

1294 E. DOWNING ST.

1294 E. DOWNING ST. , TAHLEQUAH, OK 74464

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 1294 E. DOWNING ST in Tahlequah, OK. This well-managed retail or office space has great visibility on the SW corner of E Downing St & Harris Cir with up to 4000 SF available for lease. The building is in a well-established area with excellent on-site parking, over 40 spaces. The 6,808 SF building sits near the heart of the Tahlequah business district and is ready for its next generation of retail. This property is a well-known retail staple of the Tahlequah community for years and offers landmark recognition & captivating signage. Give our Cherokee County commercial leasing agents a call at (847) 904-9200 to learn more about this prime leasing opportunity for a restaurant, fast food, health care center and more. This is the perfect opportunity to grow your business' footprint on the SW corner of E Downing St & Harris Cir.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	4,000 SF
Building Size:	6,808 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,722	7,683	9,551
Total Population	4,514	17,728	22,240
Average HH Income	\$44,443	\$43,858	\$45,133

Presented By:

Legacy Commercial Property

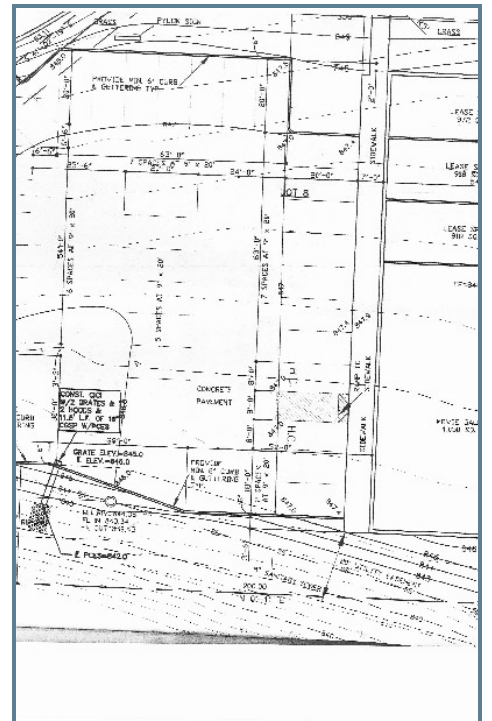
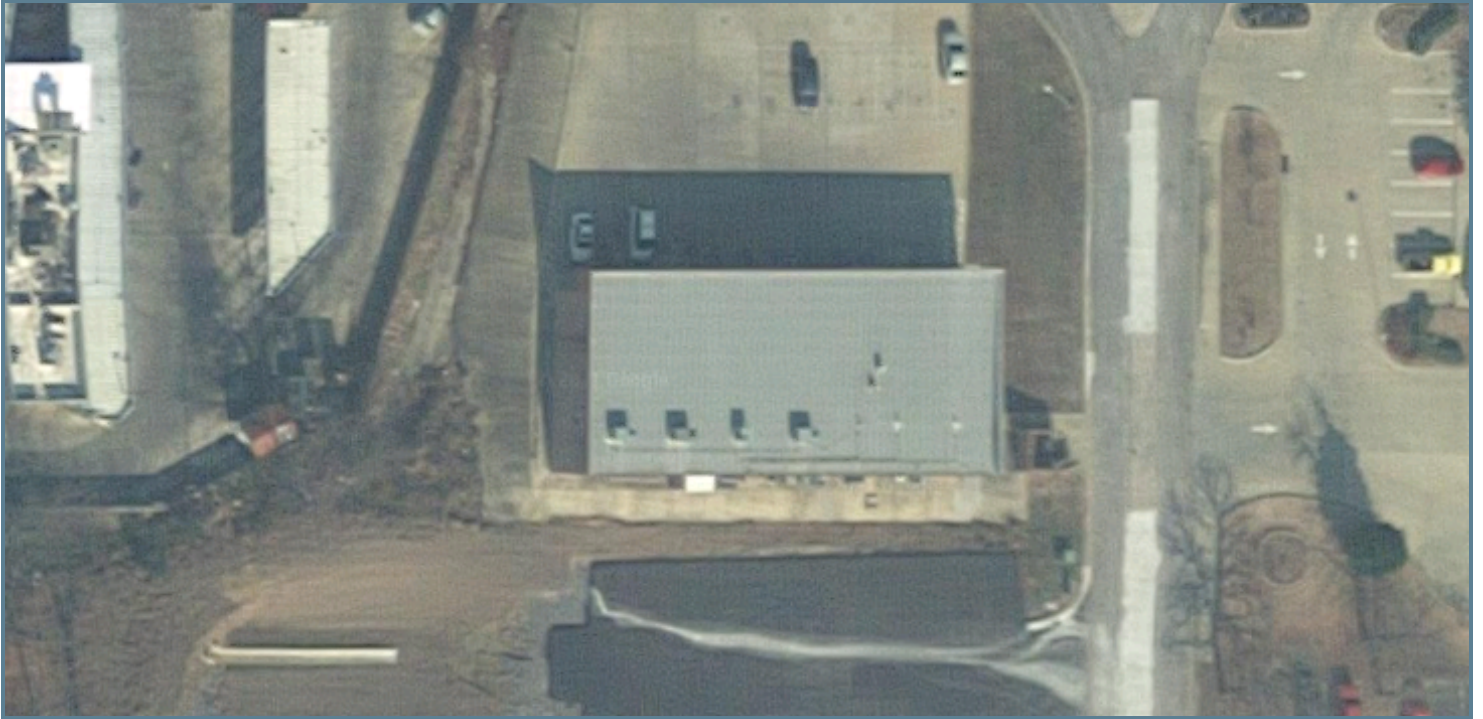
847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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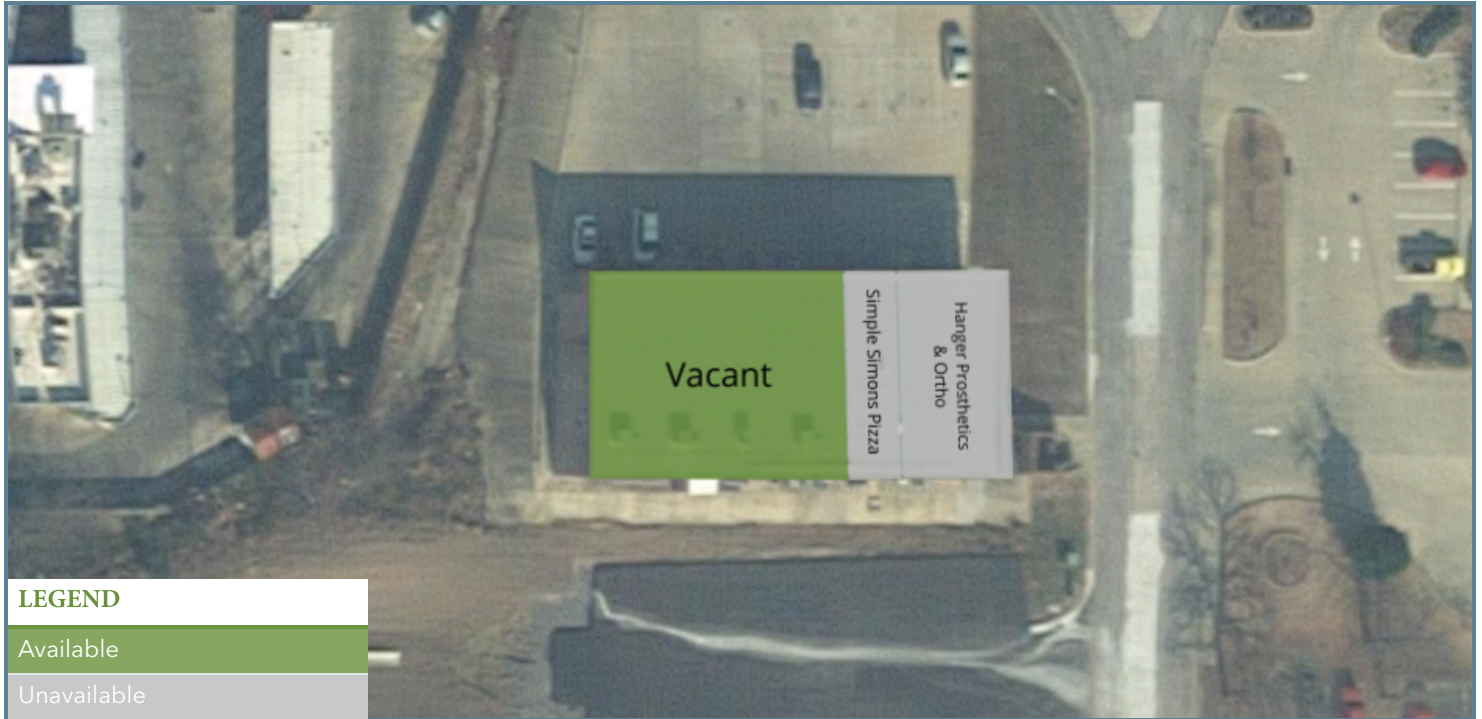
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209 Powell Place
Brentwood, TN 37027
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PLANS



LEGEND

Available

Unavailable

LEASE INFORMATION

Lease Type:	NNN
Total Space:	4,000 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1294 E Downing St	Hanger Prosthetics & Ortho	1,890 SF	NNN	-	-
1294 E Downing St	Simple Simons Pizza / KRDA Inc	918 SF	NNN	-	-
1294 E Downing St	Available	4,000 SF	NNN	Negotiable	-

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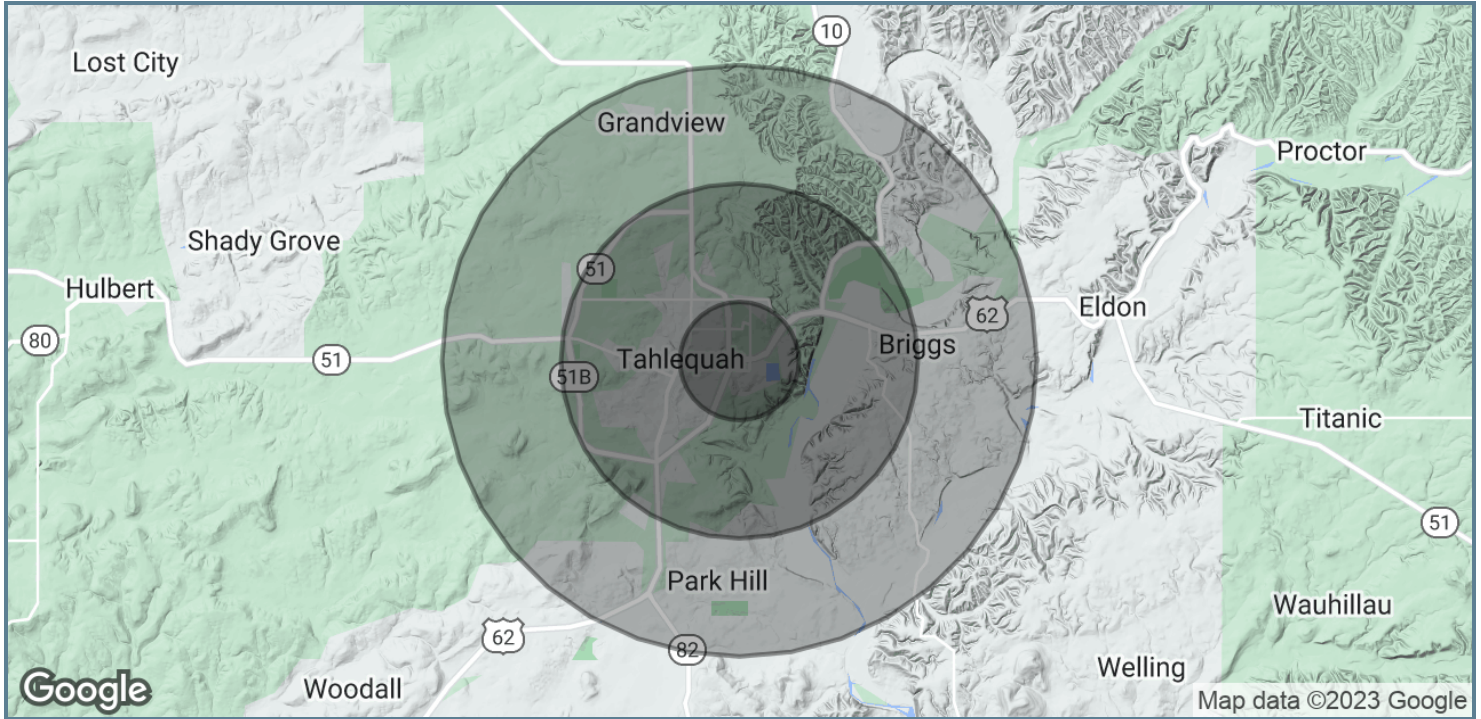
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,514	17,728	22,240
Average Age	31.3	35.0	35.2
Average Age (Male)	33.7	33.6	33.9
Average Age (Female)	28.4	34.9	35.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,722	7,683	9,551
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$44,443	\$43,858	\$45,133
Average House Value	\$154,569	\$140,723	\$141,320

* Demographic data derived from 2020 ACS - US Census

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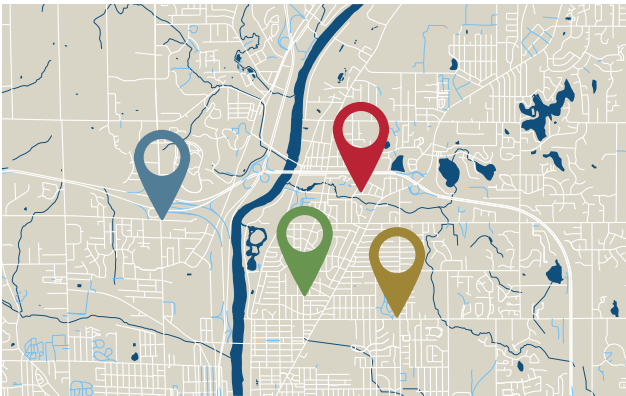
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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

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