

Freestanding Building FOR LEASE

1427 West Will Rogers Blvd., Claremore, OK



Contact

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Highlights

- 2,880 SF Freestanding building in Claremore.
- Pylon sign on W. Will Rogers Blvd. with lettered message board.
- Prime frontage along Will Rogers Boulevard (Historic Route 66), Claremore's primary east-west commercial corridor.
- Excellent visibility and accessibility with strong daily traffic counts and multiple points of ingress/egress.
- Surrounded by a strong mix of retail, service, dining, and neighborhood-oriented businesses, creating a proven retail environment.
- Convenient access to Lynn Riggs Boulevard (Highway 66), providing connectivity throughout Claremore and Rogers County.
- Positioned within Claremore's dominant retail trade corridor near major national and regional retailers.
- Located near established shopping destinations including Ne-Mar Shopping Center and Reasor's, driving consistent consumer traffic to the area.



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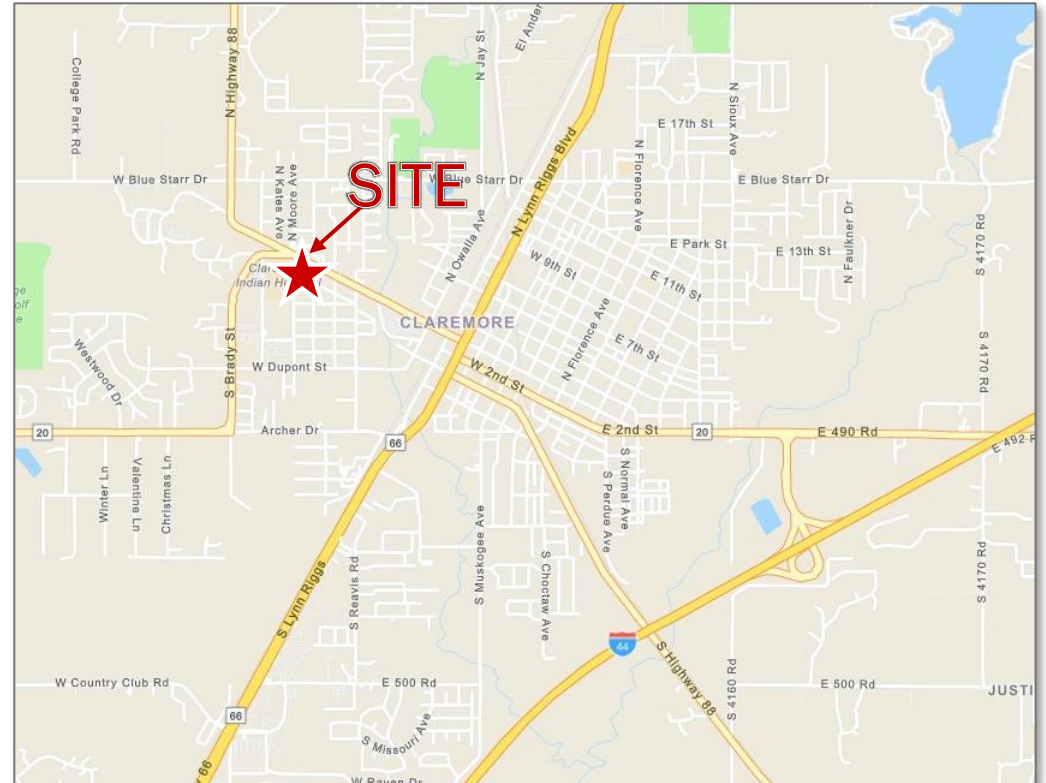
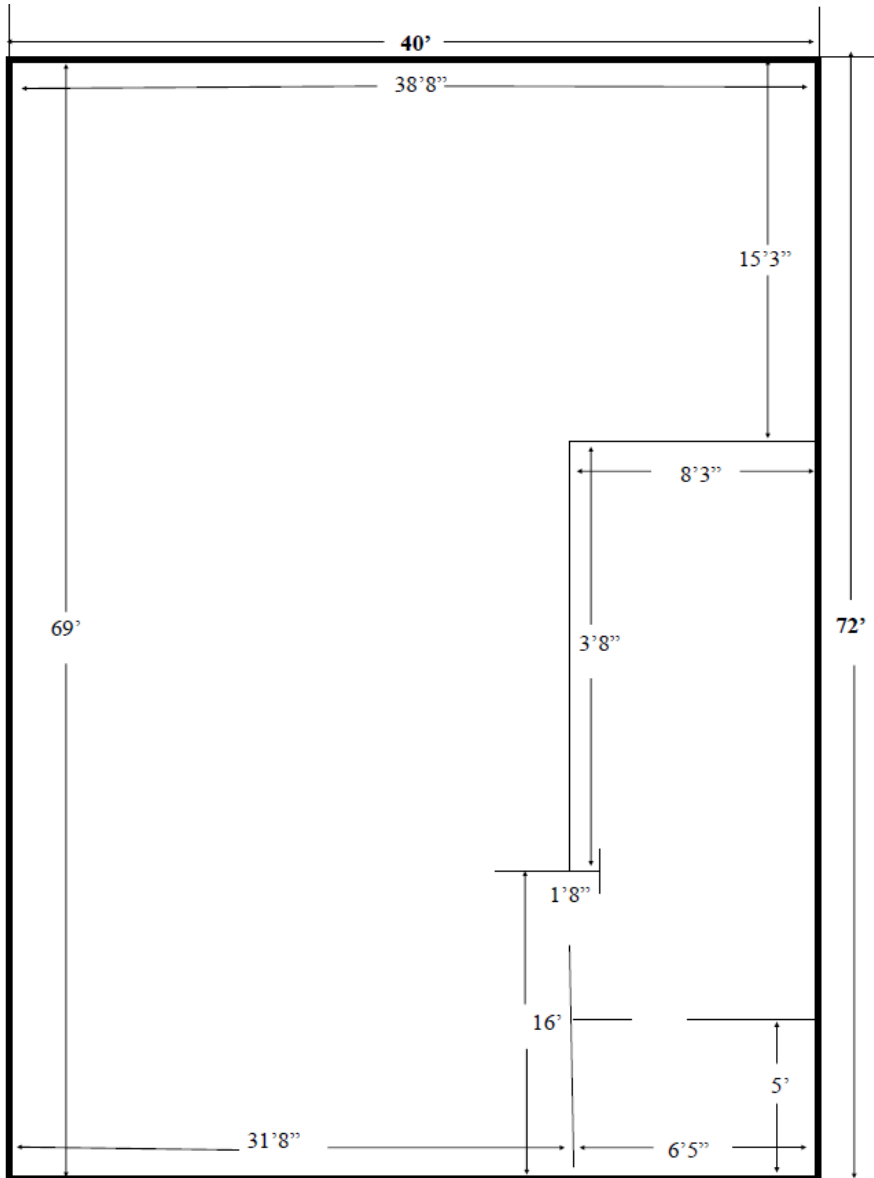
Site Plan

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Demographics

MILE RADIUS	1	3	5
Population:	6,169	25,854	34,586
Households:	2,301	9,963	13,049
Avg HH Income:	\$66,060	\$77,288	\$83,058

W. Will Rogers Blvd. 17,690 VPD

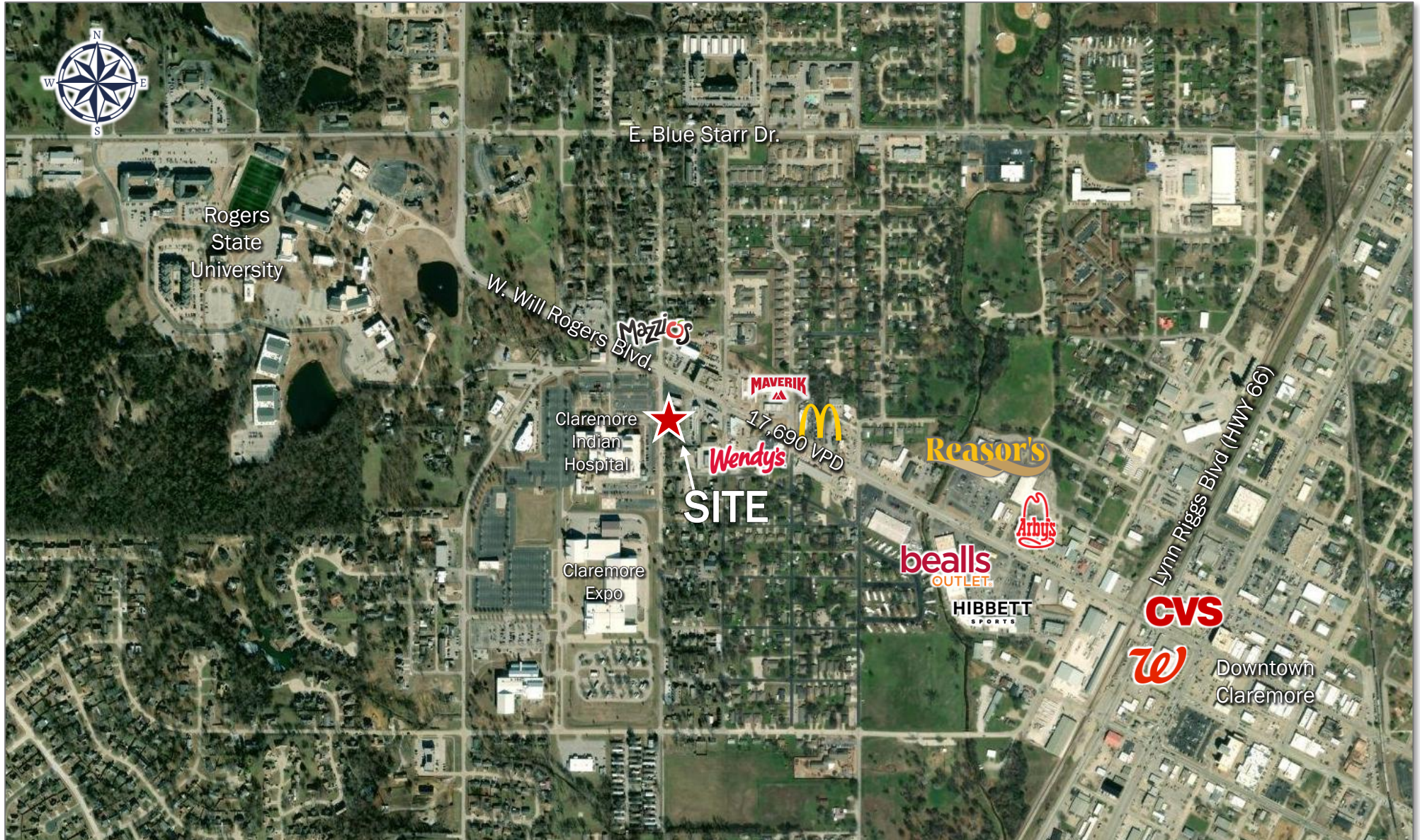
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Immediate Trade Area

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Location Map

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