

# SHOPS AT MCALESTER - AVAILABLE FOR LEASE

1210 TANGLEWOOD DRIVE MCALESTER, OK 74501

SHOP COS.



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## PROJECT SCOPE

Retail spaces available for lease at 1210 Tanglewood Drive in McAlester, OK. McAlester offers a population of over 22,000 within a 5-mile radius. It is surrounded by prominent national tenants including Hobby Lobby, Chick Fil A, and Starbucks, making it an ideal spot for attracting high foot traffic and a steady customer base.

## PRICING

- Call for rates

## DETAILS

- For Lease
- ±3,936 SF In-Line Space Available
- Great access & visibility

## TRAFFIC COUNTS

- o US Hwy 69 20,900 VPD-25

## AREA RETAILERS



## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	2,632	12,071	22,495
Avg. HH Income	\$105,521	\$72,724	\$69,717
Total Housing Units	1,027	5,078	8,669
Daytime Population	3,134	17,824	26,952
Medium Home Value	\$205,028	\$159,014	\$140,598

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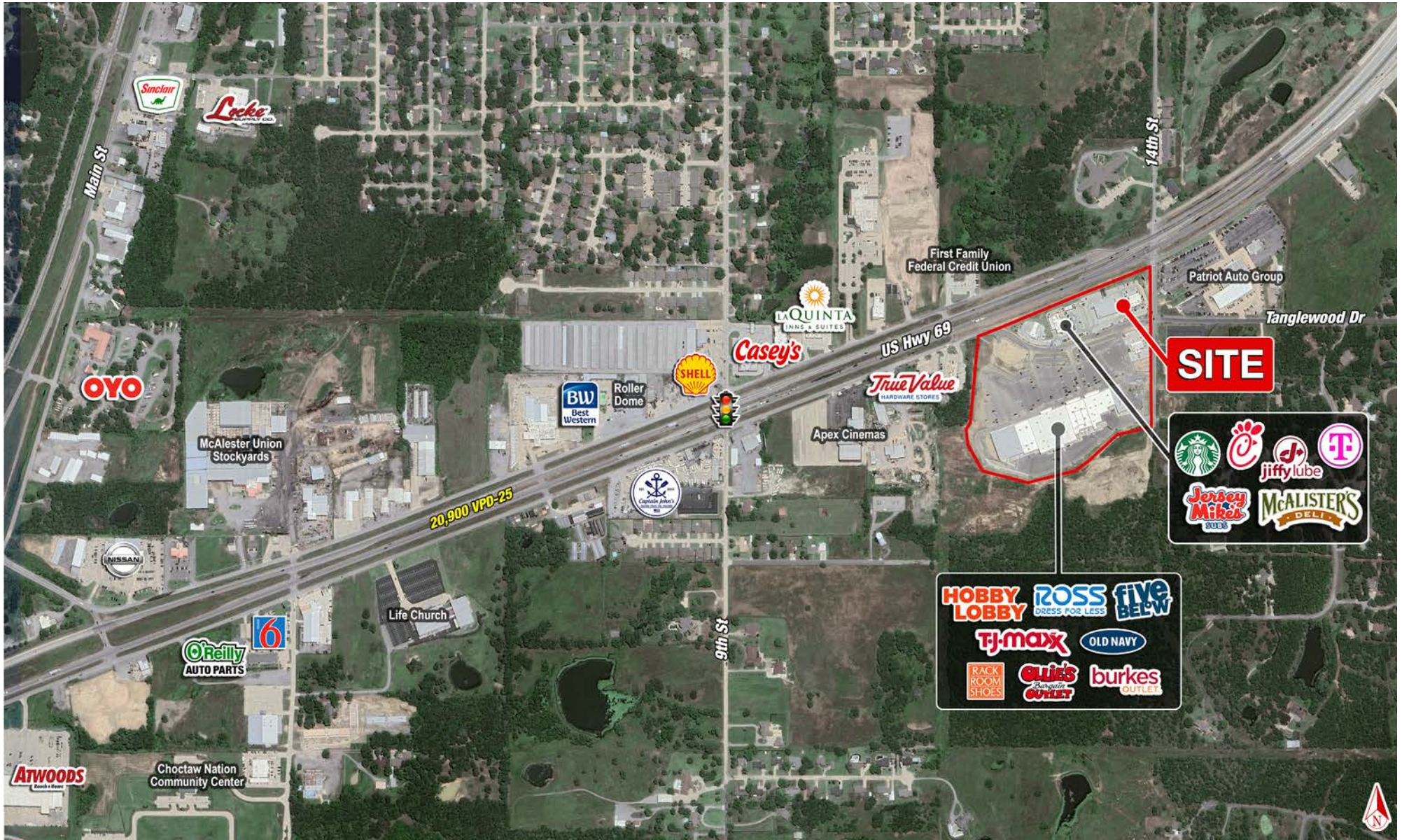
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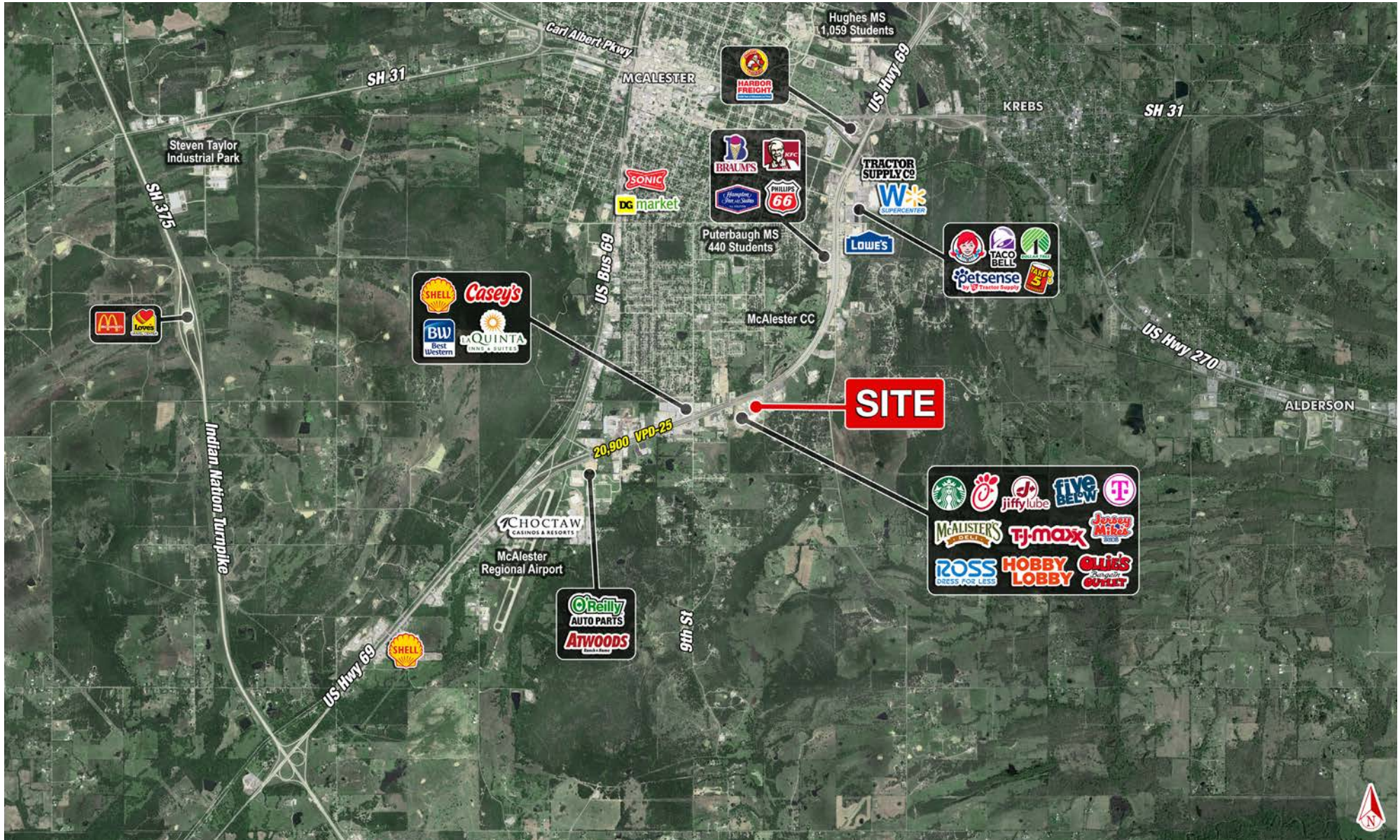
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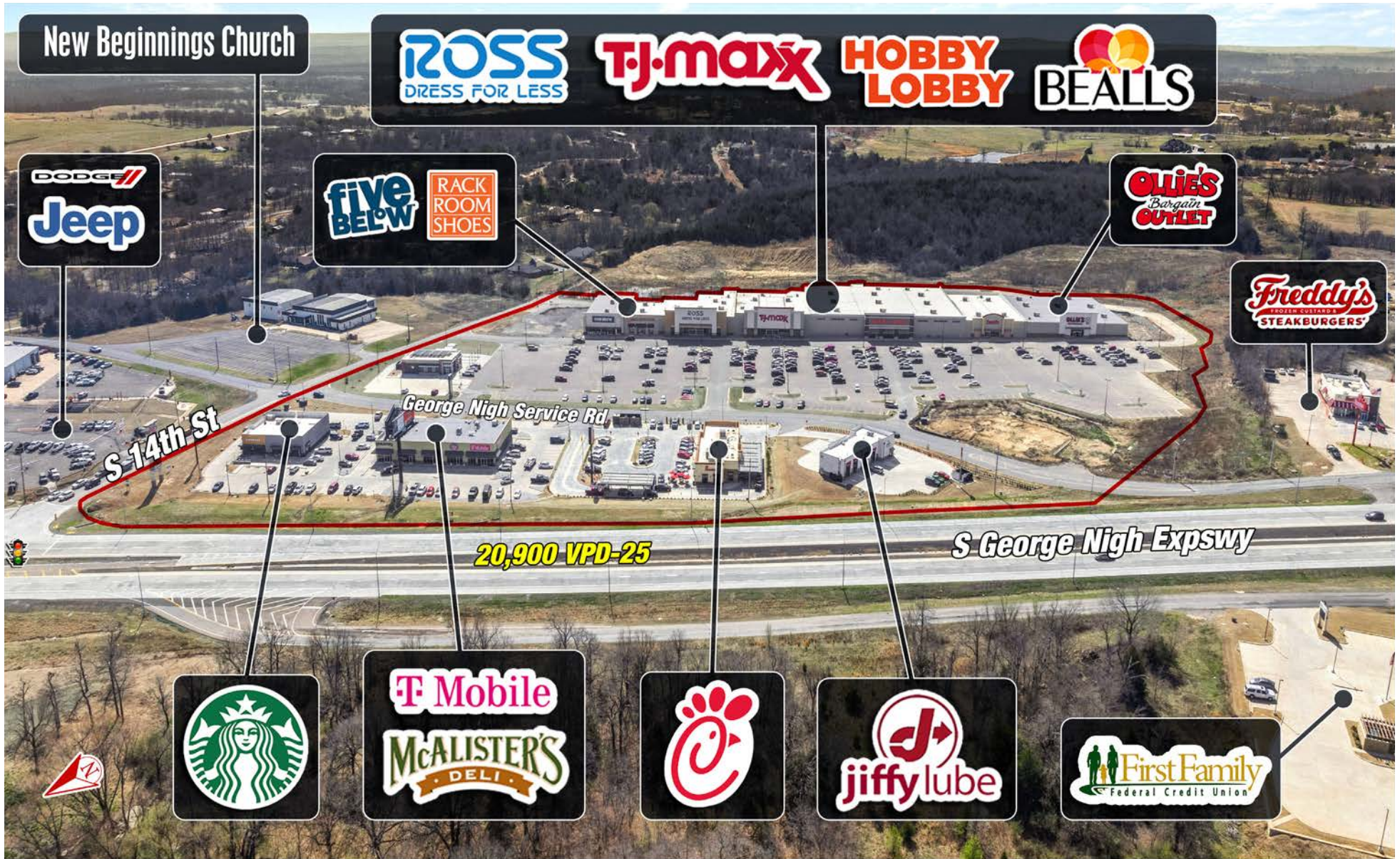
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