

**SOUTH YORK PLAZA
2421 S. YORK STREET
MUSKOGEE, OK 74403**

Retail Shopping Center For Sale

24,000 SF on 3.12 Acres MOL

\$2,978,169.07

100% Occupied

7.53% Cap Rate

REED

**COMMERCIAL
REAL ESTATE**



NAIRED

405.840.0600

NAIRED.COM

SAMUEL DUNHAM

405.207.7286

SAMUEL@NAIRED.COM

NATHAN WILSON

405.760.5327

NATHAN@NAIRED.COM



PROPERTY HIGHLIGHTS

- Built in 2002
- Parking Ratio: 3.89/1,000 SF
- Pylon Signage

LOCATION HIGHLIGHTS

- Muskogee County
- 138 Miles to Oklahoma City

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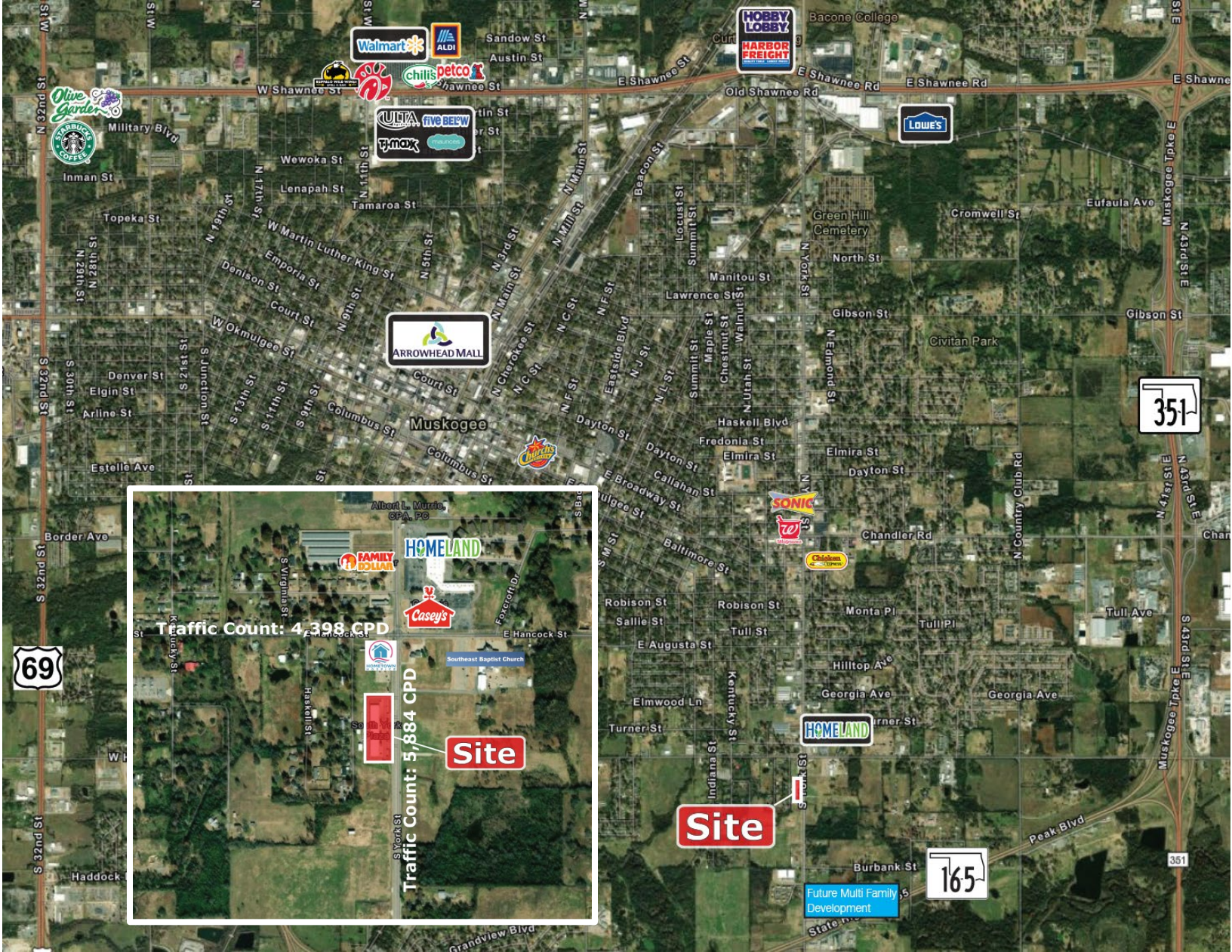
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	4,811	26,039	41,456
AVERAGE HOUSEHOLD INCOME	\$56,739	\$56,796	\$57,672
TOTAL HOUSEHOLDS	2,025	10,374	16,730

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