



RETAIL ATTRACTIONS, LLC

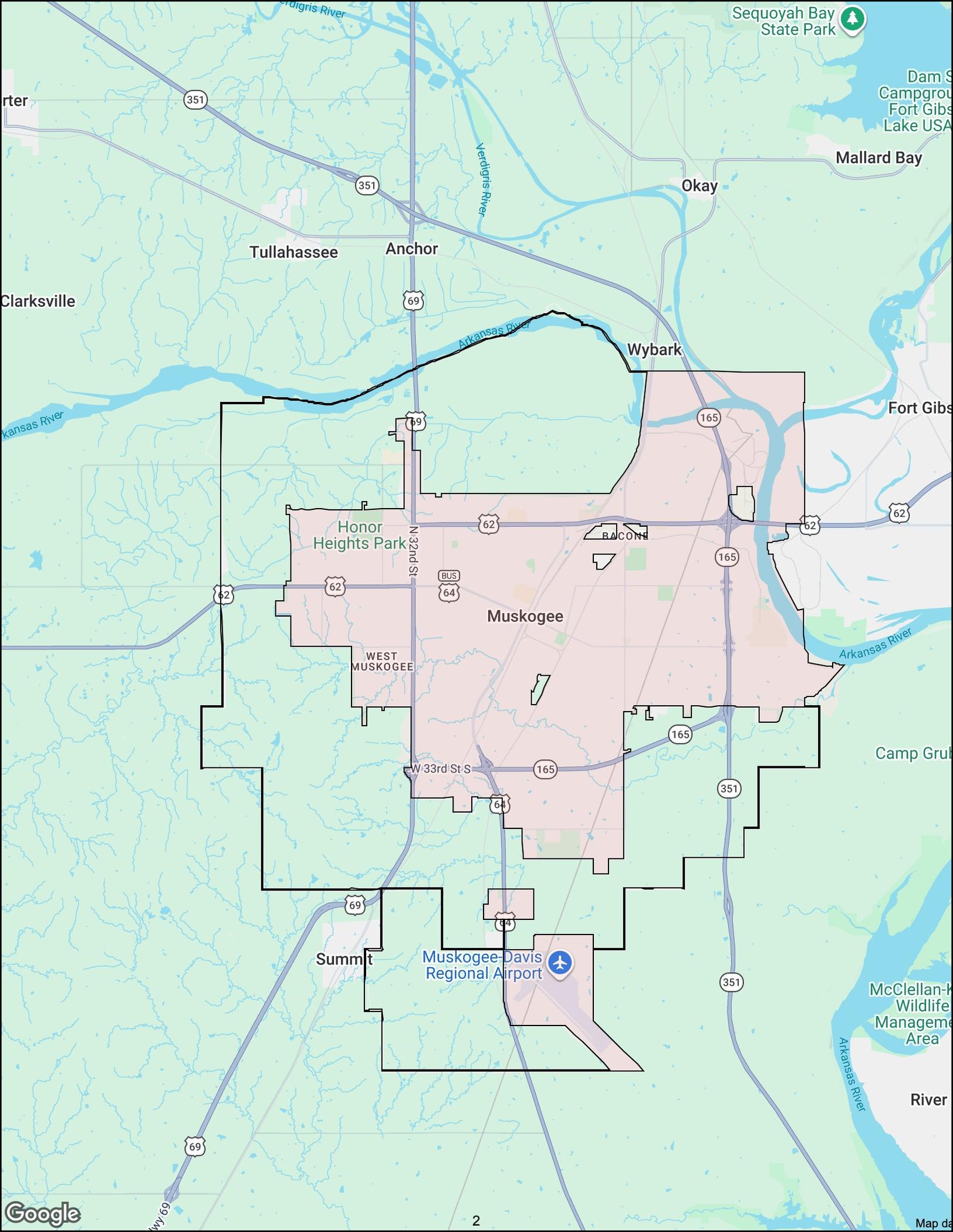
Economic Development Consulting

**Muskogee, Oklahoma
City Limits
1st Quarter 2026**

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Demographics



Sequoyah Bay State Park

Dam S
Campgro
Fort Gibs
Lake USA

Mallard Bay

Okay

Tullahassee

Anchor

Clarksville

69

Wybark

Fort Gibs

Honor Heights Park

BACONS

Muskogee

WEST MUSKOGEE

Camp Grul

W 33rd St S

165

Summit

Muskogee-Davis Regional Airport

McClellan-K
Wildlife
Management
Area

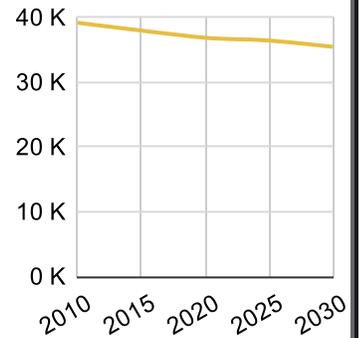
River

Muskogee, Oklahoma

City Limits

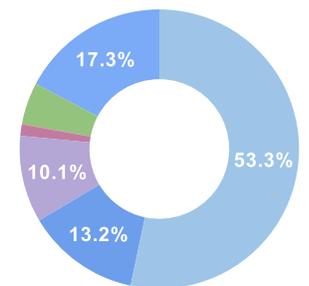
Population

Estimated Population (2025)	36,459
Projected Population (2030)	35,490
Census Population (2020)	36,887
Census Population (2010)	39,209
Projected Annual Growth (2025-2030)	-969 -0.5%
Historical Annual Growth (2020-2025)	-428 -0.2%
Historical Annual Growth (2010-2020)	-2,322 -0.6%
Estimated Population Density (2025)	819 <i>psm</i>
Trade Area Size	44.5 <i>sq mi</i>



Race and Ethnicity (2025)

Not Hispanic or Latino Population		Count	Percentage
White		18,343	55.4%
Black or African American		4,724	14.3%
American Indian or Alaska Native		3,600	10.9%
Asian		484	1.5%
Hawaiian or Pacific Islander		15	-
Other Race		411	1.2%
Two or More Races		5,525	16.7%
Hispanic or Latino Population		Count	Percentage
White		1,089	32.4%
Black or African American		71	2.1%
American Indian or Alaska Native		65	1.9%
Asian		2	-
Hispanic Hawaiian or Pacific Islander		-	-
Other Race		1,362	40.6%
Two or More Races		768	22.9%



- White
- Black or African American
- American Indian or Alaskan Native
- Asian
- Hawaiian or Pacific Islander
- Other Race
- 2+ Races

Muskogee, Oklahoma

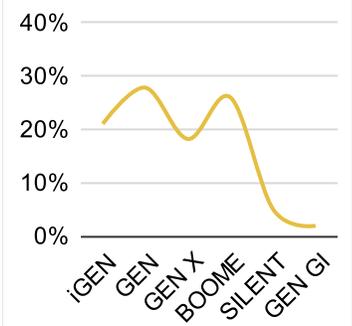
City Limits

Age Distribution (2025)

Age Under 5 Years	2,585	7.1%
Age 5 to 9 Years	2,507	6.9%
Age 10 to 14 Years	2,575	7.1%
Age 15 to 19 Years	2,599	7.1%
Age 20 to 24 Years	2,593	7.1%
Age 25 to 29 Years	2,582	7.1%
Age 30 to 34 Years	2,370	6.5%
Age 35 to 39 Years	2,198	6.0%
Age 40 to 44 Years	2,342	6.4%
Age 45 to 49 Years	2,095	5.7%
Age 50 to 54 Years	1,949	5.3%
Age 55 to 59 Years	1,873	5.1%
Age 60 to 64 Years	2,156	5.9%
Age 65 to 69 Years	1,997	5.5%
Age 70 to 74 Years	1,499	4.1%
Age 75 to 79 Years	1,115	3.1%
Age 80 to 84 Years	719	2.0%
Age 85 Years or Over	698	1.9%
Median Age	34.9	

Generation (2025)

iGeneration (Age Under 15 Years)	7,667	21.0%
Generation 9/11 Millennials (Age 15 to 34 Years)	10,144	27.8%
Gen Xers (Age 35 to 49 Years)	6,635	18.2%
Baby Boomers (Age 50 to 74 Years)	9,474	26.0%
Silent Generation (Age 75 to 84 Years)	1,834	5.0%
G.I. Generation (Age 85 Years or Over)	698	1.9%

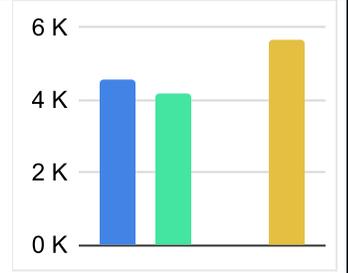
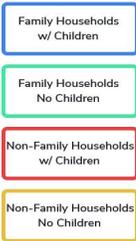




Muskogee, Oklahoma
City Limits

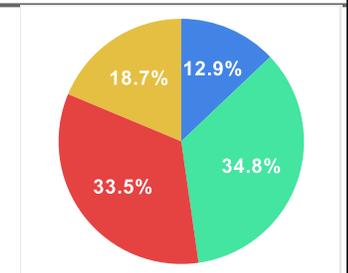
Household Type (2025)

Total Households	14,453
Family Households	8,766 60.7%
Family Households with Children	4,577 52.2%
Family Households No Children	4,189 47.8%
Non-Family Households	5,687 39.3%
Non-Family Households with Children	6 0.1%
Non-Family Households No Children	5,681 99.9%



Education Attainment (2025)

Elementary or Some High School	3,046 12.9%
High School Graduate	8,220 34.8%
Some College or Associate Degree	7,915 33.5%
Bachelor or Graduate Degree	4,414 18.7%



Household Income (2025)

Estimated Average Household Income	\$69,633
Estimated Median Household Income	\$48,758
HH Income Under \$10,000	1,451 10.0%
HH Income \$10,000 to \$34,999	3,826 26.5%
HH Income \$35,000 to \$49,999	2,127 14.7%
HH Income \$50,000 to \$74,999	2,605 18.0%
HH Income \$75,000 to \$99,999	1,701 11.8%
HH Income \$100,000 to \$149,999	1,650 11.4%
HH Income \$150,000 or More	1,092 7.6%

Muskogee, Oklahoma

City Limits

Population

Estimated Population (2025)	36,459
Projected Population (2030)	35,490
Census Population (2020)	36,887
Census Population (2010)	39,209
Projected Annual Growth (2025-2030)	-969 -0.5%
Historical Annual Growth (2020-2025)	-428 -0.2%
Historical Annual Growth (2010-2020)	-2,322 -0.6%
Estimated Population Density (2025)	819 <i>psm</i>
Trade Area Size	44.5 <i>sq mi</i>

Households

Estimated Households (2025)	14,453
Projected Households (2030)	13,975
Census Households (2020)	15,010
Census Households (2010)	15,717
Projected Annual Growth (2025-2030)	-478 -0.7%
Historical Annual Change (2010-2025)	-1,264 -0.5%

Average Household Income

Estimated Average Household Income (2025)	\$69,633
Projected Average Household Income (2030)	\$69,266
Census Average Household Income (2010)	\$44,198
Census Average Household Income (2000)	\$37,775
Projected Annual Change (2025-2030)	-\$367 -0.1%
Historical Annual Change (2000-2025)	\$31,858 3.4%

Median Household Income

Estimated Median Household Income (2025)	\$48,758
Projected Median Household Income (2030)	\$48,318
Census Median Household Income (2010)	\$34,277
Census Median Household Income (2000)	\$26,717
Projected Annual Change (2025-2030)	-\$440 -0.2%
Historical Annual Change (2000-2025)	\$22,041 3.3%

Per Capita Income

Estimated Per Capita Income (2025)	\$27,814
Projected Per Capita Income (2030)	\$27,491
Census Per Capita Income (2010)	\$17,718
Census Per Capita Income (2000)	\$15,274
Projected Annual Change (2025-2030)	-\$323 -0.2%
Historical Annual Change (2000-2025)	\$12,540 3.3%
Estimated Average Household Net Worth (2025)	\$595,986



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Muskogee, Oklahoma

City Limits

Race and Ethnicity

Total Population (2025)	36,459	
White (2025)	19,432	53.3%
Black or African American (2025)	4,795	13.2%
American Indian or Alaska Native (2025)	3,665	10.1%
Asian (2025)	486	1.3%
Hawaiian or Pacific Islander (2025)	15	-
Other Race (2025)	1,773	4.9%
Two or More Races (2025)	6,293	17.3%
Population < 18 (2025)	9,233	25.3%
White Not Hispanic	3,300	35.7%
Black or African American	1,276	13.8%
Asian	109	1.2%
Other Race Not Hispanic	3,205	34.7%
Hispanic	1,343	14.5%
Not Hispanic or Latino Population (2025)	33,102	90.8%
Not Hispanic White	18,343	55.4%
Not Hispanic Black or African American	4,724	14.3%
Not Hispanic American Indian or Alaska Native	3,600	10.9%
Not Hispanic Asian	484	1.5%
Not Hispanic Hawaiian or Pacific Islander	15	-
Not Hispanic Other Race	411	1.2%
Not Hispanic Two or More Races	5,525	16.7%
Hispanic or Latino Population (2025)	3,357	9.2%
Hispanic White	1,089	32.4%
Hispanic Black or African American	71	2.1%
Hispanic American Indian or Alaska Native	65	1.9%
Hispanic Asian	2	-
Hispanic Hawaiian or Pacific Islander	-	-
Hispanic Other Race	1,362	40.6%
Hispanic Two or More Races	768	22.9%
Not Hispanic or Latino Population (2020)	33,500	90.8%
Hispanic or Latino Population (2020)	3,387	9.2%
Not Hispanic or Latino Population (2010)	36,468	93.0%
Hispanic or Latino Population (2010)	2,741	7.0%
Not Hispanic or Latino Population (2030)	31,935	90.0%
Hispanic or Latino Population (2030)	3,555	10.0%
Projected Annual Growth (2025-2030)	198	1.2%
Historical Annual Growth (2010-2020)	646	2.4%



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City Limits

Total Age Distribution (2025)

Total Population	36,459	
Age Under 5 Years	2,585	7.1%
Age 5 to 9 Years	2,507	6.9%
Age 10 to 14 Years	2,575	7.1%
Age 15 to 19 Years	2,599	7.1%
Age 20 to 24 Years	2,593	7.1%
Age 25 to 29 Years	2,582	7.1%
Age 30 to 34 Years	2,370	6.5%
Age 35 to 39 Years	2,198	6.0%
Age 40 to 44 Years	2,342	6.4%
Age 45 to 49 Years	2,095	5.7%
Age 50 to 54 Years	1,949	5.3%
Age 55 to 59 Years	1,873	5.1%
Age 60 to 64 Years	2,156	5.9%
Age 65 to 69 Years	1,997	5.5%
Age 70 to 74 Years	1,499	4.1%
Age 75 to 79 Years	1,115	3.1%
Age 80 to 84 Years	719	2.0%
Age 85 Years or Over	698	1.9%
Median Age	34.9	
Age 19 Years or Less	10,266	28.2%
Age 20 to 64 Years	20,158	55.3%
Age 65 Years or Over	6,028	16.5%

Female Age Distribution (2025)

Female Population	18,274	50.1%
Age Under 5 Years	1,201	6.6%
Age 5 to 9 Years	1,319	7.2%
Age 10 to 14 Years	1,230	6.7%
Age 15 to 19 Years	1,192	6.5%
Age 20 to 24 Years	1,224	6.7%
Age 25 to 29 Years	1,229	6.7%
Age 30 to 34 Years	1,149	6.3%
Age 35 to 39 Years	1,140	6.2%
Age 40 to 44 Years	1,253	6.9%
Age 45 to 49 Years	1,073	5.9%
Age 50 to 54 Years	1,011	5.5%
Age 55 to 59 Years	932	5.1%
Age 60 to 64 Years	1,115	6.1%
Age 65 to 69 Years	1,036	5.7%
Age 70 to 74 Years	816	4.5%
Age 75 to 79 Years	606	3.3%
Age 80 to 84 Years	381	2.1%
Age 85 Years or Over	363	2.0%
Female Median Age	36.6	
Age 19 Years or Less	4,942	27.0%
Age 20 to 64 Years	10,126	55.4%
Age 65 Years or Over	3,202	17.5%



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City Limits

Male Age Distribution (2025)

Male Population	18,185	49.9%
Age Under 5 Years	1,384	7.6%
Age 5 to 9 Years	1,188	6.5%
Age 10 to 14 Years	1,345	7.4%
Age 15 to 19 Years	1,407	7.7%
Age 20 to 24 Years	1,369	7.5%
Age 25 to 29 Years	1,353	7.4%
Age 30 to 34 Years	1,221	6.7%
Age 35 to 39 Years	1,058	5.8%
Age 40 to 44 Years	1,089	6.0%
Age 45 to 49 Years	1,022	5.6%
Age 50 to 54 Years	938	5.2%
Age 55 to 59 Years	941	5.2%
Age 60 to 64 Years	1,041	5.7%
Age 65 to 69 Years	961	5.3%
Age 70 to 74 Years	683	3.8%
Age 75 to 79 Years	509	2.8%
Age 80 to 84 Years	338	1.9%
Age 85 Years or Over	335	1.8%
Male Median Age	33.3	
Age 19 Years or Less	5,324	29.3%
Age 20 to 64 Years	10,032	55.2%
Age 65 Years or Over	2,826	15.5%

Males per 100 Females (2025)

Overall Comparison	100	
Age Under 5 Years	115	53.5%
Age 5 to 9 Years	90	47.4%
Age 10 to 14 Years	109	52.2%
Age 15 to 19 Years	118	54.1%
Age 20 to 24 Years	112	52.8%
Age 25 to 29 Years	110	52.4%
Age 30 to 34 Years	106	51.5%
Age 35 to 39 Years	93	48.1%
Age 40 to 44 Years	87	46.5%
Age 45 to 49 Years	95	48.8%
Age 50 to 54 Years	93	48.1%
Age 55 to 59 Years	101	50.2%
Age 60 to 64 Years	93	48.3%
Age 65 to 69 Years	93	48.1%
Age 70 to 74 Years	84	45.6%
Age 75 to 79 Years	84	45.7%
Age 80 to 84 Years	89	47.0%
Age 85 Years or Over	92	48.0%
Age 19 Years or Less	108	51.9%
Age 20 to 39 Years	105	51.3%
Age 40 to 64 Years	93	48.3%
Age 65 Years or Over	88	46.9%



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City Limits

Household Type (2025)

Total Households	14,453	
Households with Children	4,583	31.7%
Average Household Size	2.4	
Household Density per Square Mile	325	
Population Family	27,956	76.7%
Population Non-Family	7,377	20.2%
Population Group Quarters	1,126	3.1%
Family Households	8,766	60.7%
Married Couple Households	5,357	61.1%
Other Family Households with Children	3,409	38.9%
Family Households with Children	4,577	52.2%
Married Couple with Children	2,514	54.9%
Other Family Households with Children	2,063	45.1%
Family Households No Children	4,189	47.8%
Married Couple No Children	2,843	67.9%
Other Family Households No Children	1,346	32.1%
Non-Family Households	5,687	39.3%
Non-Family Households with Children	6	0.1%
Non-Family Households No Children	5,681	99.9%
Average Family Household Size	3.2	
Average Family Income	\$83,314	
Median Family Income	\$59,896	
Average Non-Family Household Size	1.3	

Marital Status (2025)

Population Age 15 Years or Over	28,789	
Never Married	9,519	33.1%
Currently Married	11,278	39.2%
Previously Married	7,992	27.8%
Separated	1,776	22.2%
Widowed	1,906	23.8%
Divorced	4,310	53.9%

Educational Attainment (2025)

Adult Population Age 25 Years or Over	23,595	
Elementary (Grade Level 0 to 8)	1,037	4.4%
Some High School (Grade Level 9 to 11)	2,009	8.5%
High School Graduate	8,220	34.8%
Some College	5,301	22.5%
Associate Degree Only	2,614	11.1%
Bachelor Degree Only	3,000	12.7%
Graduate Degree	1,414	6.0%
Any College (Some College or Higher)	12,329	52.3%
College Degree + (Bachelor Degree or Higher)	4,414	18.7%



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City Limits

Housing

Total Housing Units (2025)	16,994	
Total Housing Units (2020)	17,346	
Historical Annual Growth (2020-2025)	-352	-
Housing Units Occupied (2025)	14,453	85.0%
Housing Units Owner-Occupied	7,579	52.4%
Housing Units Renter-Occupied	6,874	47.6%
Housing Units Vacant (2025)	2,541	15.0%

Household Size (2025)

Total Households	14,453	
1 Person Households	4,793	33.2%
2 Person Households	4,632	32.0%
3 Person Households	2,278	15.8%
4 Person Households	1,526	10.6%
5 Person Households	692	4.8%
6 Person Households	309	2.1%
7 or More Person Households	223	1.5%

Household Income Distribution (2025)

HH Income \$200,000 or More	446	3.1%
HH Income \$150,000 to \$199,999	646	4.5%
HH Income \$125,000 to \$149,999	515	3.6%
HH Income \$100,000 to \$124,999	1,135	7.9%
HH Income \$75,000 to \$99,999	1,701	11.8%
HH Income \$50,000 to \$74,999	2,605	18.0%
HH Income \$35,000 to \$49,999	2,127	14.7%
HH Income \$25,000 to \$34,999	1,457	10.1%
HH Income \$15,000 to \$24,999	1,602	11.1%
HH Income \$10,000 to \$14,999	767	5.3%
HH Income Under \$10,000	1,451	10.0%

Household Vehicles (2025)

Households 0 Vehicles Available	1,668	11.5%
Households 1 Vehicle Available	5,465	37.8%
Households 2 Vehicles Available	4,947	34.2%
Households 3 or More Vehicles Available	2,373	16.4%
Total Vehicles Available	23,459	
Average Vehicles per Household	1.6	
Owner-Occupied Household Vehicles	14,986	63.9%
Average Vehicles per Owner-Occupied Household	2.0	
Renter-Occupied Household Vehicles	8,473	36.1%
Average Vehicles per Renter-Occupied Household	1.2	

Travel Time (2025)

Worker Base Age 16 years or Over	13,890	
Travel to Work in 14 Minutes or Less	7,134	51.4%
Travel to Work in 15 to 29 Minutes	3,159	22.7%
Travel to Work in 30 to 59 Minutes	1,986	14.3%
Travel to Work in 60 Minutes or More	732	5.3%
Work at Home	881	6.3%
Average Minutes Travel to Work	13.2	



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Transportation To Work (2025)

Worker Base Age 16 years or Over	13,890	
Drive to Work Alone	11,338	81.6%
Drive to Work in Carpool	1,099	7.9%
Travel to Work by Public Transportation	101	0.7%
Drive to Work on Motorcycle	19	0.1%
Bicycle to Work	22	0.2%
Walk to Work	200	1.4%
Other Means	230	1.7%
Work at Home	881	6.3%

Daytime Demographics (2025)

Total Businesses	1,659	
Total Employees	18,385	
Company Headquarter Businesses	68	4.1%
Company Headquarter Employees	2,564	13.9%
Employee Population per Business	11.1	to 1
Residential Population per Business	22.0	to 1
Adj. Daytime Demographics Age 16 Years or Over	32,755	

Labor Force

Labor Population Age 16 Years or Over (2025)	28,274	
Labor Force Total Males (2025)	13,993	49.5%
Male Civilian Employed	6,961	49.7%
Male Civilian Unemployed	414	3.0%
Males in Armed Forces	11	-
Males Not in Labor Force	6,607	47.2%
Labor Force Total Females (2025)	14,281	50.5%
Female Civilian Employed	6,932	48.5%
Female Civilian Unemployed	410	2.9%
Females in Armed Forces	-	-
Females Not in Labor Force	6,939	48.6%
Unemployment Rate	824	2.9%

Occupation (2025)

Occupation Population Age 16 Years or Over	13,892	
Occupation Total Males	6,959	50.1%
Occupation Total Females	6,933	49.9%
Management, Business, Financial Operations	1,850	13.3%
Professional, Related	2,412	17.4%
Service	2,660	19.1%
Sales, Office	3,196	23.0%
Farming, Fishing, Forestry	13	-
Construction, Extraction, Maintenance	1,721	12.4%
Production, Transport, Material Moving	2,040	14.7%
White Collar Workers	7,458	53.7%
Blue Collar Workers	6,434	46.3%



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City Limits

Units In Structure (2025)

Total Units	14,453	
1 Detached Unit	9,683	67.0%
1 Attached Unit	448	3.1%
2 Units	424	2.9%
3 to 4 Units	564	3.9%
5 to 9 Units	673	4.7%
10 to 19 Units	695	4.8%
20 to 49 Units	707	4.9%
50 or More Units	620	4.3%
Mobile Home or Trailer	602	4.2%
Other Structure	35	0.2%

Homes Built By Year (2025)

Homes Built 2020 or later	99	0.6%
Homes Built 2010 to 2019	613	3.6%
Homes Built 2000 to 2009	1,291	7.6%
Homes Built 1990 to 1999	1,333	7.8%
Homes Built 1980 to 1989	2,090	12.3%
Homes Built 1970 to 1979	2,829	16.6%
Homes Built 1960 to 1969	1,669	9.8%
Homes Built 1950 to 1959	2,318	13.6%
Homes Built 1940 to 1949	952	5.6%
Homes Built Before 1939	1,260	7.4%
Median Age of Homes	51.8	yrs

Home Values (2025)

Owner Specified Housing Units	7,579	
Home Values \$1,000,000 or More	18	0.2%
Home Values \$750,000 to \$999,999	29	0.4%
Home Values \$500,000 to \$749,999	89	1.2%
Home Values \$400,000 to \$499,999	392	5.2%
Home Values \$300,000 to \$399,999	482	6.4%
Home Values \$250,000 to \$299,999	422	5.6%
Home Values \$200,000 to \$249,999	946	12.5%
Home Values \$175,000 to \$199,999	302	4.0%
Home Values \$150,000 to \$174,999	1,257	16.6%
Home Values \$125,000 to \$149,999	555	7.3%
Home Values \$100,000 to \$124,999	541	7.1%
Home Values \$90,000 to \$99,999	63	0.8%
Home Values \$80,000 to \$89,999	570	7.5%
Home Values \$70,000 to \$79,999	211	2.8%
Home Values \$60,000 to \$69,999	439	5.8%
Home Values \$50,000 to \$59,999	100	1.3%
Home Values \$35,000 to \$49,999	337	4.4%
Home Values \$25,000 to \$34,999	467	6.2%
Home Values \$10,000 to \$24,999	258	3.4%
Home Values Under \$10,000	102	1.3%
Owner-Occupied Median Home Value	\$152,923	
Renter-Occupied Median Rent	\$604	



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City Limits

Total Annual Consumer Expenditure (2025)

Total Household Expenditure	\$1.12 B
Total Non-Retail Expenditure	\$524.14 M
Total Retail Expenditure	\$590.96 M
Alcoholic Beverages	\$6.72 M
Apparel	\$21.03 M
Contributions	\$32.3 M
Education	\$23.8 M
Entertainment	\$65.59 M
Food Away From Home	\$49.53 M
Grocery	\$86.3 M
Health Care	\$92.88 M
Household Furnishings and Equipment	\$29.57 M
Household Operations	\$21.69 M
Miscellaneous Expenses	\$19.19 M
Personal Care	\$16.33 M
Shelter	\$197.42 M
Tax and Retirement	\$200.37 M
Tobacco and Related	\$8.05 M
Transportation	\$181.97 M
Utilities	\$62.35 M

Monthly Household Consumer Expenditure (2025)

Total Household Expenditure	\$6,429	
Total Non-Retail Expenditure	\$3,022	47.0%
Total Retail Expenditures	\$3,407	53.0%
Alcoholic Beverages	\$39	0.6%
Apparel	\$121	1.9%
Contributions	\$186	2.9%
Education	\$137	2.1%
Entertainment	\$378	5.9%
Food Away From Home	\$286	4.4%
Grocery	\$498	7.7%
Health Care	\$536	8.3%
Household Furnishings and Equipment	\$171	2.7%
Household Operations	\$125	1.9%
Miscellaneous Expenses	\$111	1.7%
Personal Care	\$94	1.5%
Shelter	\$1,138	17.7%
Tax and Retirement	\$1,155	-
Tobacco and Related	\$46	0.7%
Transportation	\$1,049	16.3%
Utilities	\$360	5.6%

OPPORTUNITY GAP CATEGORY INFORMATION (RETAIL CATEGORIES)

Vehicle and Parts Dealers

New and used automobile dealers, motorcycle dealers, recreation vehicle dealers, all-terrain vehicles dealers, boat dealers, auto parts stores, auto accessories stores and tire dealers

Furniture and Home Furnishings Stores

Furniture stores, home furnishing stores, home decorating stores and floor covering stores

Electronics and Appliance Stores

Household appliance stores, electronics stores, computer and software stores and camera and photographic equipment stores

Building Materials and Garden Supply Stores

Building material and supply dealers, home improvement centers, paint and wallpaper stores, hardware stores, lumberyards, lawn and garden stores, outdoor power equipment stores and nursery and garden centers

Food and Beverage Stores

Grocery stores, supermarkets, convenience stores, specialty food stores and beer, wine, and liquor stores

Health and Personal Care Stores

Pharmacies, drug stores, cosmetic dealers, beauty supply stores, perfume stores, optical goods stores, health care stores and personal care stores

Gasoline Stations

Gasoline stations and gasoline stations with convenience stores

Clothing and Clothing Accessories Stores

Men's clothing stores, women's clothing stores, children's and infants clothing stores, family clothing stores, clothing accessories stores, shoe stores, jewelry stores, luggage stores, leather goods stores

Sporting Goods and Hobby Stores

Sporting goods stores, hobby stores, toy stores, sewing and needlepoint stores, musical instrument and supply stores, book stores, newsstands, music stores

General Merchandise Stores

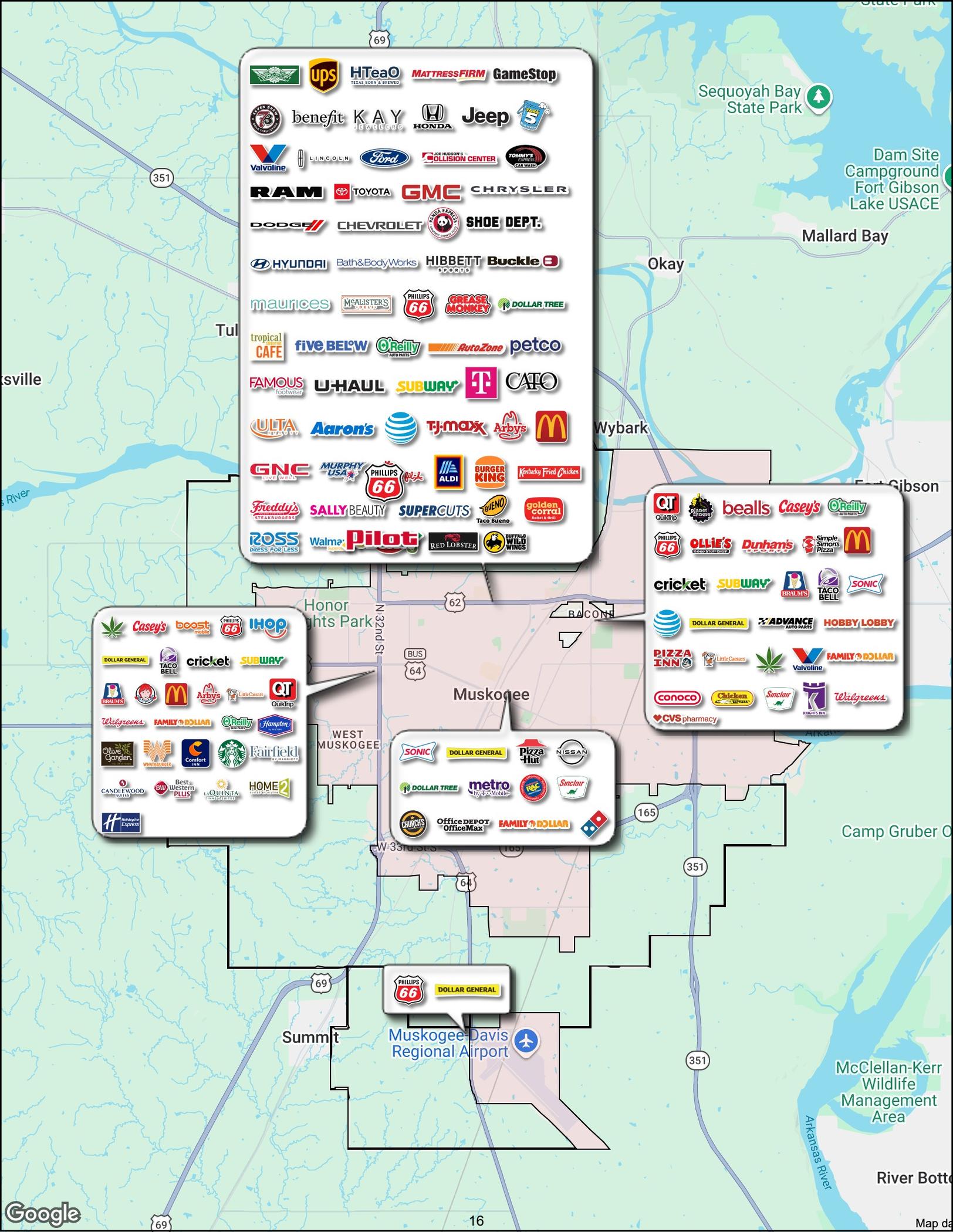
Department stores and other general merchandise stores

Miscellaneous Store Retailers

Florists, office supply stores, stationery stores, gift and souvenir stores, used merchandise stores and other miscellaneous retailers

Foodservice and Drinking Places

Full-service restaurants, limited service eating places, special foodservices, taverns and bars



ups HTeaO MATTRESSFIRM GameStop

benefit K A Y JEWELERS HONDA Jeep

Valvoline LINCOLN Ford JOE HUSSON'S COLLISION CENTER TOMMY'S TIRE & AUTO CARE

RAM TOYOTA GMC CHRYSLER

DODGE CHEVROLET SHOE DEPT.

HYUNDAI Bath&BodyWorks HIBBETT Buckle

maurices McALISTERS PHILLIPS 66 GREASE MONKEY DOLLAR TREE

tropical CAFE five BELW O'Reilly AutoZone petco

FAMOUS U-HAUL SUBWAY T CATO

ULTA Aaron's AT&T T.J.maxx Arby's McDonald's

GNC MURPHY USA PHILLIPS 66 ALDI BURGER KING Kentucky Fried Chicken

Freddy's STEAKBURGERS SALLY BEAUTY SUPERCUTS Taco Bueno golden corral

ROSS Walma: Pilot RED LOBSTER BUFFALO WILD WINGS

QT bealls Casey's O'Reilly

PHILLIPS 66 OLLIE'S Dunham's Simple Simons Pizza McDonald's

cricket SUBWAY BRAUM'S TACO BELL SONIC

AT&T DOLLAR GENERAL ADVANCE AUTO PARTS HOBBY LOBBY

PIZZA INN Little Caesars Valvoline FAMILY DOLLAR

CONOCO Chick-fil-ee Smucker Walgreens

CVS pharmacy

Casey's boost IHOP

DOLLAR GENERAL TACO BELL cricket SUBWAY

BRAUM'S McDonald's Arby's Little Caesars QT

Walgreens FAMILY DOLLAR O'Reilly Hampton

Olive Garden WINGAROOZE Comfort Inn Starbucks Fairfield

CANDLEWOOD SUITES BIU Best Western PLUS LA QUINITA HOME2

Holiday Inn Express

SONIC DOLLAR GENERAL Pizza Hut NISSAN

DOLLAR TREE metro F&W Smucker

CHURCH'S Office DEPOT OfficeMax FAMILY DOLLAR

PHILLIPS 66 DOLLAR GENERAL

Muskogee, Oklahoma

City Limits

	Potential / Sales	Index
Clothing, Clothing Accessories Stores	\$37.55 M / \$32.09 M	15
Men's Clothing Stores	\$1.61 M / \$-67	100
Women's Clothing Stores	\$3.1 M / \$2.68 M	14
Children's, Infants' Clothing Stores	\$2.8 M / \$-62	100
Family Clothing Stores	\$18.01 M / \$17.14 M	5
Clothing Accessory Stores	\$883.22 K / \$614.48 K	30
Other Apparel Stores	\$1.09 M / \$165.06 K	85
Shoe Stores	\$8.07 M / \$9.21 M	-12
Jewelry Stores	\$1.76 M / \$2.29 M	-23
Luggage Stores	\$227.2 K / \$45	100
Furniture, Home Furnishings Stores	\$32.91 M / \$16.77 M	49
Furniture Stores	\$15.98 M / \$15.85 M	1
Floor Covering Stores	\$2.25 M / \$915.95 K	59
Other Home Furnishing Stores	\$14.68 M / \$10	100
Electronics, Appliance Stores	\$31.11 M / \$15.96 M	49
Building Material, Garden Equipment, Supplies Dealers	\$31.5 M / \$25.95 M	18
Home Centers	\$17.69 M / \$10.59 M	40
Paint, Wallpaper Stores	\$3.55 M / \$4.03 M	-12
Hardware Stores	\$1.97 M / \$1.53 M	22
Other Building Materials Stores	\$5.68 M / \$7.27 M	-22
Outdoor Power Equipment Stores	\$344.56 K / \$2	100
Nursery, Garden Stores	\$2.26 M / \$2.52 M	-10
Food, Beverage Stores	\$46.71 M / \$138.6 M	-66
Grocery Stores	\$36.46 M / \$119.46 M	-69
Convenience Stores	\$3.19 M / \$9.89 M	-68
Meat Markets	\$216.22 K / \$98.37 K	55
Fish, Seafood Markets	\$74 K / \$-39	100
Fruit, Vegetable Markets	\$141.21 K / \$66	100
Other Specialty Food Markets	\$286.31 K / \$400.77 K	-29
Liquor Stores	\$6.34 M / \$8.76 M	-28

Muskogee, Oklahoma

City Limits

	Potential / Sales	Index
Health, Personal Care Stores	\$27.8 M / \$75.72 M	-63
Pharmacy, Drug Stores	\$24.49 M / \$72.75 M	-66
Cosmetics, Beauty Stores	\$1.37 M / \$798.57 K	42
Optical Goods Stores	\$452.23 K / \$618.12 K	-27
Other Health, Personal Care Stores	\$1.49 M / \$1.55 M	-4
Sporting Goods, Hobby, Book, Music Stores	\$38.38 M / \$59.26 M	-35
Sporting Goods Stores	\$14.67 M / \$12.16 M	17
Hobby, Toy, Game Stores	\$10.76 M / \$46 M	-77
Sewing, Needlecraft Stores	\$7.92 M / \$51	100
Musical Instrument Stores	\$2.31 M / \$-12	100
Book Stores	\$2.71 M / \$1.1 M	60
General Merchandise Stores	\$119.13 M / \$220.91 M	-46
Department Stores	\$41.46 M / \$157.1 M	-74
Warehouse Superstores	\$65.93 M / \$40	100
Other General Merchandise Stores	\$11.74 M / \$63.82 M	-82
Miscellaneous Store Retailers	\$15.68 M / \$26.88 M	-42
Florists	\$364.36 K / \$610.15 K	-40
Office, Stationary Stores	\$1.65 M / \$7.59 M	-78
Gift, Souvenir Stores	\$3.1 M / \$776.38 K	75
Used Merchandise Stores	\$1.2 M / \$1.78 M	-33
Pet, Pet Supply Stores	\$3.01 M / \$2.69 M	11
Art Dealers	\$503.69 K / \$-48	100
Mobile Home Dealers	\$320.86 K / \$3.35 M	-90
Other Miscellaneous Retail Stores	\$5.53 M / \$10.09 M	-45
Non-Store Retailers	\$69.09 M / \$4.02 M	94
Mail Order, Catalog Stores	\$64.72 M / \$1.56 M	98
Vending Machines	\$296.43 K / \$2.39 M	-88
Fuel Dealers	\$389.94 K / \$39.46 K	90
Other Direct Selling Establishments	\$3.68 M / \$25.77 K	99

Muskogee, Oklahoma

City Limits

	Potential / Sales	Index
Accommodation, Food Services	\$57.31 M / \$86.47 M	-34
Hotels, Other Travel Accommodations	\$3.67 M / \$2.65 M	28
RV Parks	\$38.59 K / \$5.77 K	85
Rooming, Boarding Houses	\$20.81 K / \$-8	100
Full Service Restaurants	\$33.48 M / \$50.48 M	-34
Limited Service Restaurants	\$15.53 M / \$33.74 M	-54
Special Food Services, Catering	\$4.58 M / \$1.22 M	73
Drinking Places	\$3.03 M / \$1.4 M	54
Gasoline Stations	\$23.58 M / \$27.73 M	-15
Motor Vehicle, Parts Dealers	\$57.2 M / \$97.1 M	-41
New Car Dealers	\$33.81 M / \$50.34 M	-33
Used Car Dealers	\$3.15 M / \$3.04 M	3
Recreational Vehicle Dealers	\$5.66 M / \$11.58 M	-51
Motorcycle, Boat Dealers	\$7.54 M / \$16.43 M	-54
Auto Parts, Accessories	\$4.52 M / \$8.72 M	-48
Tire Dealers	\$2.51 M / \$7 M	-64
2025 Population		36,459
2030 Population		35,490
% Population Change 2025-2030		-2.7%
2025 Adult Population Age 18+		27,224
2025 Population Male		18,185
2025 Population Female		18,274
2025 Households		14,453
2025 Median Household Income		48,758
2025 Average Household Income		69,633

Retail Potential

Muskogee, Oklahoma	
City Limits	
2025 Population	36,459
2030 Population	35,490
% Population Change 2020-2025	-1.2%
2025 Adult Population Age 18+	\$27,224
2025 Population Male	\$18,185
2025 Population Female	\$18,274
2025 Households	\$14,453
2025 Median Household Income	\$48,758
2025 Average Household Income	\$69,633
Clothing, Clothing Accessories Stores	\$37.55 M
Men's Clothing Stores	\$1.61 M
Women's Clothing Stores	\$3.1 M
Children's, Infants' Clothing Stores	\$2.8 M
Family Clothing Stores	\$18.01 M
Clothing Accessory Stores	\$883.22 K
Other Apparel Stores	\$1.09 M
Shoe Stores	\$8.07 M
Jewelry Stores	\$1.76 M
Luggage Stores	\$227.2 K
Furniture, Home Furnishings Stores	\$32.91 M
Furniture Stores	\$15.98 M
Floor Covering Stores	\$2.25 M
Other Home Furnishing Stores	\$14.68 M
Electronics, Appliance Stores	\$31.11 M
Gasoline Stations	\$23.58 M
Building Material, Garden Equipment, Supplies Dealers	\$31.5 M
Home Centers	\$17.69 M
Paint, Wallpaper Stores	\$3.55 M
Hardware Stores	\$1.97 M
Other Building Materials Stores	\$5.68 M
Outdoor Power Equipment Stores	\$344.56 K
Nursery, Garden Stores	\$2.26 M
Food, Beverage Stores	\$46.71 M
Grocery Stores	\$36.46 M
Convenience Stores	\$3.19 M
Meat Markets	\$216.22 K
Fish, Seafood Markets	\$74 K
Fruit, Vegetable Markets	\$141.21 K
Other Specialty Food Markets	\$286.31 K
Liquor Stores	\$6.34 M

Muskogee, Oklahoma	
City Limits	
Health, Personal Care Stores	\$27.8 M
Pharmacy, Drug Stores	\$24.49 M
Cosmetics, Beauty Stores	\$1.37 M
Optical Goods Stores	\$452.23 K
Other Health, Personal Care Stores	\$1.49 M
Sporting Goods, Hobby, Book, Music Stores	\$38.38 M
Sporting Goods Stores	\$14.67 M
Hobby, Toy, Game Stores	\$10.76 M
Sewing, Needlecraft Stores	\$7.92 M
Musical Instrument Stores	\$2.31 M
Book Stores	\$2.71 M
General Merchandise Stores	\$119.13 M
Department Stores	\$41.46 M
Warehouse Superstores	\$65.93 M
Other General Merchandise Stores	\$11.74 M
Miscellaneous Store Retailers	\$15.68 M
Florists	\$364.36 K
Office, Stationary Stores	\$1.65 M
Gift, Souvenir Stores	\$3.1 M
Used Merchandise Stores	\$1.2 M
Pet, Pet Supply Stores	\$3.01 M
Art Dealers	\$503.69 K
Mobile Home Dealers	\$320.86 K
Other Miscellaneous Retail Stores	\$5.53 M
Non-Store Retailers	\$69.09 M
Mail Order, Catalog Stores	\$64.72 M
Vending Machines	\$296.43 K
Fuel Dealers	\$389.94 K
Other Direct Selling Establishments	\$3.68 M
Accommodation, Food Services	\$60.34 M
Hotels, Other Travel Accommodations	\$3.67 M
RV Parks	\$38.59 K
Rooming, Boarding Houses	\$20.81 K
Full Service Restaurants	\$33.48 M
Limited Service Restaurants	\$15.53 M
Special Food Services, Catering	\$4.58 M
Drinking Places	\$3.03 M
Motor Vehicle, Parts Dealers	\$57.2 M
New Car Dealers	\$33.81 M
Used Car Dealers	\$3.15 M
Recreational Vehicle Dealers	\$5.66 M
Motorcycle, Boat Dealers	\$7.54 M
Auto Parts, Accessories	\$4.52 M
Tire Dealers	\$2.51 M

Income Summary

Muskogee, Oklahoma		
City Limits		
Population		
Estimated Population (2025)	36,459	
Projected Population (2030)	35,490	
Census Population (2020)	36,887	
Census Population (2010)	39,209	
<i>Projected Annual Growth (2025 to 2030)</i>	-969	-0.5%
<i>Historical Annual Growth (2020 to 2025)</i>	-428	-0.2%
<i>Historical Annual Growth (2010 to 2020)</i>	-2,322	-0.6%
Households		
Estimated Households (2025)	14,453	
Projected Households (2030)	13,975	
Census Households (2020)	15,010	
Census Households (2010)	15,717	
<i>Projected Annual Growth (2025 to 2030)</i>	-478	-0.7%
<i>Historical Annual Growth (2020 to 2025)</i>	-557	-0.7%
<i>Historical Annual Growth (2010 to 2020)</i>	-707	-0.4%
Average Household Income		
Estimated Average Household Income (2025)	\$69,633	
Projected Average Household Income (2030)	\$69,266	
Census Average Household Income (2020)	\$44,198	
Census Average Household Income (2010)	\$37,775	
<i>Projected Annual Growth (2025 to 2030)</i>	-\$367	-0.1%
<i>Historical Annual Growth (2020 to 2025)</i>	\$25,435	3.8%
<i>Historical Annual Growth (2010 to 2020)</i>	\$6,423	1.7%
Median Household Income		
Estimated Median Household Income (2025)	\$48,758	
Projected Median Household Income (2030)	\$48,318	
Census Median Household Income (2020)	\$34,277	
Census Median Household Income (2010)	\$26,717	
<i>Projected Annual Growth (2025 to 2030)</i>	-\$440	-0.2%
<i>Historical Annual Growth (2020 to 2025)</i>	\$14,481	2.8%
<i>Historical Annual Growth (2010 to 2020)</i>	\$7,560	2.8%
Per Capita Income		
Estimated Per Capita Income (2025)	\$27,814	
Projected Per Capita Income (2030)	\$27,491	
Census Per Capita Income (2020)	\$17,718	
Census Per Capita Income (2010)	\$15,274	
<i>Projected Annual Growth (2025 to 2030)</i>	-\$323	-0.2%
<i>Historical Annual Growth (2020 to 2025)</i>	\$10,096	3.8%
<i>Historical Annual Growth (2010 to 2020)</i>	\$2,444	1.6%
Other Income		
Estimated Families (2025)	8,766	
Estimated Average Family Income (2025)	\$83,314	
Estimated Median Family Income (2025)	\$59,896	
Estimated Average Household Net Worth (2025)	\$595,986	

Consumer Expenditure Summary

Consumer Expenditure Summary



Muskogee, Oklahoma		
City Limits		
Estimated Population		36,459
Estimated Households		14,453
Household Expenditure		\$1.12 B
Per Household ~ Per Capita	\$77,154	\$30,585
Non-Retail Expenditures	\$524.14 M	47.0%
Per Household ~ Per Capita	\$36,265	\$14,376
Retail Expenditures	\$590.96 M	53.0%
Per Household ~ Per Capita	\$40,888	\$16,209
Alcoholic Beverages	\$6.72 M	0.6%
Per Household ~ Per Capita	\$465	\$184
Apparel	\$21.03 M	1.9%
Per Household ~ Per Capita	\$1,455	\$577
Contributions	\$32.3 M	2.9%
Per Household ~ Per Capita	\$2,235	\$886
Education	\$23.8 M	2.1%
Per Household ~ Per Capita	\$1,646	\$653
Entertainment	\$65.59 M	5.9%
Per Household ~ Per Capita	\$4,538	\$1,799
Food Away From Home	\$49.53 M	4.4%
Per Household ~ Per Capita	\$3,427	\$1,358
Grocery	\$86.3 M	7.7%
Per Household ~ Per Capita	\$5,971	\$2,367
Health Care	\$92.88 M	8.3%
Per Household ~ Per Capita	\$6,426	\$2,547
Household Furnishings and Equipment	\$29.57 M	2.7%
Per Household ~ Per Capita	\$2,046	\$811
Household Operations	\$21.69 M	1.9%
Per Household ~ Per Capita	\$1,501	\$595
Miscellaneous Expenses	\$19.19 M	1.7%
Per Household ~ Per Capita	\$1,328	\$526
Personal Care	\$16.33 M	1.5%
Per Household ~ Per Capita	\$1,130	\$448
Shelter	\$197.42 M	17.7%
Per Household ~ Per Capita	\$13,659	\$5,415
Tax and Retirement	\$200.37 M	18.0%
Per Household ~ Per Capita	\$13,864	\$5,496
Tobacco and Related	\$8.05 M	0.7%
Per Household ~ Per Capita	\$557	\$221
Transportation	\$181.97 M	16.3%
Per Household ~ Per Capita	\$12,590	\$4,991
Utilities	\$62.35 M	5.6%
Per Household ~ Per Capita	\$4,314	\$1,710

Muskogee, Oklahoma		
City Limits		
Population / Households (2025)		
Estimated Population		36,459
Estimated Households		14,453
Total Annual Consumer Expenditure (2025)		
Total Household Expenditure		\$1.12 B
Total Non-Retail Expenditure		\$524.14 M
Total Retail Expenditure		\$590.96 M
Alcoholic Beverages		\$6.72 M
Apparel		\$21.03 M
Contributions		\$32.3 M
Education		\$23.8 M
Entertainment		\$65.59 M
Food Away From Home		\$49.53 M
Grocery		\$86.3 M
Health Care		\$92.88 M
Household Furnishings and Equipment		\$29.57 M
Household Operations		\$21.69 M
Miscellaneous Expenses		\$19.19 M
Personal Care		\$16.33 M
Shelter		\$197.42 M
Tax and Retirement		\$200.37 M
Tobacco and Related		\$8.05 M
Transportation		\$181.97 M
Utilities		\$62.35 M
Monthly Household Consumer Expenditure (2025)		
Total Household Expenditure		\$6,429
Total Non-Retail Expenditure		\$3,022 47.0%
Total Retail Expenditure		\$3,407 53.0%
Alcoholic Beverages		\$39 0.6%
Apparel		\$121 1.9%
Contributions		\$186 2.9%
Education		\$137 2.1%
Entertainment		\$378 5.9%
Food Away From Home		\$286 4.4%
Grocery		\$498 7.7%
Health Care		\$536 8.3%
Household Furnishings and Equipment		\$171 2.7%
Household Operations		\$125 1.9%
Miscellaneous Expenses		\$111 1.7%
Personal Care		\$94 1.5%
Shelter		\$1,138 17.7%
Tax and Retirement		\$1,155 18.0%
Tobacco and Related		\$46 0.7%
Transportation		\$1,049 16.3%
Utilities		\$360 5.6%

Muskogee, Oklahoma	
City Limits	
Population / Households (2030)	
Projected Population	35,490
Projected Households	-
Total Annual Consumer Expenditure (2030)	
Total Household Expenditure	\$1.05 B
Total Non-Retail Expenditure	\$492.6 M
Total Retail Expenditure	\$555.77 M
Alcoholic Beverages	\$6.3 M
Apparel	\$19.74 M
Contributions	\$30.28 M
Education	\$22.32 M
Entertainment	\$61.55 M
Food Away From Home	\$46.48 M
Grocery	\$81.11 M
Health Care	\$88.53 M
Household Furnishings and Equipment	\$27.75 M
Household Operations	\$20.36 M
Miscellaneous Expenses	\$18 M
Personal Care	\$15.35 M
Shelter	\$185.82 M
Tax and Retirement	\$187.4 M
Tobacco and Related	\$7.58 M
Transportation	\$171.18 M
Utilities	\$58.61 M
Consumer Expenditure Growth (2025 to 2030)	
Total Household Expenditure	\$-66.74 M
Total Non-Retail Expenditure	\$-31.55 M
Total Retail Expenditure	\$-35.19 M
Alcoholic Beverages	\$-415.18 K
Apparel	\$-1.29 M
Contributions	\$-2.02 M
Education	\$-1.48 M
Entertainment	\$-4.05 M
Food Away From Home	\$-3.05 M
Grocery	\$-5.19 M
Health Care	\$-4.35 M
Household Furnishings and Equipment	\$-1.82 M
Household Operations	\$-1.33 M
Miscellaneous Expenses	\$-1.19 M
Personal Care	\$-986.88 K
Shelter	\$-11.6 M
Tax and Retirement	\$-12.97 M
Tobacco and Related	\$-474.32 K
Transportation	\$-10.79 M
Utilities	\$-3.74 M

Crime Risk

Muskogee, Oklahoma	
City Limits	
Demographics	
Population	36,459
Census Population	36,887
Households	14,453
Average Household Income	\$69,633
Median Household Income	\$48,758
Per Capita Income	\$27,814
Total Crime	
Crime Index	187
Crime Level	Very High
Personal Crime	
Crime Index	269
Crime Level	Very High
Murder	
Crime Index	179
Crime Level	High Risk
Rape	
Crime Index	211
Crime Level	Very High
Robbery	
Crime Index	122
Crime Level	Above Average
Assault	
Crime Index	320
Crime Level	Very High
Property Crime	
Crime Index	171
Crime Level	High Risk
Burglary	
Crime Index	292
Crime Level	Very High
Larceny	
Crime Index	159
Crime Level	High Risk
Motor Vehicle Theft	
Crime Index	110
Crime Level	Average

* Crime Index: 100 = National Average Adjusted for Population

Void Analysis

Void Analysis



Muskogee, Oklahoma City Limits	Site / Market Locations	Avg Square Footage	Closest Location
Auto Parts Tires			
Advance Auto Parts	1 / 1	9,400	
AutoZone	1 / 1	6,600	
Grease Monkey	1 / 1	2,600	
Joe Hudson's Collision Center	1 / 1	15,000	
O'Reilly	3 / 4	8,500	
Valvoline Instant Oil Change	2 / 2	3,400	
Banks			
Arvest Bank	2 / 2	6,600	
BancFirst	2 / 2	8,500	
BOKF	2 / 2	4,900	
JRMB	1 / 1	4,600	
Banks Minor			
Bank	7 / 11		
Car Washes			
Take 5 Car Wash	1 / 1	5,900	
Tommy's Express Car Wash	1 / 1	6,000	
Clothing Apparel			
Buckle	1 / 1	5,100	
Cato	1 / 1	5,000	
maurices	1 / 1	6,000	
Convenience Stores			
Casey's General Store	7 / 7	3,200	
Conoco	1 / 1	2,500	
VOID Love's	0 / 1	7,300	8.40 Mi NW
Murphy USA	1 / 1	2,100	
Phillips 66	3 / 9	2,500	
Pilot Travel Centers	1 / 1	3,200	
QuikTrip	2 / 2	4,800	
Shell	1 / 2	1,800	
Sinclair	2 / 4	2,000	
Valero	1 / 1	3,200	
Craft Fabric Stores			
Hobby Lobby	1 / 1	68,500	
Dealerships			
Chevrolet	1 / 1		
Chrysler	1 / 1		

Muskogee, Oklahoma		Site / Market	Avg Square	Closest Location
City Limits	Locations	Footage		
Dodge	1 / 1			
Ford	1 / 1			
GMC	1 / 1			
Honda	1 / 1			
Hyundai	1 / 1			
Jeep	1 / 1			
Lincoln	1 / 1			
Nissan	1 / 1			
RAM	1 / 1			
Toyota	1 / 1			
Dental				
Aspen Dental	1 / 1	3,500		
Department Stores				
Bealls	1 / 1	22,600		
Discount Department Stores				
Ollie's Bargain Outlet	1 / 1	30,000		
Ross	1 / 1	28,300		
TJ Maxx	1 / 1	33,400		
Walmart Supercenter	1 / 1	189,700		
Dollar Stores				
Dollar General	7 / 13	9,600		
Dollar Tree	3 / 2	11,800		
Family Dollar	4 / 4	9,400		
VOID Family Dollar Dollar Tree	0 / 2	12,100		7.37 Mi NE
Five Below	1 / 1	10,000		
Drug Stores				
CVS	1 / 1	13,400		
GNC	1 / 1	1,700		
Walgreens	2 / 2	14,800		
Education				
College	1 / 1			
Cosmetology and Barber	1 / 1			
Day Care	15 / 26			
High School	3 / 11			
VOID Junior College	0 / 1			17.37 Mi SE
PK - 8	13 / 25			
PK - 8 (Private)	2 / 3			

Muskogee, Oklahoma		Site / Market	Avg Square	Closest Location
City Limits	Locations	Footage		
Trade Schools	1 / 1			
Entertainment				
Theatres	2 / 2			
EV Charging Stations				
Independent	2 / 3			
Tesla	1 / 1			
Fitness				
Planet Fitness	1 / 1	24,600		
Furniture Household				
Aaron's	1 / 1	9,000		
Rent A Center	1 / 1	5,700		
Grocery Stores				
ALDI	1 / 1	16,600		
VOID Harps Food Store	0 / 2			7.12 Mi NE
Health Beauty				
Bath & Body Works	1 / 1	3,800		
Benefit Cosmetics	1 / 1			
Sally Beauty Supply	1 / 1	2,300		
Supercuts	1 / 1	1,800		
ULTA	1 / 1	11,300		
Health Care				
Anesthesiology	3 / 3			
Audiologist	1 / 1			
Cardiovascular Disease	6 / 6			
VOID Certified Nurse Midwife	0 / 1			7.03 Mi NE
Certified Registered Nurse Anesthetist	4 / 4			
Chiropractic	7 / 8			
Clinical Nurse Specialist	2 / 2			
Clinical Psychologist	2 / 2			
Clinical Social Worker	3 / 4			
Dermatology	2 / 2			
Diagnostic Radiology	4 / 4			
Dialysis Centers	2 / 2			
Emergency Medicine	4 / 4			
Endocrinology	1 / 1			
Family Practice	11 / 14			
Gastroenterology	2 / 2			

Muskogee, Oklahoma		Site / Market	Avg Square	Closest Location
City Limits	Locations	Footage		
General Surgery	3 / 3			
Hematology and Oncology	3 / 3			
Hospitalist	2 / 2			
Internal Medicine	8 / 8			
Interventional Cardiology	3 / 3			
Interventional Pain Management	2 / 2			
Nephrology	3 / 4			
Neurology	2 / 2			
Neurosurgery	1 / 1			
Nuclear Medicine	1 / 1			
Nurse Practitioner	19 / 20			
Obstetrics and Gynecology	4 / 4			
Occupational Therapy	1 / 1			
Ophthalmology	1 / 1			
Optometry	9 / 11			
Orthopedic Surgery	1 / 2			
Otolaryngology	1 / 1			
Pathology	1 / 1			
Physical Medicine and Rehabilitation	1 / 1			
Physical Therapy	4 / 4			
Physician Assistant	8 / 8			
Podiatry	3 / 3			
Psychiatry	3 / 3			
Pulmonary Disease	1 / 1			
Radiation Oncology	3 / 3			
Speech Language Pathologist	2 / 2			
VOID Sports Medicine	0 / 1			2.71 Mi NE
Urgent Care	2 / 3			
Urology	1 / 1			
Home Improvement				
Ace Hardware	1 / 1		16,200	
Harbor Freight Tools	1 / 1		17,100	
Lowe's	1 / 1		141,200	
Sherwin-Williams	1 / 1		7,300	
Tractor Supply Company	1 / 1		26,300	
VOID True Value	0 / 1		12,800	6.96 Mi NE
Hotels				

Muskogee, Oklahoma	Site / Market	Avg Square	Closest Location
City Limits	Locations	Footage	
Americas Best Value Inn	1 / 1	15,000	
Best Western Plus	1 / 1	19,200	
Candlewood Suites	1 / 1	13,900	
Comfort	1 / 1	14,500	
Fairfield Inn and Suites	1 / 1	18,200	
Hampton Inn	1 / 1	18,300	
Holiday Inn Express	1 / 1	16,400	
Home2	1 / 1	15,900	
Knights Inn	1 / 1	15,000	
La Quinta Inn & Suites	1 / 1	24,600	
Jewelry			
Kay Jewelers	1 / 1		
Mattress			
Mattress Firm	1 / 1	7,000	
Office Supply			
Office Depot	1 / 1	25,100	
Pet Stores			
Petco	1 / 1	15,900	
Restaurants Casual			
Buffalo Wild Wings	1 / 1	6,600	
Chili's	1 / 1	5,800	
Golden Corral	1 / 1	11,700	
IHOP	1 / 1	4,800	
Olive Garden	1 / 1	8,700	
Red Lobster	1 / 1	8,400	
Restaurants Coffee Donuts			
7 Brew	1 / 1	600	
HTeaO	1 / 1		
Starbucks	1 / 1	1,800	
Restaurants Fast Food Major			
Arby's	2 / 2	3,300	
Burger King	1 / 2	4,000	
Chick-fil-A	1 / 1	4,300	
KFC	1 / 1	3,100	
McDonald's	4 / 6	4,600	
Sonic	2 / 5	2,800	
Taco Bell	2 / 2	2,500	

Muskogee, Oklahoma City Limits	Site / Market Locations	Avg Square Footage	Closest Location
Wendy's	1 / 1	3,300	
Restaurants Fast Food Minor			
Chicken Express	1 / 1	3,000	
Church's Chicken	1 / 1	1,700	
Freddy's	1 / 1	3,600	
Panda Express	1 / 1	2,500	
Taco Bueno	1 / 1	2,600	
Whataburger	1 / 1	3,000	
Wingstop	1 / 1	2,000	
Restaurants Ice Cream Smoothie			
Braum's	2 / 2	5,100	
Tropical Smoothie Cafe	1 / 1	1,700	
Restaurants Pizza			
Domino's Pizza	1 / 1	2,100	
Little Caesars	2 / 2	1,800	
Pizza Hut	1 / 1	2,800	
Pizza Inn	1 / 1	3,600	
Simple Simon's Pizza	1 / 6	2,000	
Restaurants Sandwich			
McAlister's Deli	1 / 1	5,000	
Subway	5 / 9	1,700	
Self Storage			
U Haul	1 / 1	45,900	
Shoes Footwear			
Famous Footwear	1 / 1	9,700	
Shoe Dept	1 / 1	6,500	
Specialty			
Cannabis	2 / 2		
GameStop	1 / 1	1,700	
UPS	1 / 1		
Sporting Goods			
Dunham's Sports	1 / 1	39,300	
Hibbett Sports	1 / 1	7,600	
Wireless Stores			
AT&T	2 / 2	3,500	
Boost Mobile	1 / 1	1,600	
Cricket	2 / 2	1,600	

Muskogee, Oklahoma		Site / Market	Avg Square	Closest Location
City Limits		Locations	Footage	
MetroPCS		1 / 1	1,900	
T-Mobile		1 / 1	1,800	
Worship				
Baptist		7 / 9		
Christian		1 / 1		
Judaic		1 / 1		
Methodist Episcopal		2 / 4		