

# Carl's Jr - Tahlequah | For Sublease

1850 S Muskogee Ave., Tahlequah, OK 74464

**WIGGIN**  
PROPERTIES, LLC



## Property Features

- Located in the primary retail corridor in Tahlequah anchored by Lowe's and Walmart Supercenter.
- 23,400 cpd ('23) in front of the site.
- Easy conversion for another restaurant concept.
- 51 parking spots
- Built in 2008

## Available Space

- 2,993 SF / Land: 1.22 Acres

## Pricing

- Rental Rate: Call for Pricing



## Grant Stewart, CCIM

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## Demographics

2022	1 Mile	3 Miles	5 Miles
<b>Population</b>	3,243	18,741	25,336
<b>Average HH Income</b>	\$59,848	\$54,518	\$41,447
<b>Owner Occupied Units</b>	660	3,366	4,863
<b>Renter Occupied Units</b>	703	3,752	4,778

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