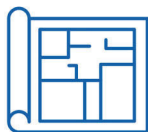


FOR SALE OR SALE-LEASEBACK | 204 S BROADWAY

204 S Broadway, Coweta, OK 74429

WIGGIN
PROPERTIES, LLC



5,500

Square feet

Available SF



\$795,000

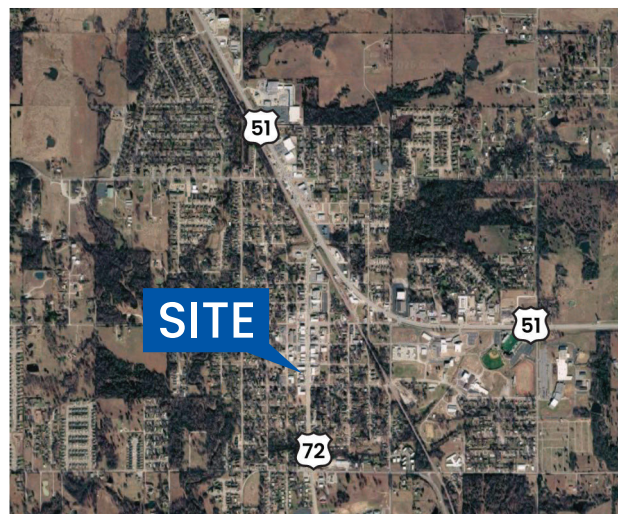
Price



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

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VP of Brokerage

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Advisor

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