

# COMMERCIAL SPACE FOR LEASE

650 S. Cherokee St. - Catoosa, OK 74015




## PROPERTY HIGHLIGHTS

### Route 66 Office Space Available – Catoosa, OK

Located in the growing commercial corridor of Catoosa along historic U.S. Route 66, this office property offers 3,464 SF available for lease with excellent visibility and convenient front-door parking. The property provides immediate access to I-44 and Highway 412 and is minutes from key regional destinations including the Hard Rock Hotel & Casino Tulsa and Catoosa Hills Shopping Center, making it an ideal location for office or service-oriented users.


- AVAILABLE: SOUTH SUITE (3,464 sf)
- TOTAL BUILDING SIZE: 11,429 SF
- ABUNDANT FRONT-DOOR PARKING
- EXCELLENT FRONTAGE AND VISIBILITY ALONG U.S. ROUTE 66
- EASY ACCESS TO ROUTE 66, I-44 & HWY 412
- LEASE RATE INCLUDES UTILITIES
- NNN EXPENSES ARE IN ADDITION TO BASE RENT
- SURROUNDED BY RESTAURANTS, RETAIL, AND PROFESSIONAL SERVICES
- MINUTES FROM HARD ROCK HOTEL & CASINO AND CATOOSA HILLS SHOPPING CENTER



### DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	4,107	32,778	205,795
TOTAL HOUSEHOLDS	1,305	9,737	71,065
TOTAL POPULATION	3,477	26,482	186,546
AVERAGE HH SIZE	2.65	2.71	2.60
AVERAGE HH INCOME	\$89,064	\$80,823	\$76,262

DEMOGRAPHICS - SOURCE: ESRI 2025



2,139 Vehicles per day	-	S. Cherokee St.
18,538 Vehicles per day	-	State Highway 66

TRAFFIC COUNT - SOURCE INCOG 2024

## BAUER & ASSOCIATES, REALTORS

"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.

## SHEILA COOPER

Office: 918-665-1210

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AVAILABLE

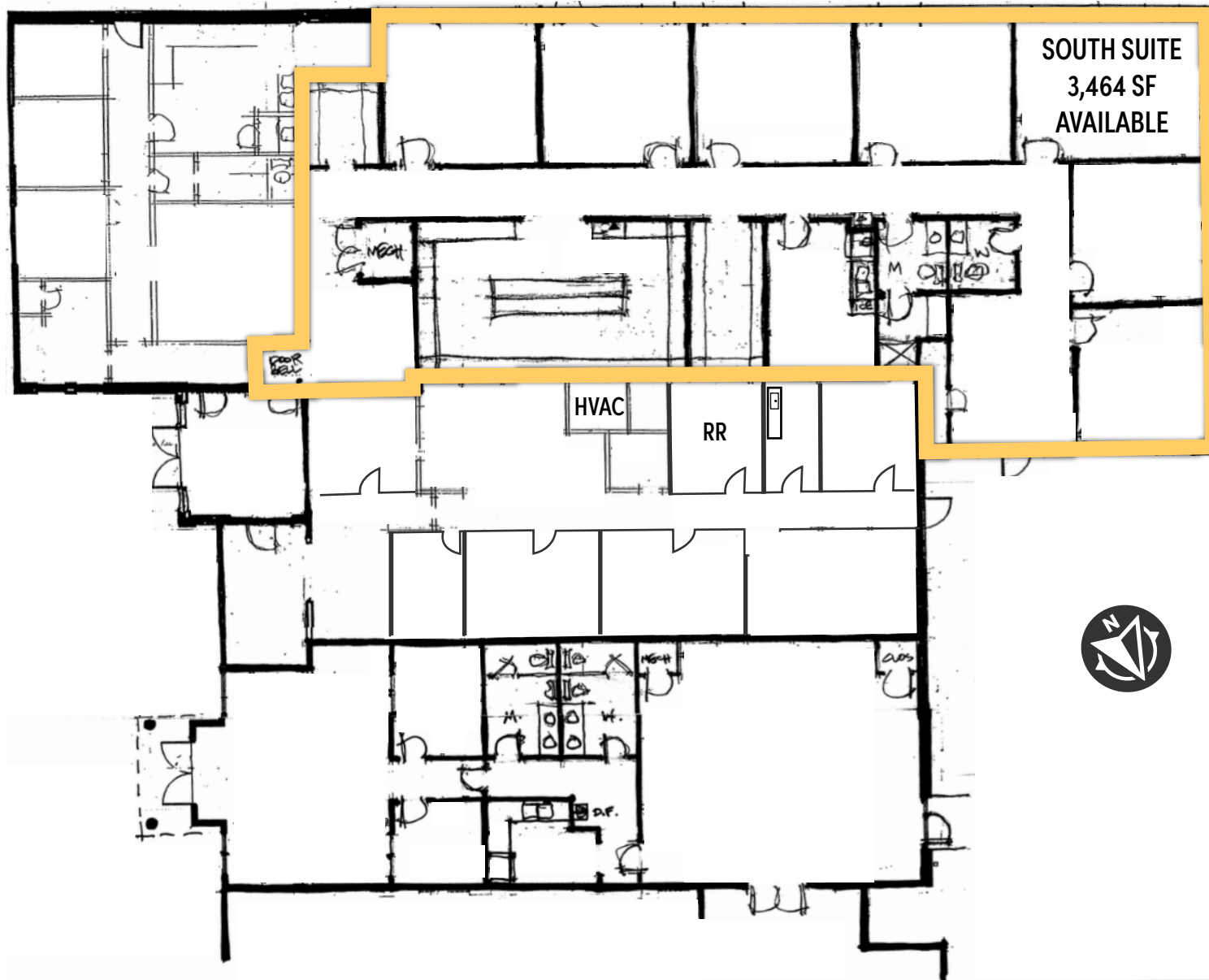


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