700 E CHEROKEE ST.

Wagoner, OK 74467

ARC REALTY
COMMERCIAL SALES & LEASING

OFFERING SUMMARY

Available SF:	19,952 SF
Lease Rate:	$7.00 SF/yr (NNN)
Building Size:	19,952 SF

PROPERTY OVERVIEW

This currently occupied Fred's is being marketed FOR SALE OR LEASE immediately. This is a well positioned retail asset within the main commercial corridor of Wagoner.

JACOB FRANZ
205.240.0682
jfranz@arcrealtyco.com

ARC REALTY
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Birmingham, AL 35243
205.969.8910 | arcrealtyco.com

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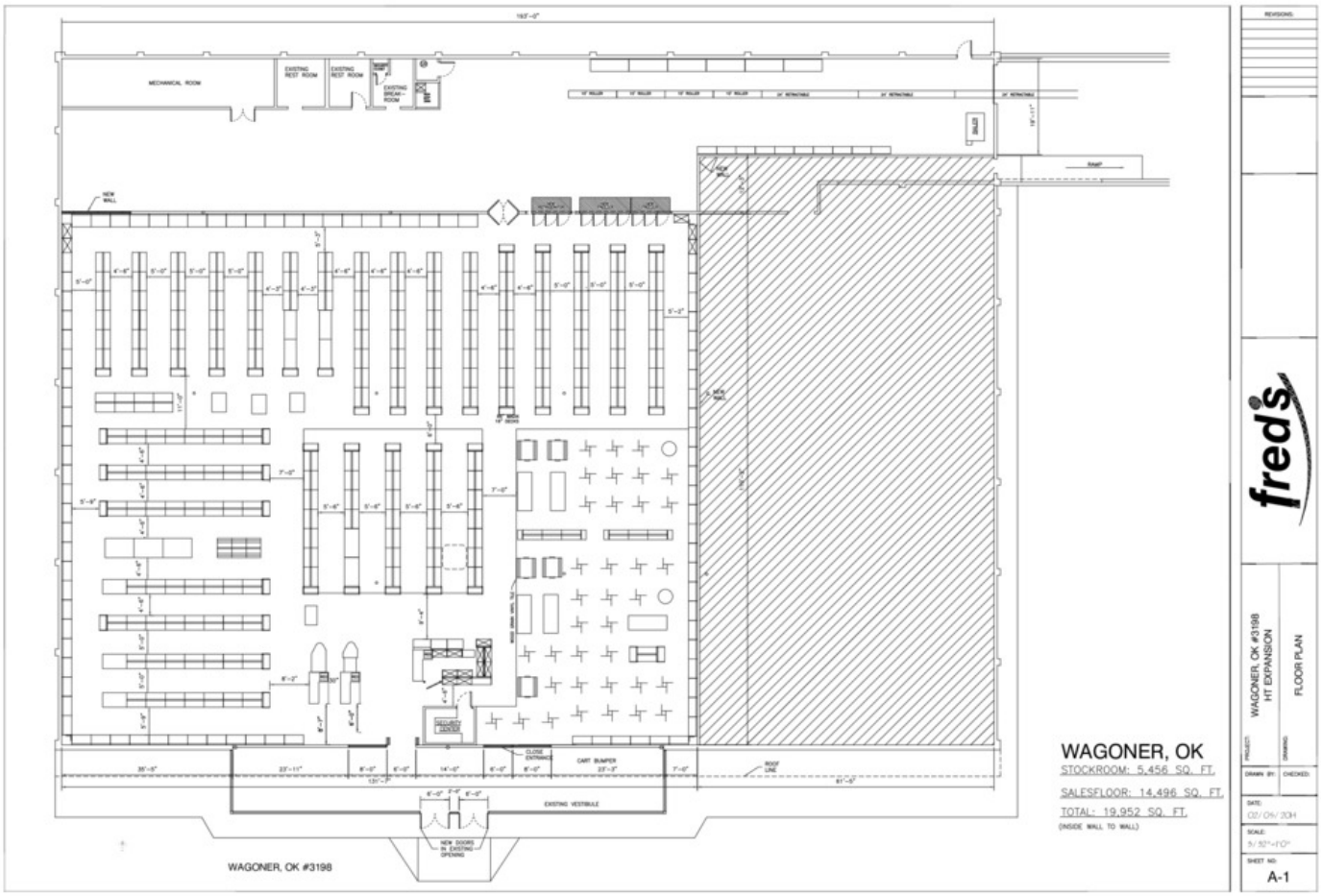

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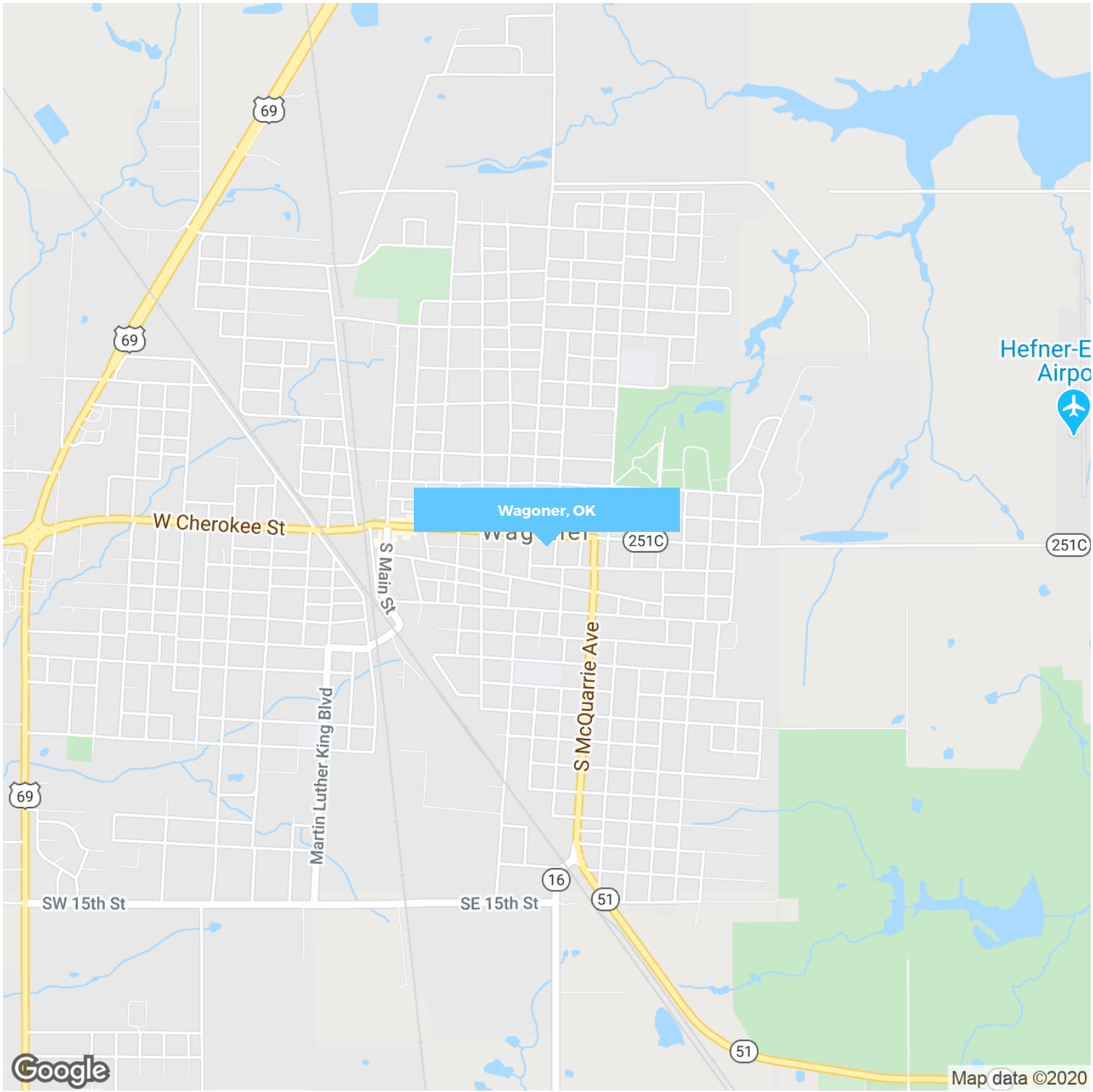

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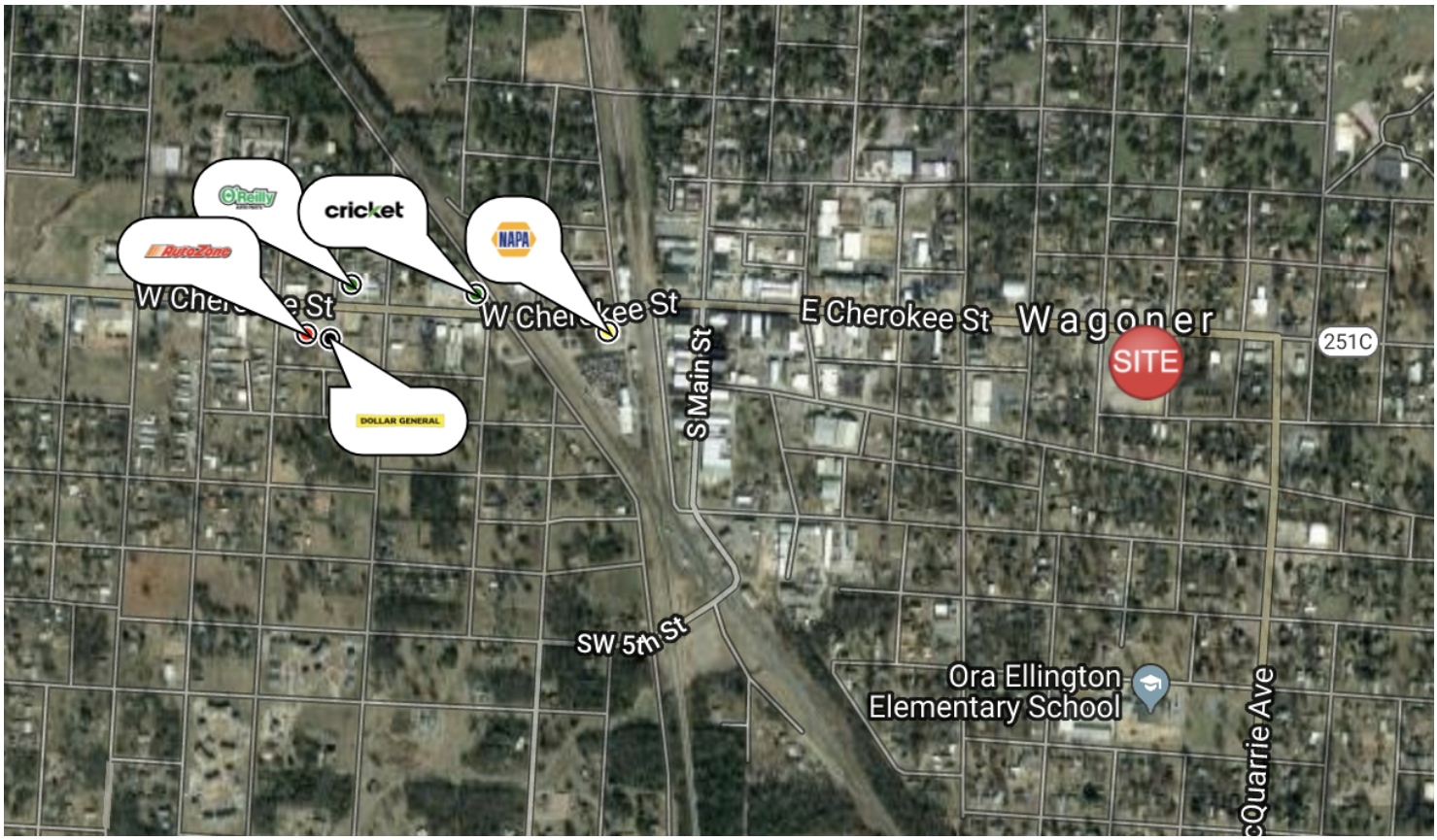

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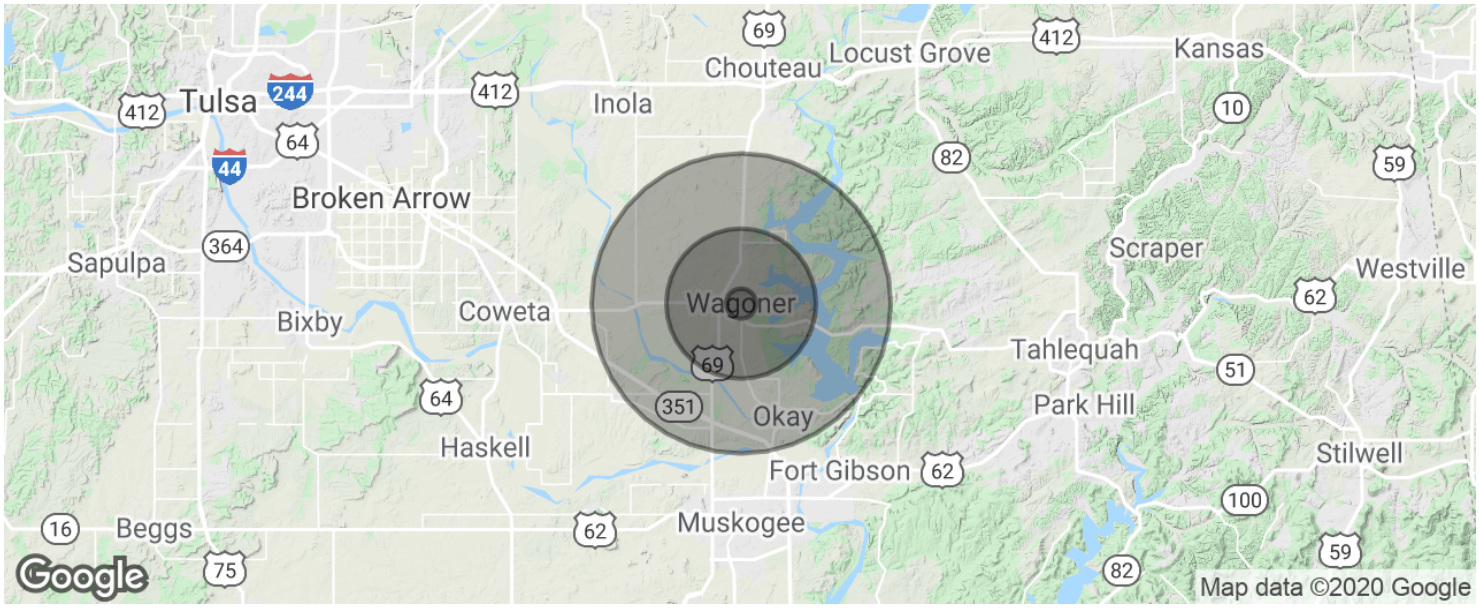

POPULATION	1 MILE	5 MILES	10 MILES
Total population	1,517	13,054	21,966
Median age	35.4	36.7	38.7
Median age (Male)	35.1	36.4	38.4
Median age (Female)	35.6	37.0	38.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	574	4,992	8,433
# of persons per HH	2.6	2.6	2.6
Average HH income	$48,504	$49,230	$50,792
Average house value	$107,635	$109,953	$118,081

** Demographic data derived from 2010 US Census*

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