

RENAISSANCE CENTER - SPACE FOR LEASE

1209-1233 W. Will Rogers Blvd. - Claremore, OK 74017

BAUER
& ASSOCIATES
REALTORS®



PROPERTY HIGHLIGHTS

• **AVAILABLE SPACE: #1225 (1,500 SF)**

• **BUILDING TOTAL: 12,000 SF**

• **SITE SIZE: 56,732 SF / 1.30 ACRES**

• **FRONT DOOR PARKING**

• **LOCATED ON HIGHWAY 20 / W. WILL ROGERS BLVD.**

• **TRAFFIC COUNT: 17,690 VEHICLES PER DAY ON WILL ROGERS BLVD.**

• **POSITIONED BETWEEN ROGERS STATE UNIVERSITY AND DOWNTOWN CLAREMORE**

• **NEARBY: REASOR'S, MCDONALD'S, TACO BELL, AUTOZONE, HARBOR FREIGHT, CVS, PLANET FITNESS, BANCFIRST, AND MORE**

• **CLOSE TO CLAREMORE INDIAN HOSPITAL, CLAREMORE EXPO CENTER, WILL ROGERS MEMORIAL MUSEUM, AND JM DAVIS ARMS & HISTORICAL MUSEUM**



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"A LEADER IN TULSA COMMERCIAL REAL ESTATE SINCE 1979"

Commercial - Industrial - Investment Property - Property Management

6846 S. Canton Ave., Suite 100, Tulsa, OK 74136

All statements herein are for information purposes only and are believed to be reliable; however, no warranty or representation is made as to the accuracy thereof and the same is submitted subject to errors, omissions, change of price, terms, conditions and prior sale or lease.

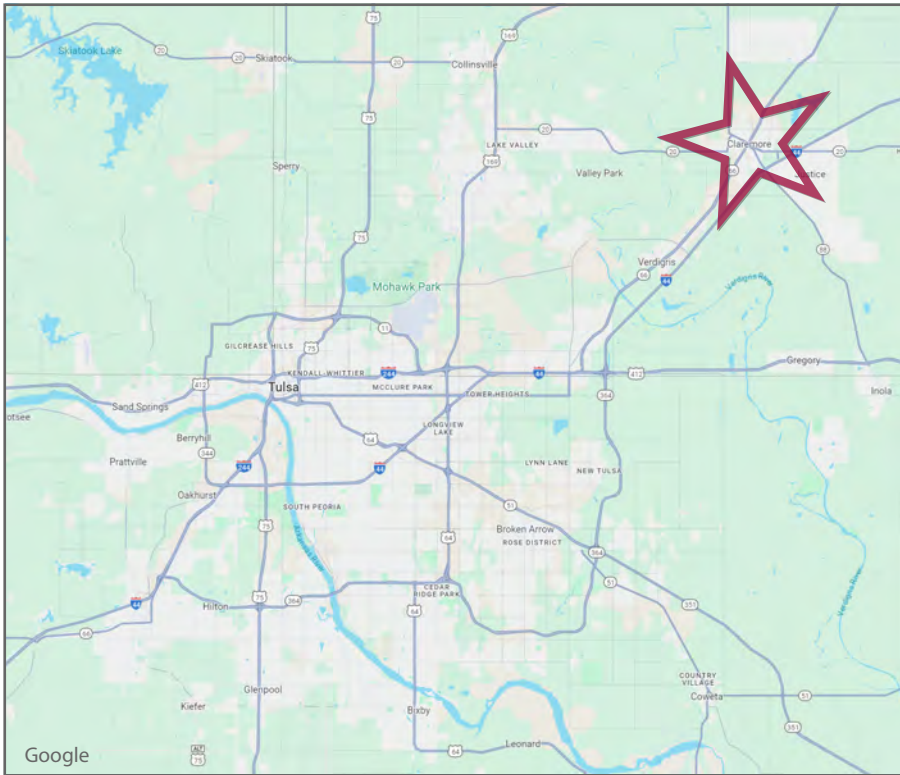
DOUG BAUER, CCIM

Office: 918-665-1210

www.bauertulsa.com

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DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	14,881	30,344	41,791
TOTAL HOUSEHOLDS	4,683	11,067	16,516
TOTAL POPULATION	12,529	28,967	44,503
AVERAGE HH SIZE	2.41	2.47	2.60
AVERAGE HH INCOME	\$67,766	\$78,809	\$86,633

DEMOGRAPHICS SOURCE: ESRI 2025

17,690 Vehicles per day - Will Rogers Boulevard

TRAFFIC COUNT SOURCE: INCOG 2025



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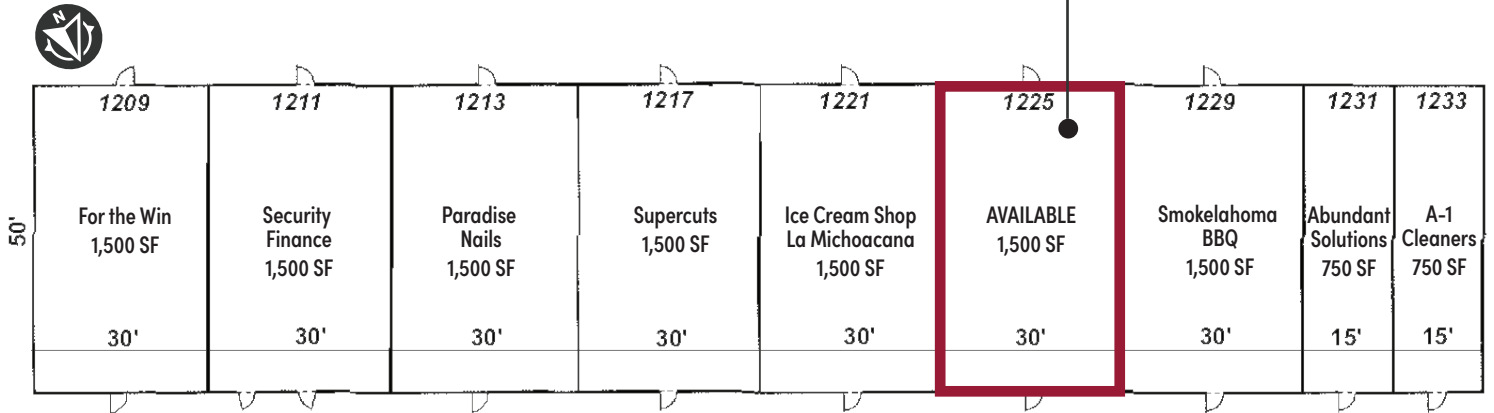
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AVAILABLE
STE. #1225
1,500 SF



West Will Rogers Blvd

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