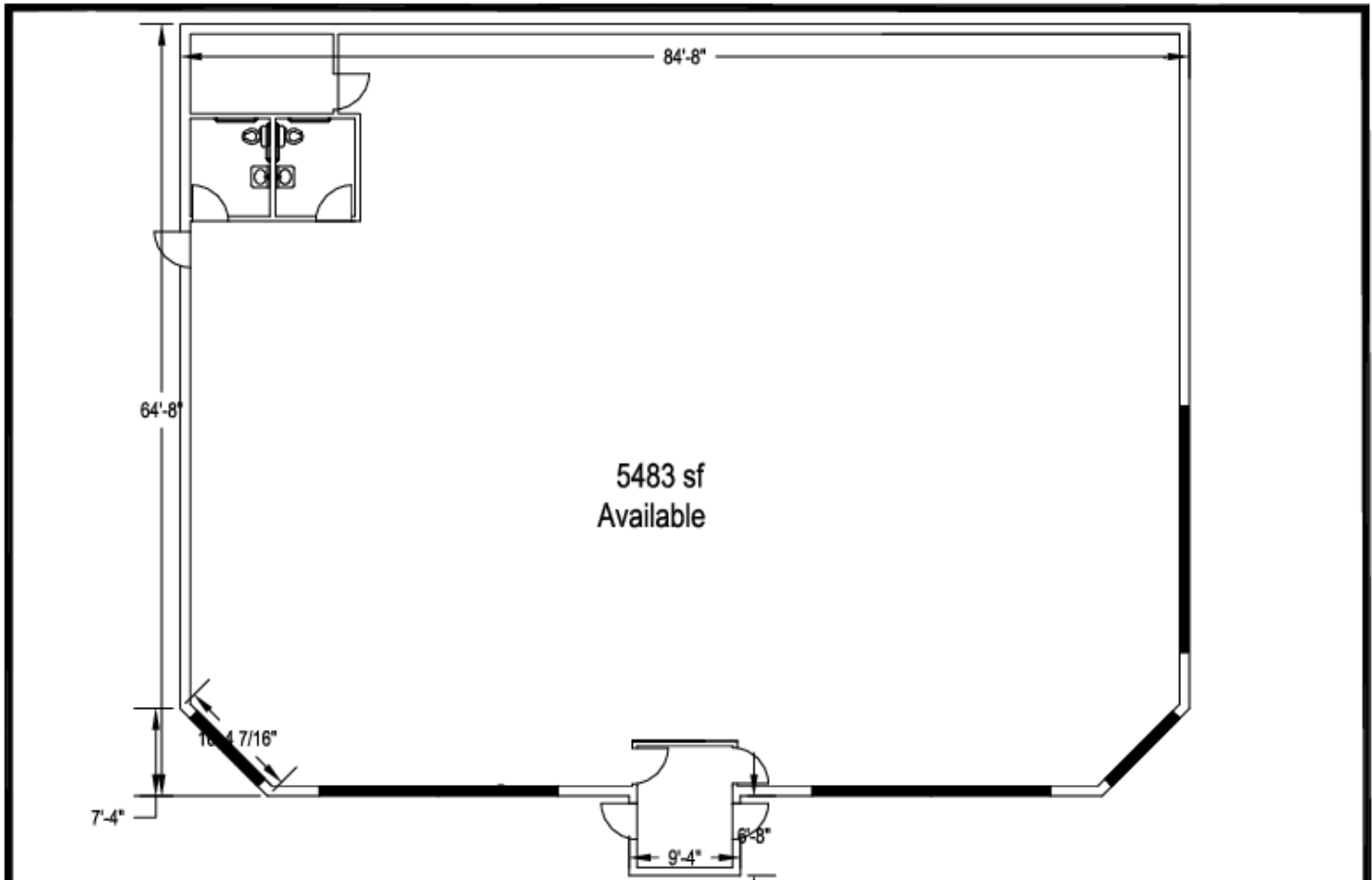
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FLOOR PLANS



#580 McAlester OK
1309 E Wade Watts Ave McAlester, OK 74501
Floor Plan

***EXISTING CONDITIONS: V.I.F.**
Verify all dimensions and conditions in the field. Any discrepancies in these drawings shall be brought to the attention of the owner's representative prior to the submittal of plan sets for owner and city review. Failure to do so will not be an acceptable reason for change orders.

Date: 11/15/2020

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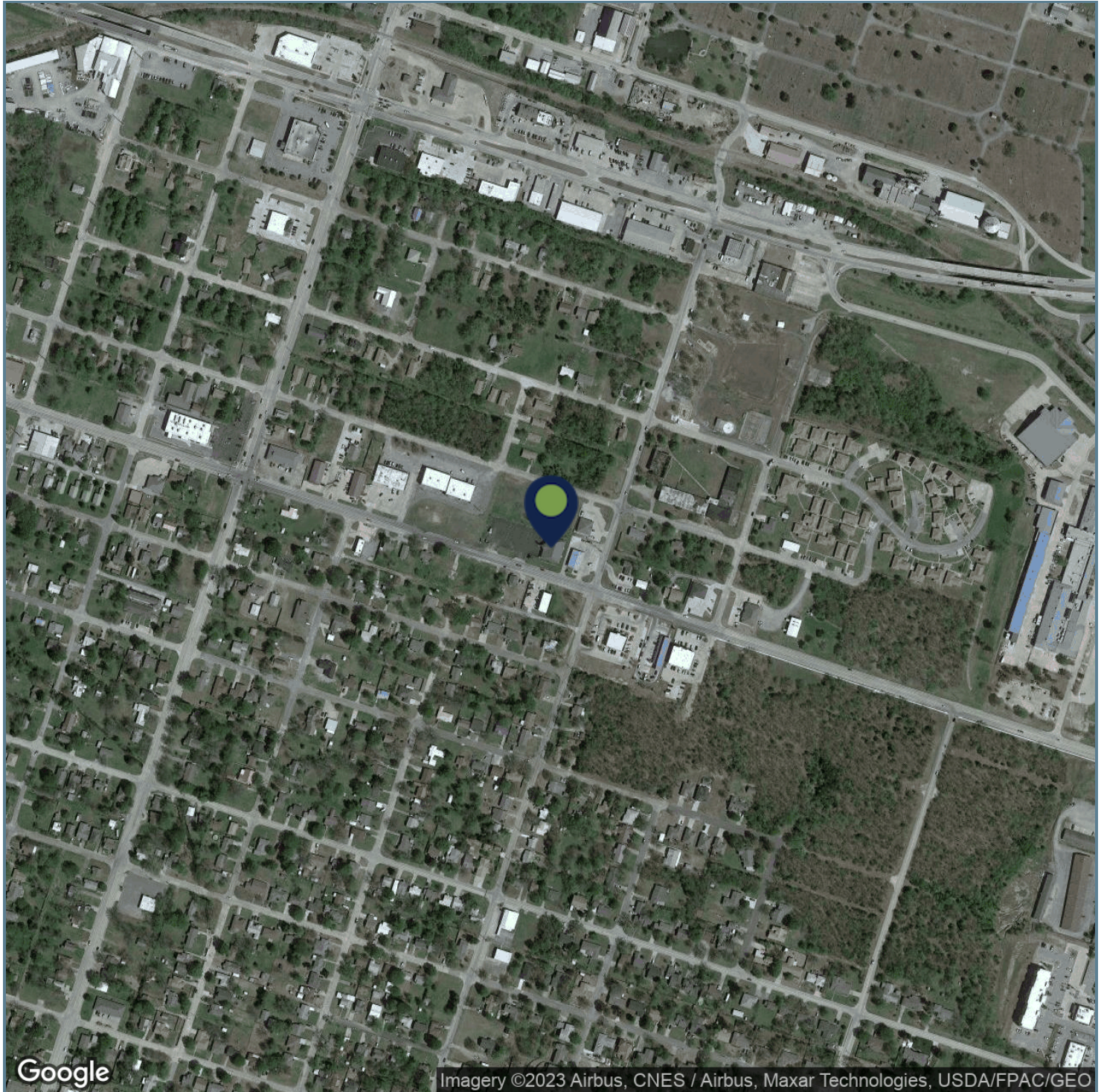
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LOCATION MAPS



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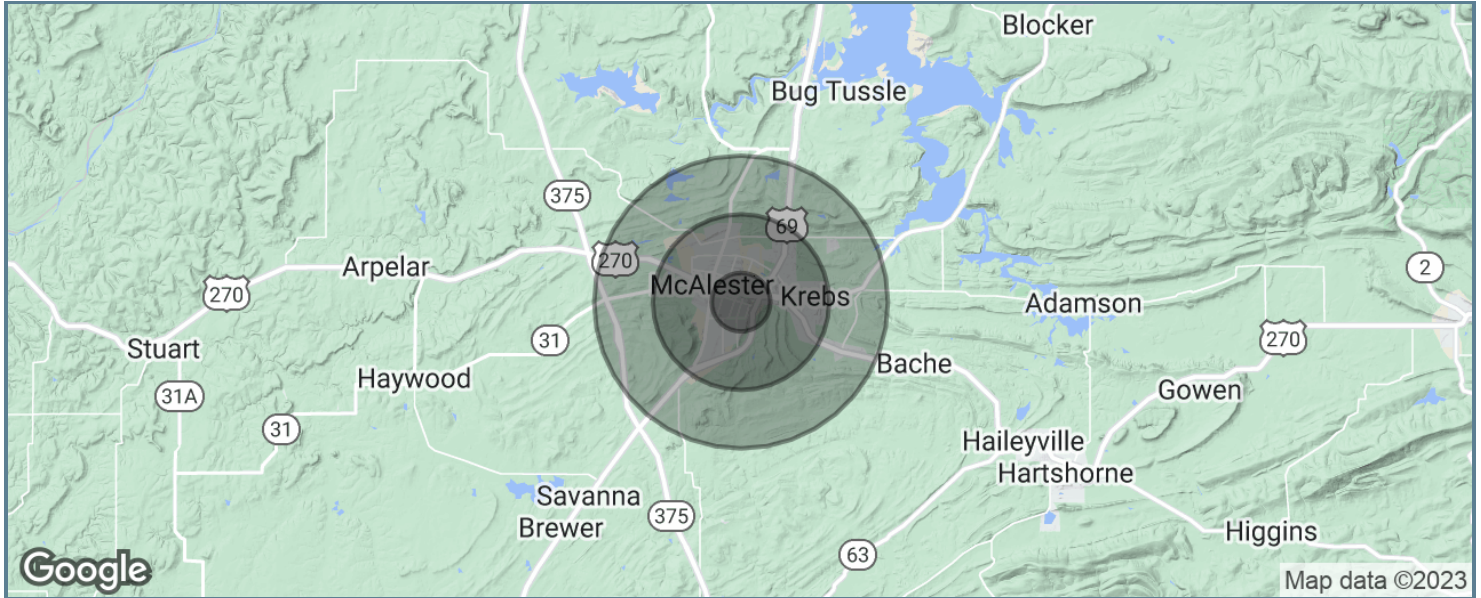
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,960	16,038	24,306
Median age	42.9	41.1	39.9
Median age (Male)	40.4	38.7	37.6
Median age (Female)	45.6	44.0	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,791	7,000	9,713
# of persons per HH	2.2	2.3	2.5
Average HH income	\$59,554	\$52,077	\$50,294
Average house value	\$176,308	\$93,198	\$93,235

** Demographic data derived from 2020 ACS - US Census*

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