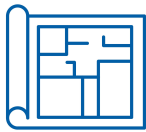


# RETAIL FOR LEASE | 12701 East 86th Street North

12701 East 86th Street North, Owasso, OK 74055

**WIGGIN**  
PROPERTIES, LLC



**1,500**

Available SF



**Negotiable**  
+ NNN

Lease Rate



**Retail**

Property Type



## AREA DEMOGRAPHICS

	2024	1 Mile	3 Miles	5 Miles
Total Households		8,053	20,589	29,654
Total Population		21,193	55,876	82,342
Median HH Income		\$77,944	\$86,328	\$88,304

## HIGHLIGHTS

- ✓ High Traffic Arterial Frontage: located on East 86th Street North with daily traffic counts exceeding 19,000 VPD
- ✓ Prime Retail Corridor: surrounded by national and regional retailers within a 1-mile radius, including proximity to Owasso High School
- ✓ Strong Demographic Trade Area: over 60,000 residents within 5 miles, average household income exceeding \$109,000
- ✓ Excellent Visibility: positioned on an endcap with street signage available

**Vicki Patterson, CCIM**

VP of Brokerage

918.519.6731

vpatterson@wiggprop.com

**Erica Cunningham, CCIM**

Advisor

918.829.5754

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