

Muskogee Industrial For Sale

2530 Chandler Rd
Muskogee, OK
74403

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Property Summary



Location Description

Located along Chandler Road, one of Muskogee's primary commercial corridors, this 11,736 SF flex property sits on 1.49 acres and presents an excellent opportunity for an owner-user or value-add investor.

The property consists of two separate buildings, with one currently configured for office/retail use and the other for office/industrial use, offering flexibility for a variety of business operations. Features include a grade-level overhead door, ample space for office and operational use, and strong accessibility along a heavily traveled corridor.

For owner-users, the property provides the ability to occupy and customize the existing improvements to fit operational needs. For investors or developers, the site offers redevelopment potential, including the opportunity to remove the existing front office/retail structure and construct an additional Flex building to maximize the site's utility and income potential.

Located approximately 1.5 miles from the Muskogee Turnpike, the property benefits from convenient regional access, a population of 27,686 within a 3-mile radius, and traffic counts reaching approximately 15,080 vehicles per day, providing excellent visibility and accessibility.

Offering Summary

Sale Price:	\$899,000
Lot Size:	1.49 Acres
Building Size:	11,736 SF

Additional Photos



Location Map

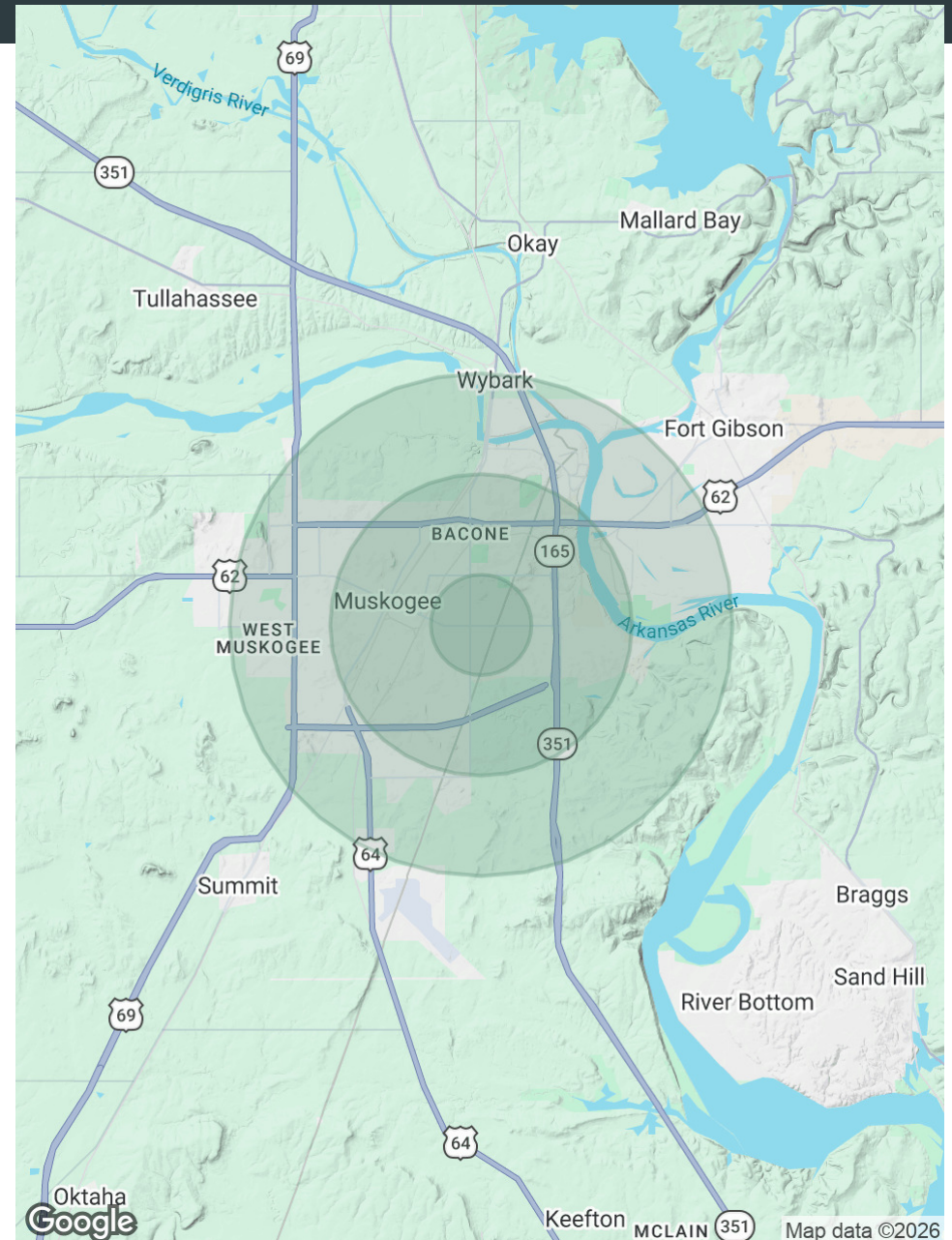


Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	9,065	25,357	39,554
Average Age	35.4	36.0	36.9
Average Age (Male)	32.2	33.8	35.2
Average Age (Female)	41.9	39.8	39.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,883	9,925	15,886
# of Persons per HH	2.3	2.6	2.5
Average HH Income	\$67,571	\$66,263	\$65,799
Average House Value	\$136,740	\$138,835	\$142,503

2023 American Community Survey (ACS)



Contact

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