

Three Rivers Plaza
701 W Shawnee Bypass | Muskogee, OK | US | Muskogee County
Available SF: 111,050 | Sale Price: \$15,500,000



Building Type:	Retail
Available SF:	111,050
Total SF:	111,050
Year Built:	2015
Sale Price:	\$15,500,000
Last Updated:	Jul 14, 2025

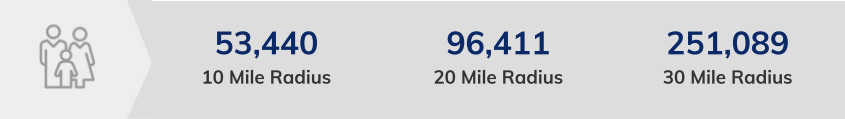
Realtor/Owner Contact

Bill Rose
| bill.rose@marcusmillichap.com

Property and Area Description

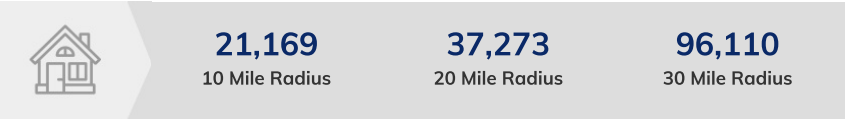
Marcus & Millichap been chosen as the exclusive advisor to offer for sale the fee simple interest in Three Rivers Plaza, a 111,050-square-foot regional shopping district located at the signalized intersection of State Highway 64 (Shawnee Avenue) and North 6th Street in Muskogee, Oklahoma. The center attracts more than three million customer visits per year, ranking in the states top percentile. T.J.maxx, Ulta Beauty, Hibbett Sports, Five Below and more provide daily necessity goods and services to a primary trade area of over 100,000 residents earning an average household income in excess of \$58,000. The property is the dominant shopping center in the trade area. Three Rivers is 96% occupied with two in-line shop spaces ready for immediate lease-up.

Population



Source: ESRI®, 2024

Households

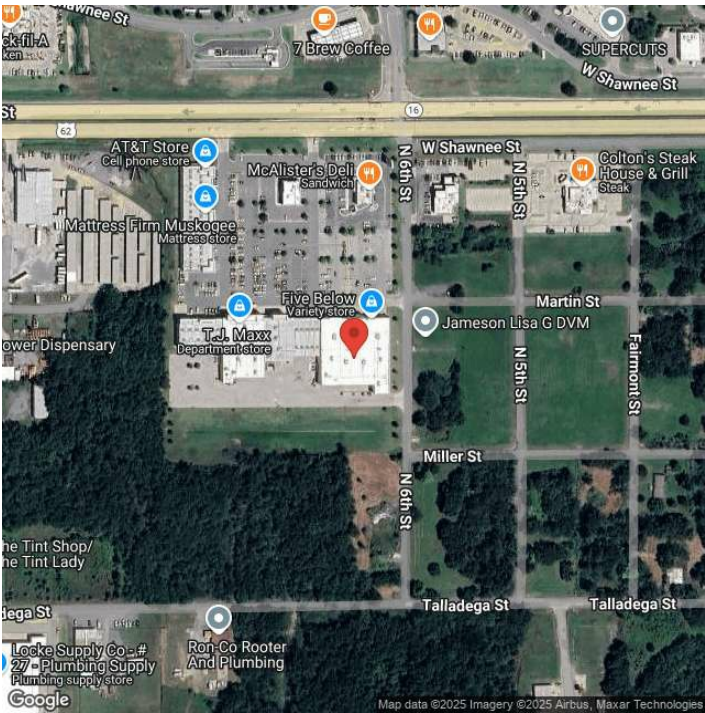


Source: ESRI®, 2024

Transportation

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

Property Images



Brien Thorstenberg, CEcd | Vice President of Aerospace and Manufacturing | Tulsa Regional Chamber Economic Development
One West Third Street, Suite 100 | Tulsa, OK 74103 | (918) 585-1201 | brienthorstenberg@tulsachamber.com