

CHEROKEE VILLAGE | SPACE FOR LEASE

750 S. Cherokee Street - Catoosa, OK

BAUER
& ASSOCIATES
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PROPERTY HIGHLIGHTS

- **SPACE AVAILABLE: SUITE L (1,350 SF)**
- **LOCATED AT THE CROSSROADS OF S. CHEROKEE ST., HWY 66 & E. PINE ST.**
- **GREAT FRONTAGE VISIBILITY TO MAJOR ROADS**
- **NEARBY RESTAURANTS & BUSINESS DISTRICT**
- **PYLON & STOREFRONT SIGNAGE AVAILABLE**
- **ABUNDANT FRONT DOOR PARKING**
- **FLEXIBLE FLOOR PLANS**



15,926 Vehicles per day - State Highway 66
3,357 Vehicles per day - East Pine Street
2,683 Vehicles per day - S. Cherokee Street

TRAFFIC COUNT - SOURCE: INCOG 2025



DRIVE TIME DEMOGRAPHICS

	5 MINUTES	10 MINUTES	15 MINUTES
DAYTIME POPULATION	4,233	26,800	164,000
TOTAL HOUSEHOLDS	1,223	8,083	63,000
TOTAL POPULATION	3,180	21,400	166,000
AVERAGE HH SIZE	2.59	2.63	2.61
AVERAGE HH INCOME	\$103,104	\$89,548	\$82,073

DEMOGRAPHICS - SOURCE: ESRI 2026

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"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
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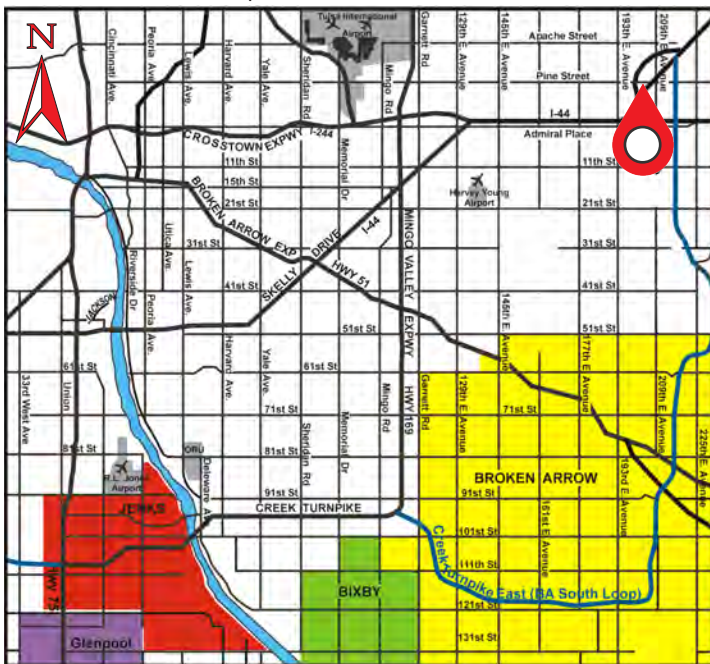
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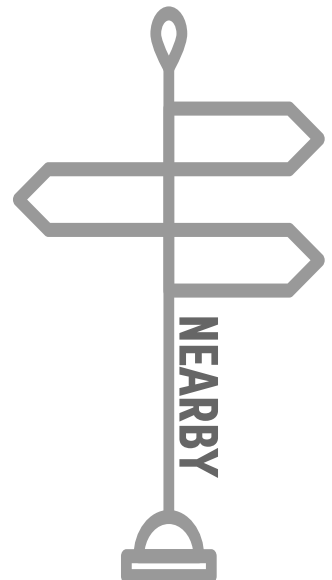
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Greater Tulsa Area Map



- PHILLIPS 66 GAS STATION
- D.W. CORRELL MUSEUM
- BANK OF COMMERCE
- DAYLIGHT DONUTS
- H&R BLOCK
- CATOOSA FLOWERS
- CATOOSA CLEANERS
- LUCIDITY COFFEE



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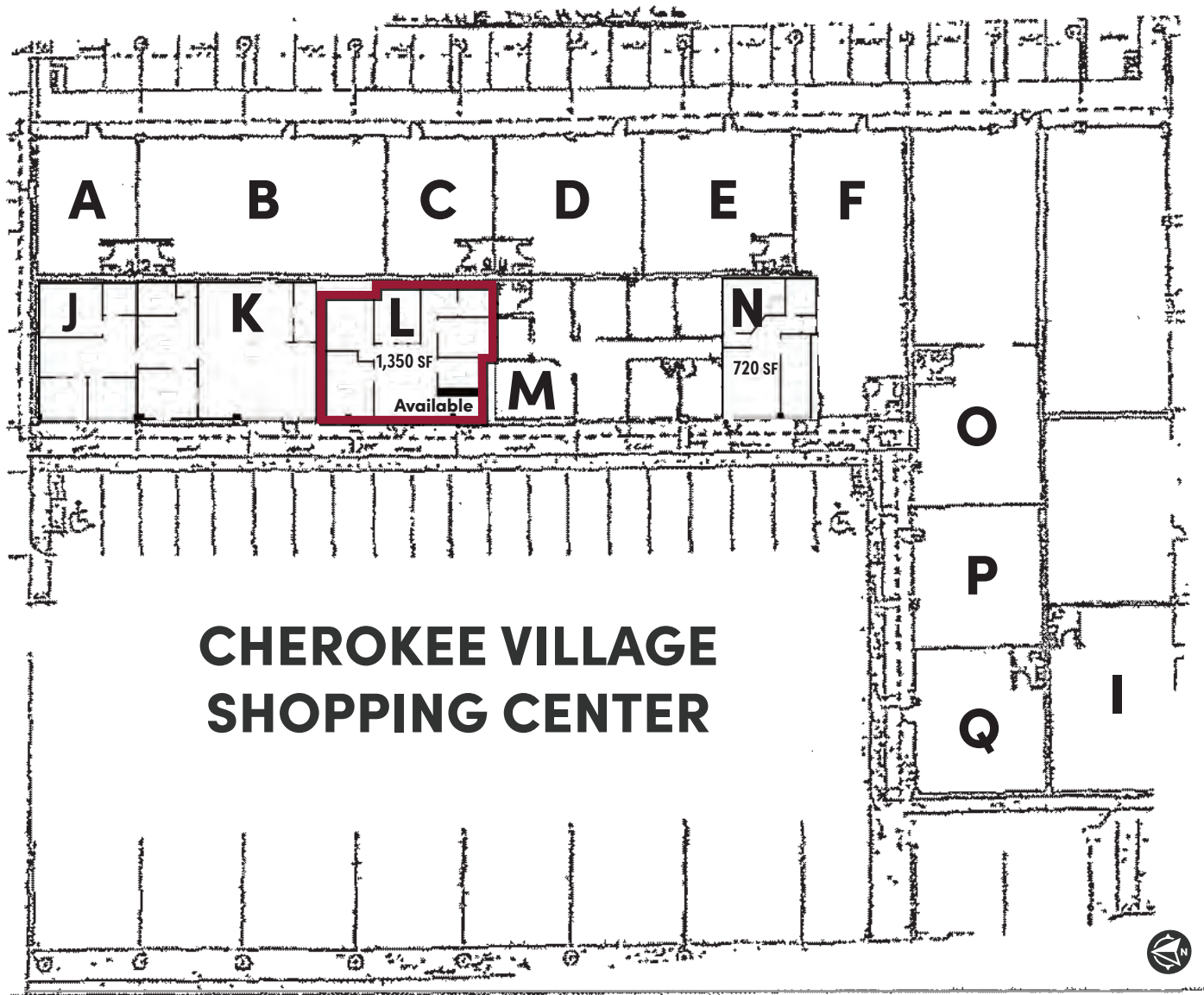
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Route 66



S. Cherokee St.

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