

# Walmart Plaza

403-409 Daisy Dr.  
Tahlequah, OK 74464  
Cherokee County



## key features

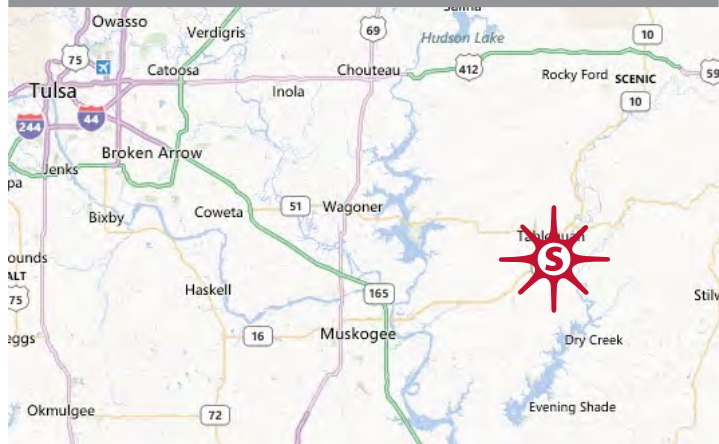
- shadow-anchored by Walmart Supercenter and across from Lowe's at busy retail intersection
- near Northeastern State University (7,400 students) and the headquarters of the Cherokee Nation
- strong national co-tenancy with Dollar Tree, Hibbett Sports, Maurices, GameStop, and Sally Beauty
- daily traffic counts: 7,200 on S.R. 51; 18,000 on U.S. 62; and 23,400 on Muskogee Ave.

## demographics

|                       | 1 mile   | 3 miles  | 5 miles  |
|-----------------------|----------|----------|----------|
| population            | 3,029    | 17,780   | 23,698   |
| households            | 1,307    | 6,939    | 9,225    |
| avg. household income | \$94,064 | \$74,056 | \$77,612 |
| daytime population    | 3,228    | 13,497   | 16,977   |

2024 estimates. Source: Applied Geographic Solutions 5/2024, TIGER Geography

**retail space for lease** 1,200 – 4,800 sf



Thomas Siffermann 317.524.7819 [tsiffermann@sandordev.com](mailto:tsiffermann@sandordev.com)

10689 N. Pennsylvania St., Suite 100, Indianapolis, IN 46280

[www.sandordev.com](http://www.sandordev.com)

**sandor**

# Walmart Plaza

403-409 Daisy Dr.  
Tahlequah, OK 74464  
Cherokee County

## 403 shops

| UNIT  | TENANT                 | DIMS.    | S.F.  |
|-------|------------------------|----------|-------|
| 403-A | NEW CHINA SUPER BUFFET | 60 x 100 | 6,000 |
| 403-B | HOTWORX                | 20 x 80  | 1,600 |
| 403-C | AVAILABLE              | 60 x 80  | 4,800 |

## 407 shops

| UNIT  | TENANT              | DIMS.    | S.F.  |
|-------|---------------------|----------|-------|
| 407-A | WORK READY OKLAHOMA | 40 x 100 | 4,000 |
| 407-B | MAURICES            | 65 x 80  | 5,200 |
| 407-F | AVAILABLE           | 15 x 80  | 1,200 |
| 407-G | SALLY BEAUTY        | 20 x 80  | 1,600 |

## 409 shops

| UNIT     | TENANT                    | DIMS.    | S.F.  |
|----------|---------------------------|----------|-------|
| 409-A    | DOLLAR TREE               | 60 x 133 | 7,980 |
| 409-B    | HIBBETT SPORTS            | 45 x 110 | 4,950 |
| 409-C    | GAMESTOP                  | 16 x 80  | 1,280 |
| 409-D    | CHECK INTO CASH           | 20 x 80  | 1,600 |
| 409-E-F2 | PEDIATRICS PLUS           | 46 x 80  | 3,688 |
| 409-F3   | EXCEL THERAPY SPECIALISTS | 30 x 80  | 2,400 |

## future development

| UNIT | TENANT             | SIZE          |
|------|--------------------|---------------|
| A    | OUTLOT AVAILABLE   | ±1.3 AC       |
|      | FUTURE DEVELOPMENT | MAX 20,000 SF |

