



Building Type:	Retail
Available SF:	10,560
Total SF:	10,560
Year Built:	1992
Last Updated:	Apr 25, 2025

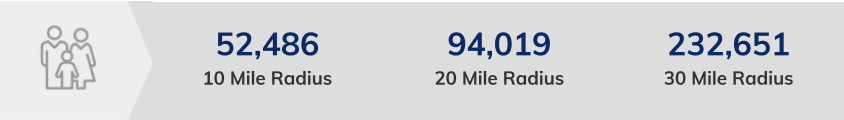
Realtor/Owner Contact

Steve Sagmani
| steve@exclusive-realty.com

Property and Area Description

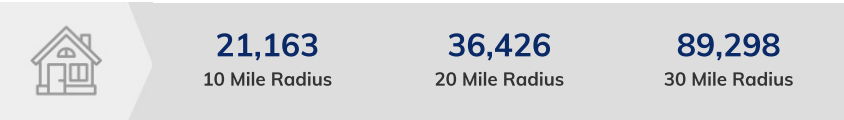
Exclusive Realty is pleased to present this 10,560 SF Aaron's store located in Muskogee, Oklahoma. The property has a NNN Lease, leaving zero Landlord Responsibility. The Lease is guaranteed by Aaron's which holds a credit rating of "BBB" and this is classified as investment grade. The five mile average household income exceeds \$56,000 per year,making this location ideal for an Aarons. With over 26,000 vehicles per day on E. Shawnee Road and located in close proximity to national retailers Hobby Lobby, Harbor Freight, Sears, Burkes Outlet, Dunhams Sports, U-Haul, KFC, AutoZone, and more, Aarons has high visibility which will draw patrons to the store. The subject offering represents an ideal opportunity for a 1031 Exchange buyer. This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant. Muskogee, Oklahoma, is a welcoming city with a rich history and a supportive community. Owning a retail store in Muskogee offers numerous benefits, including a loyal customer base, a strategic location, and a diverse economy. The city's strong sense of community, affordable cost of living, and favorable business climate create an environment where retail businesses can thrive and succeed. Muskogee, Oklahoma, is home to several notable monuments and famous places that reflect its rich history and cultural heritage. From the iconic Five Civilized Tribes Museum, showcasing the legacy of Native American tribes, to the historic Roxy Theater, preserving the charm of classic cinema, Muskogee offers a diverse range of attractions. Other prominent sites include the Honor Heights Park, known for its stunning azalea displays, and the Oklahoma Music Hall of Fame, honoring the state's musical legacy. These monuments and famous places in Muskogee provide visitors with a glimpse into the city's past and its vibrant cultural scene.

Population



Source: ESRI®, 2024

Households

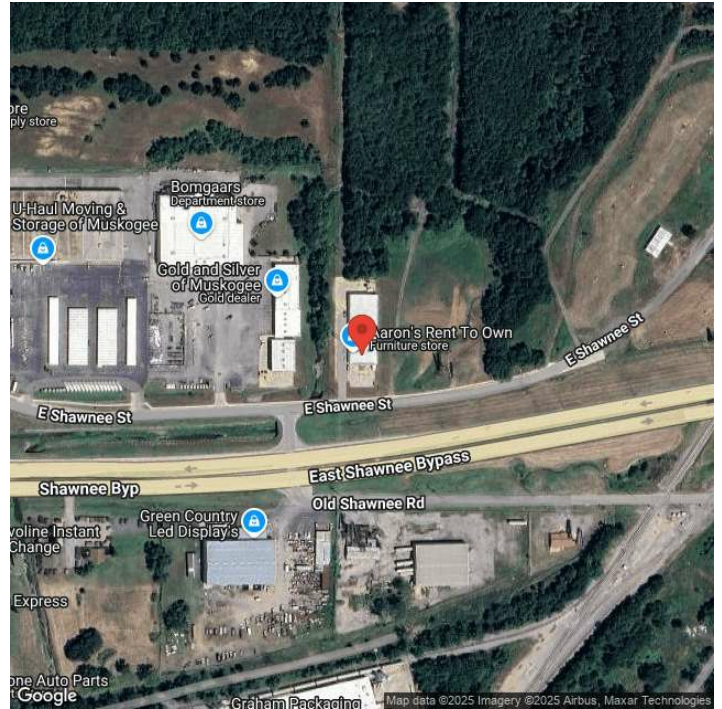


Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown

Property Images



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