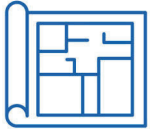


FOR SALE OR SALE-LEASEBACK | 204 S BROADWAY

204 S Broadway, Coweta, OK 74429

WIGGIN
PROPERTIES, LLC



5,500
Square feet

Available SF



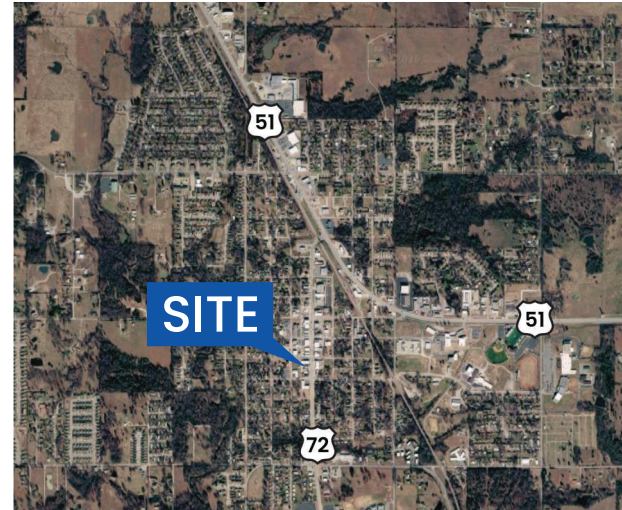
\$769,000

Price



Retail
Single Tenant

Property Type



HIGHLIGHTS

- ✓ **Charming Downtown Presence:**
Located along S Broadway, offering visibility and accessibility within Coweta's core commercial district
- ✓ **Extensively Updated Building Systems:**
Major capital improvements include newer roofs, updated HVAC systems, and significant electrical upgrades, minimizing near-term maintenance needs
- ✓ **Growing Suburban Corridor:**
Benefiting from expansion out of Broken Arrow and Bixby, driving increased rooftops and daytime traffic
- ✓ **Convenient Access to Tulsa MSA:**
Easy connectivity to Broken Arrow and surrounding suburbs for employees and clients
- ✓ **Strong Household Income Base:**
Above-average incomes support discretionary spending and long-term retail viability

AREA DEMOGRAPHICS

	2025	1 Mile	3 Miles
Total Households		2,443	4,708
Total Population		6,498	12,646
Median HH Income		\$59,292	\$70,032

Vicki Patterson, CCIM

VP of Brokerage

918-519-6731

vpatterson@wigginprop.com

Erica Cunningham, CCIM

Advisor

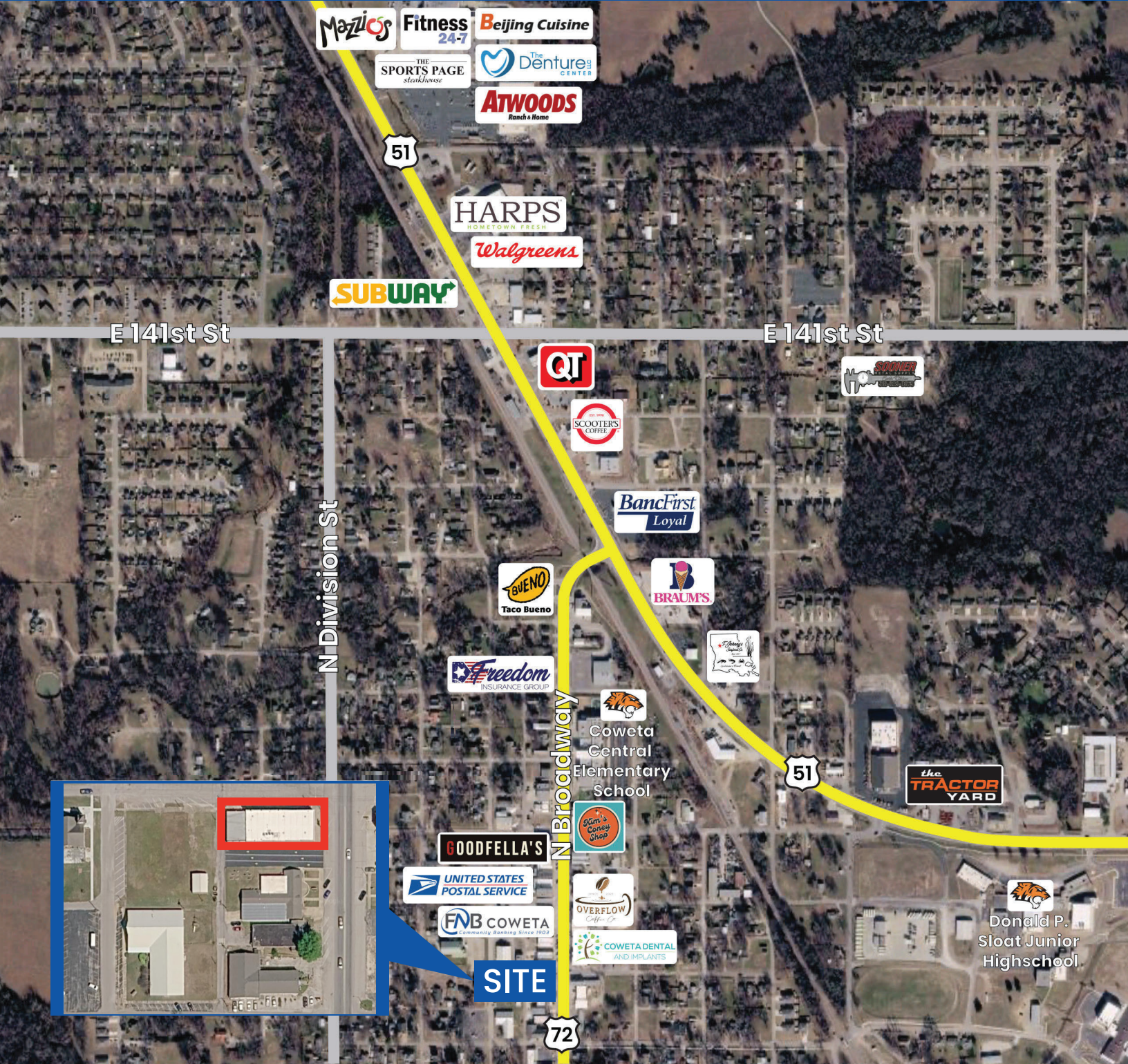
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