# PIONEER SQUARE SHOPPING CENTER

603 N Perkins Road, Stillwater, OK 74075





#### **RETAIL SPACE AVAILABLE**

#### **PROPERTY OVERVIEW**

Available SF: 2,000 - 10,200 SF

Pioneer Square is a 202,633 square foot retail center located at the highly trafficked intersection of North Perkins Road and Hall of Fame in Stillwater, Oklahoma.

SUITE D-1: 2.000 SF

The Center is anchored by Hobby Lobby and Big Lots and a mixture of national, regional and local tenants.

SUITE G-1: 10.200 SF

Lease Rate: Negotiable & NNN Traffic counts: East Hall of Fame (south of Center) 16,520 AADT

East McElroy Rd (north of Center) 14,050 AADT NNN: \$0.72 psf Cam

> **Taxes** \$0.42 psf N Perkins Rd (in front of Center) 22,200 AADT

Insurance \$0.24 psf

**Building Size:** 202.633

080219

## KARLEEN KRYWUCKI

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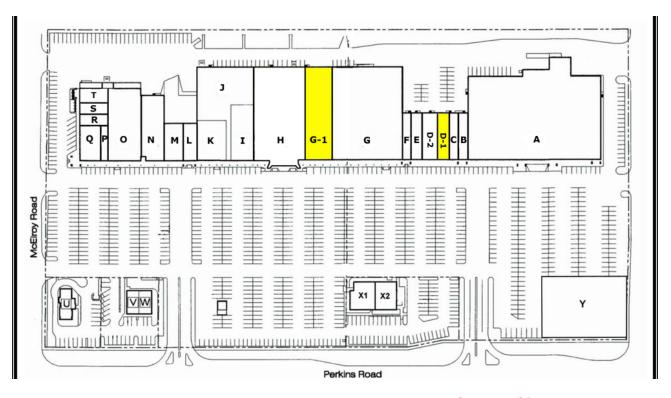
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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

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Suite	TENANT	SQ. FT.	Туре	demographics
A B	Hobby Lobby Game Stop	54,792 2,000	craft store game store	1mi 3mi 5mi avg hh income \$ 34,692 \$ 40,332 \$ 50,955
С	Jo & Co.	2,000	clothing boutique & Gifts	household 5,294 16,468 21,344
D-1	AVAILABLE	2,000		population 11,095 41,322 53,221
D-2	OSCOC of Greater Oklahoma	3,700		
E	Bath & Body Works	2,500	bath shop	
F	GNC	1,800	health supplement store	W Lakeview Rd E0600 Rd
G	Big Lots	30,000	discount variety store	
G-1	AVAILABLE	10,200		
н	Home Goods	23,000		
1	Maurices	6,000	apparel	
J	B & V Body Works Gym	12,069	exercise salon	
K	American Eagle	4,920	apparel	
L	Radio Shack	2,400	electronics	603 North Perkins Road
M	Payless ShoeSource	3,200	family shoes	Oklahoma
N	Buckle	7,000	apparel	State University
0	Hibbett Sports	10,850	sporting goods	Oliversity
Р	Claire's Boutique	1,125	fashion accessories	
Q	Kay Jewelers	3,375	fine jewelry	346
R	Spark Boutique & Salon	1,500	boutique & salon	\ <u>8</u>
S	Fashion Nails	1,500	nail salon	Stillwater (5) E 6th Ave
Т	The Cigar Box	1,800	smoke shop	
U	Taco Bueno	2,175	Mexican fast food	W 9th Ave 92 E 9th Ave Hoyt
V	T-Mobile	1,200	wireless telephone	Grove Park
W	Little Caesar's	1,400	pizza	W 12th Ave
X1	Pie Five Pizza	2,975	fast/casual food	
X2	Five Guys	2,925	fast/casual food	
Υ	Chick-Fil-A	4,227	chicken restaurant	
1	Stillwater National Bank	ATM	ATM	

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