

LAKEVIEW POINTE SHOPPING CENTER

1908 - 2280 NORTH PERKINS RD, STILLWATER, OK 74075



PROPERTY DESCRIPTION

Lakeview Pointe Shopping Center is a 207,406 SF, Best Buy and Ross Dress for Less-anchored power center located at the signalized intersection of Perkins Road and Lakeview Road, Stillwater's primary retail corridor. The center is 95% occupied and ranks in the Top 12% of all shopping centers in Oklahoma for foot traffic, generating over 2.3 million annual visits (Placer.ai).

The property benefits from 33,400+ vehicles per day, excellent visibility, multiple access points, and a strong mix of national and regional tenants including Best Buy, Ross Dress for Less, Belk, Five Below, Petco, Rack Room Shoes, Rally House, Eyemart Express, Milan Laser, Select Physical Therapy, Subway, and Aspen Coffee.

Located just 2 miles from Oklahoma State University (27,000+ students), Lakeview Pointe draws consistent traffic from students, faculty, healthcare professionals, and surrounding residential neighborhoods. The Stillwater market continues to experience strong growth, highlighted by the planned Google Data Center campus (up to \$3B investment).

Multiple shop spaces available ranging from approximately 1,223-4,800 SF, suitable for retail, restaurant, medical, fitness, and service-oriented users. Flexible layouts, strong co-tenancy, and ample parking.

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Available SF:	1,223 - 4,800 SF
Building Size:	207,406 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 1920	\$18.00 SF/yr	1,602 SF
Suite 1924	\$18.00 SF/yr	1,995 SF
Suite 2160	\$18.00 SF/yr	1,223 SF
Suite 2224	\$18.00 SF/yr	4,800 SF
Suite 2270	\$18.00 SF/yr	1,602 SF

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PRICE EDWARDS AND CO.

FOR
LEASE

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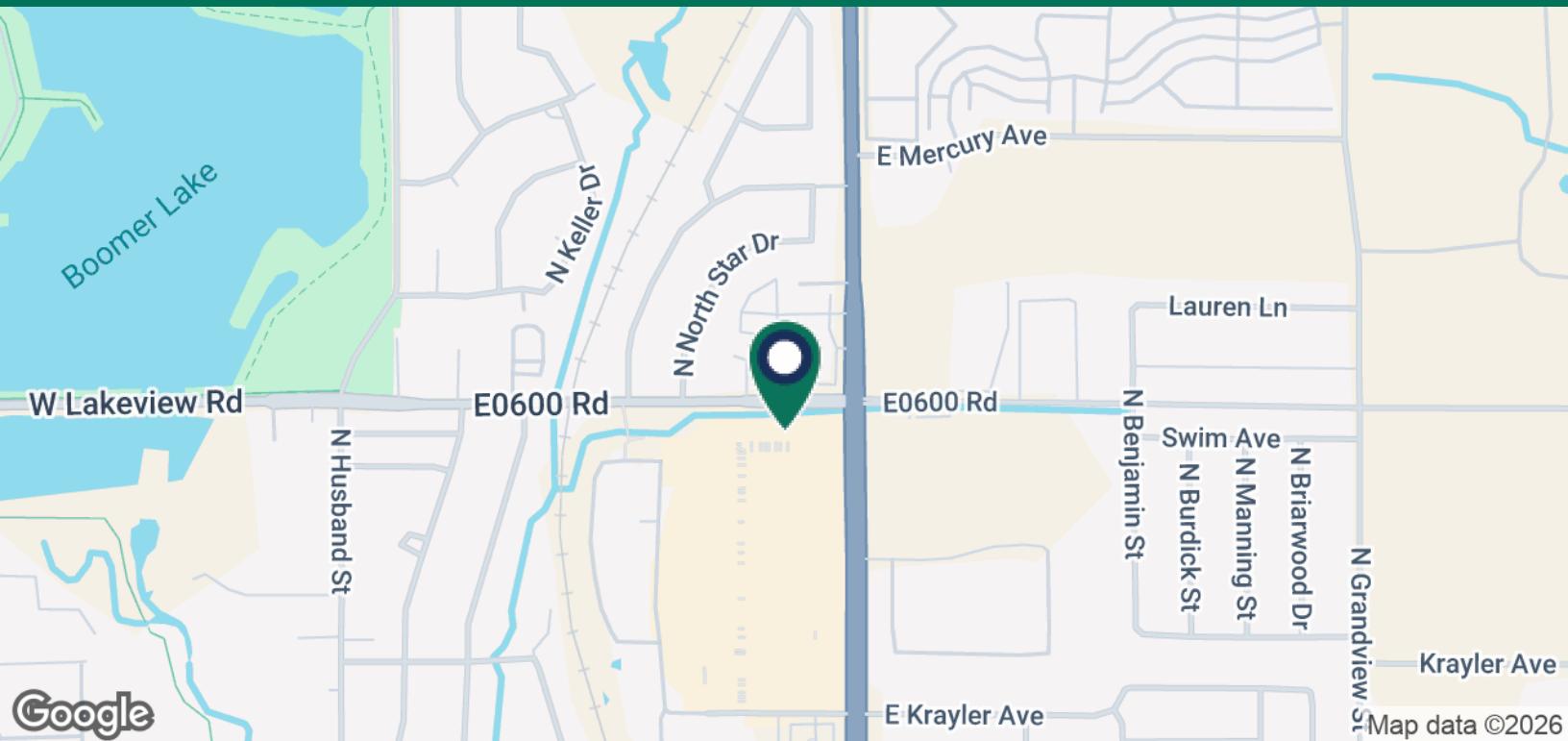
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,115	38,294	51,523
Average Age	34	31	33
Average Age (Male)	33	30	32
Average Age (Female)	35	32	34

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,731	14,229	19,660
# of Persons per HH	2.2	2.7	2.6
Average HH Income	\$54,052	\$49,795	\$63,020
Average House Value	\$249,905	\$227,467	\$259,732

Demographics data derived from AlphaMap

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