



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, 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; suitable for retail, restaurant, medical, fitness, and service-oriented users. Flexible layouts, strong co-tenancy, and ample parking. The 58,344 SF space can be divided to accommodate a smaller footprint.

OFFERING SUMMARY

| | |
|-----------------------|-------------------|
| Lease Rate: | \$18 SF/yr (NNN) |
| Available SF: | 1,223 - 58,344 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 2010 | \$18.00 SF/yr | 1,600 SF |
| Suite 2040 | Negotiable | 58,344 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 |

EV ERNST

ernst@priceedwards.com
O: 405.239.1250 C: 405.830.8505

GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com
O: 405.239.1270 C: 405.657.7800

LAKEVIEW POINTE SHOPPING CENTER

1908 - 2280 NORTH PERKINS RD, STILLWATER, OK 74075



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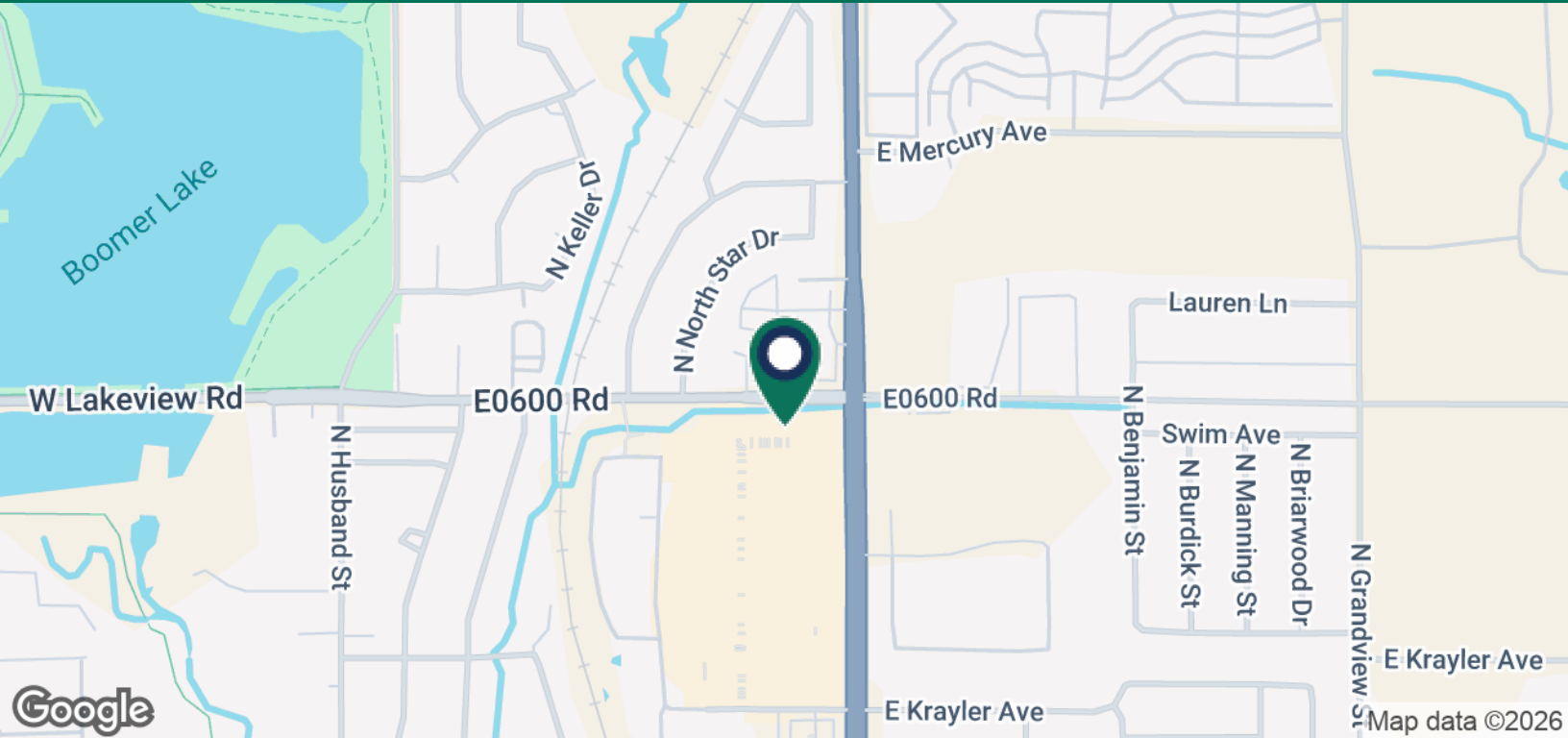
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 8,115 | 38,294 | 51,523 |
| Average Age | 34 | 31 | 33 |
| Average Age (Male) | 33 | 30 | 32 |
| Average Age (Female) | 35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