



Hampton Inn

2,500 SF AVAILABLE

5,000 SF END CAP AVAILABLE

Fairfield BY MARRIOTT

petco

Walmart+

1.44 AC PAD SITE AVAILABLE

DOLLAR TREE

Famous Footwear

Olive Garden

ROSS DRESS FOR LESS

I-44 (75,864 VPD)

PANDA EXPRESS CHINESE KITCHEN

Freddy's STEAKBURGERS

ROBSON RD

TATE BOYS TIRE & SERVICE

Catoosa Hills - Retail Power Center

19361 Robson Rd, Catoosa, OK 74015

 **LEGACY**
COMMERCIAL PROPERTY ADVISORS

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Property Overview

In-line retail space and pad sites now available in Catoosa Hills, a robust Walmart anchored shopping center with excellent visibility from Interstate 44.

Property Highlights

- Former Xpress Wellness Urgent Care - 5,000 SF
- Former Eyecare of Catoosa Available - 2,500 SF
- Pad Site - 1.44 Acres
- Contact Broker for Pricing
- Excellent visibility from Interstate 44 and proximity to major traffic drivers such as Hard Rock Casino, Catoosa High School, and the Port of Catoosa.
- Co-Tenants Include: Walmart Supercenter, Ross Dress for Less, Petco, Bath and Body Works, AT&T, Dollar Tree, Famous Footwear, Walgreens, Olive Garden, Panda Express, and Freddy's Frozen Custard.
- Neighbors Include: Hard Rock Hotel and Casino (Over 450 guest room resort), Catoosa High School (556 Students), McDonald's, and Waffle House.

Property Summary

Space Available

1.44 AC Pad
5,000 SF End Cap
2,500 SF Clinic

Asking Rate per SF

Ask for pricing

Traffic Counts

Street	VPD
I-44	75,864
County Line Rd	18,152

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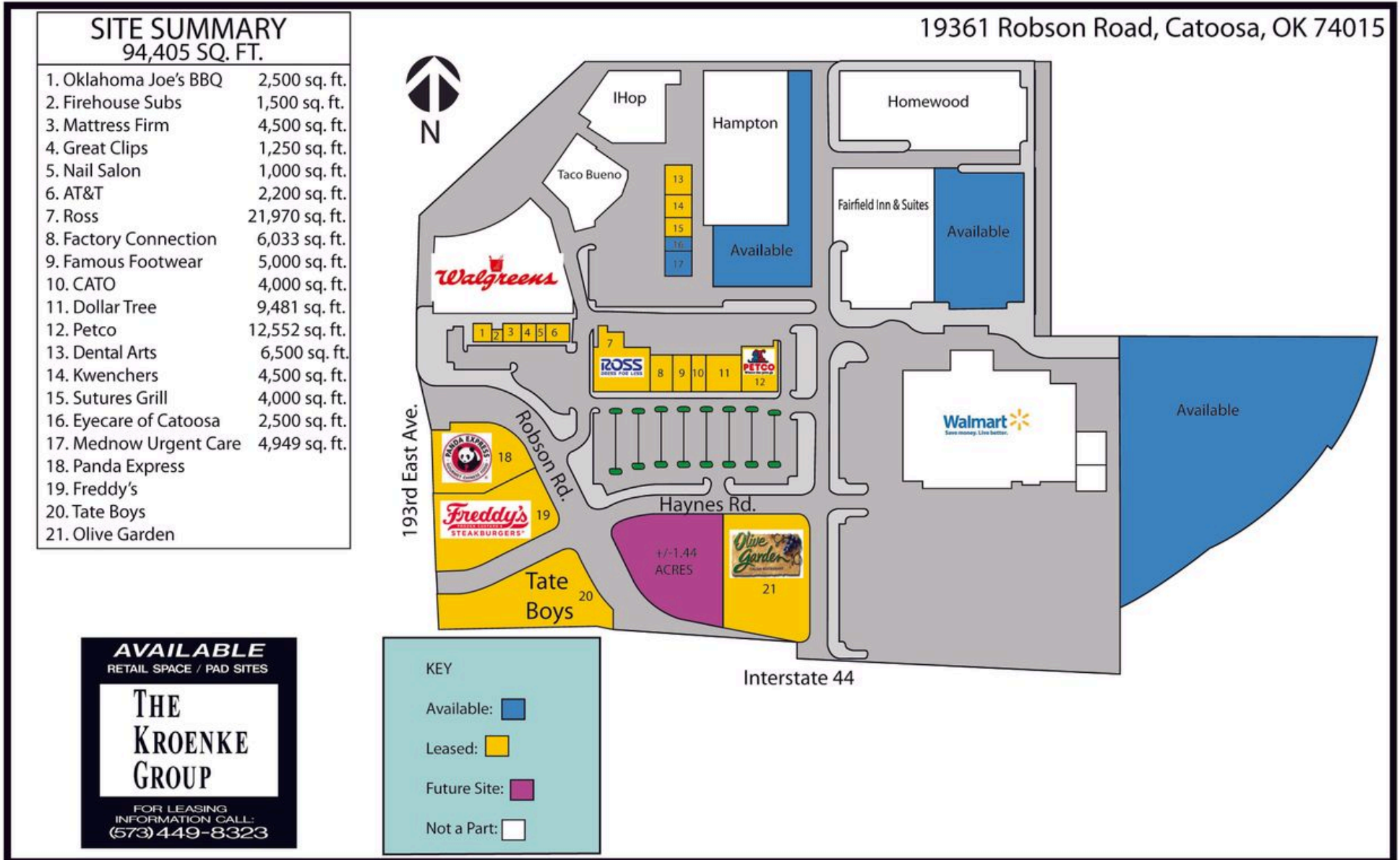


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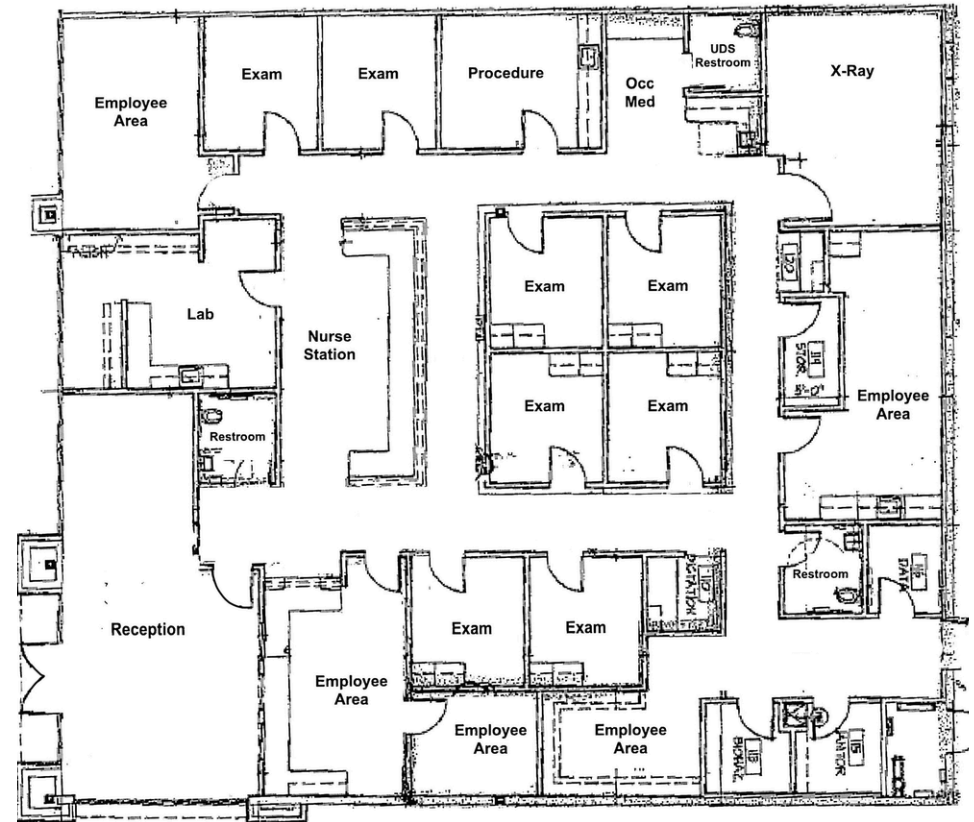
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Former Xpress Wellness Clinic



XPRESS WELLNESS FLOOR PLAN



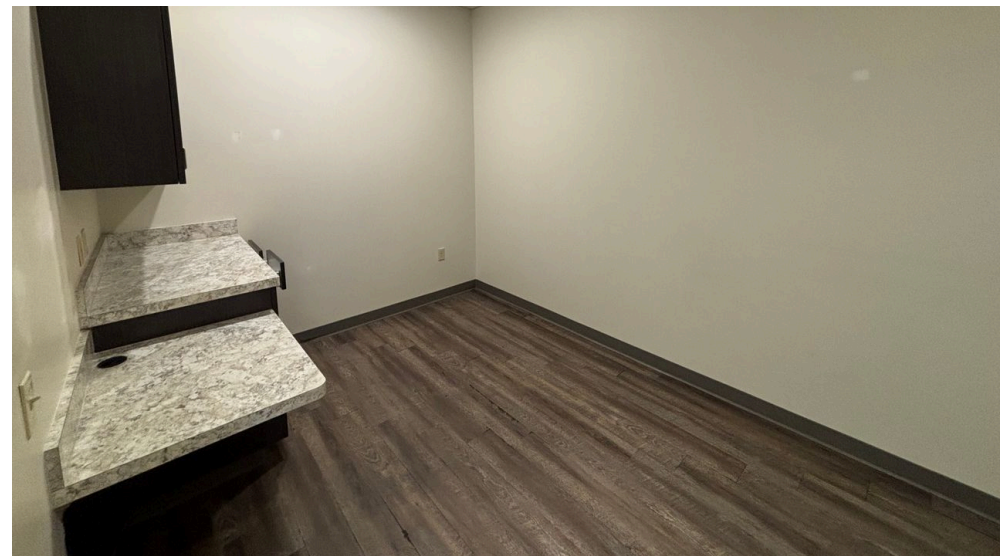
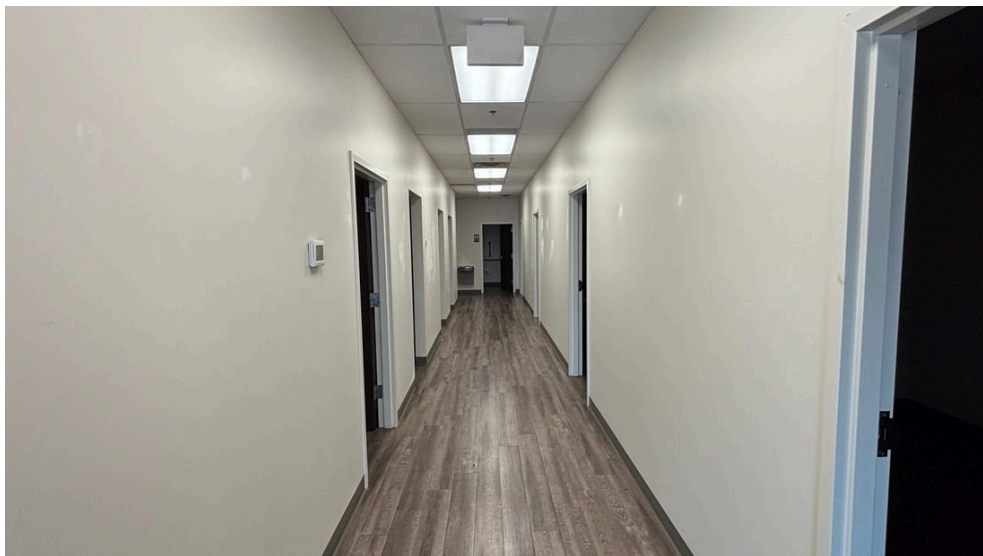
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Former Eyecare of Catoosa

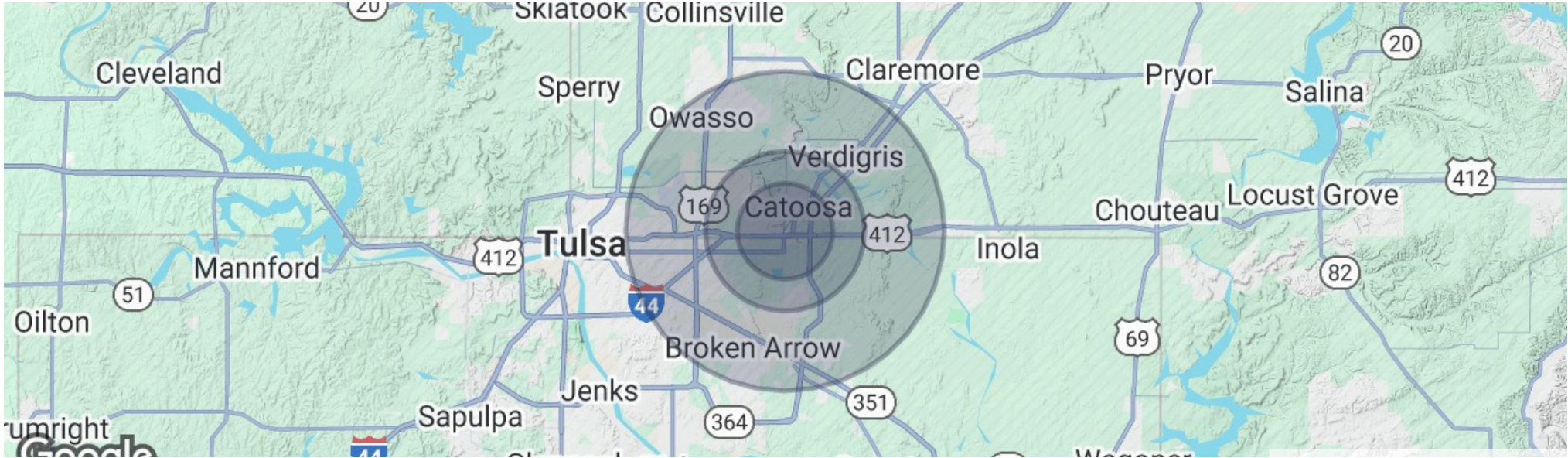


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2025 Demographics	1 Mile	3 Miles	5 Miles
Population	27,393	31,521	45,445
Households	10,965	12,462	17,943
Median Household Income	56,901	58,631	57,757
Average Household Income	78,552	80,660	78,182



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