

## SHAWNEE MALL PAD SITE

4901 N KICKAPOO AVE, SHAWNEE, OK 74804



## PROPERTY DESCRIPTION

Pad B is available For Ground Lease, Build To Suit or For Sale | 4.7 Acres

## LOCATION DESCRIPTION

Shawnee Mall is a 219,307 SF retail hub at 4901 N Kickapoo Ave., Shawnee, OK 74804. You'll benefit from high visibility off I-40 and Kickapoo Street and a steady flow of more than 2,500,000 annual visitors.

Key leasing advantages:

- Established anchors: Ross, Ashley Furniture and Kohl's draw consistent foot traffic.
- Diverse tenant mix: Bath & Body Works, Claire's, Dunham's and Shoe Dept. Encore attract a wide customer base.
- On-site entertainment and dining: Golden Ticket Theater, Sakura and Santa Fe Cattle Company offer reasons for shoppers to stay longer.
- Strong market: Shawnee's population and local economy continue to grow, supporting stable retail performance.
- Nearby complementary uses: Grand Casino Hotel & Resort, FireLake Casino and multiple restaurants and hotels within 3 miles feed additional traffic to your storefront.

## OFFERING SUMMARY

Sale Price:	\$600,000
Lease Rate:	Call for Rate
Available Acres - Pad Site B:	4.7 Acres
Mall Size:	219,307 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,209	9,107	13,734
Total Population	3,556	24,284	36,357
Average HH Income	\$69,764	\$68,808	\$68,857

## GEORGE WILLIAMS, CCIM

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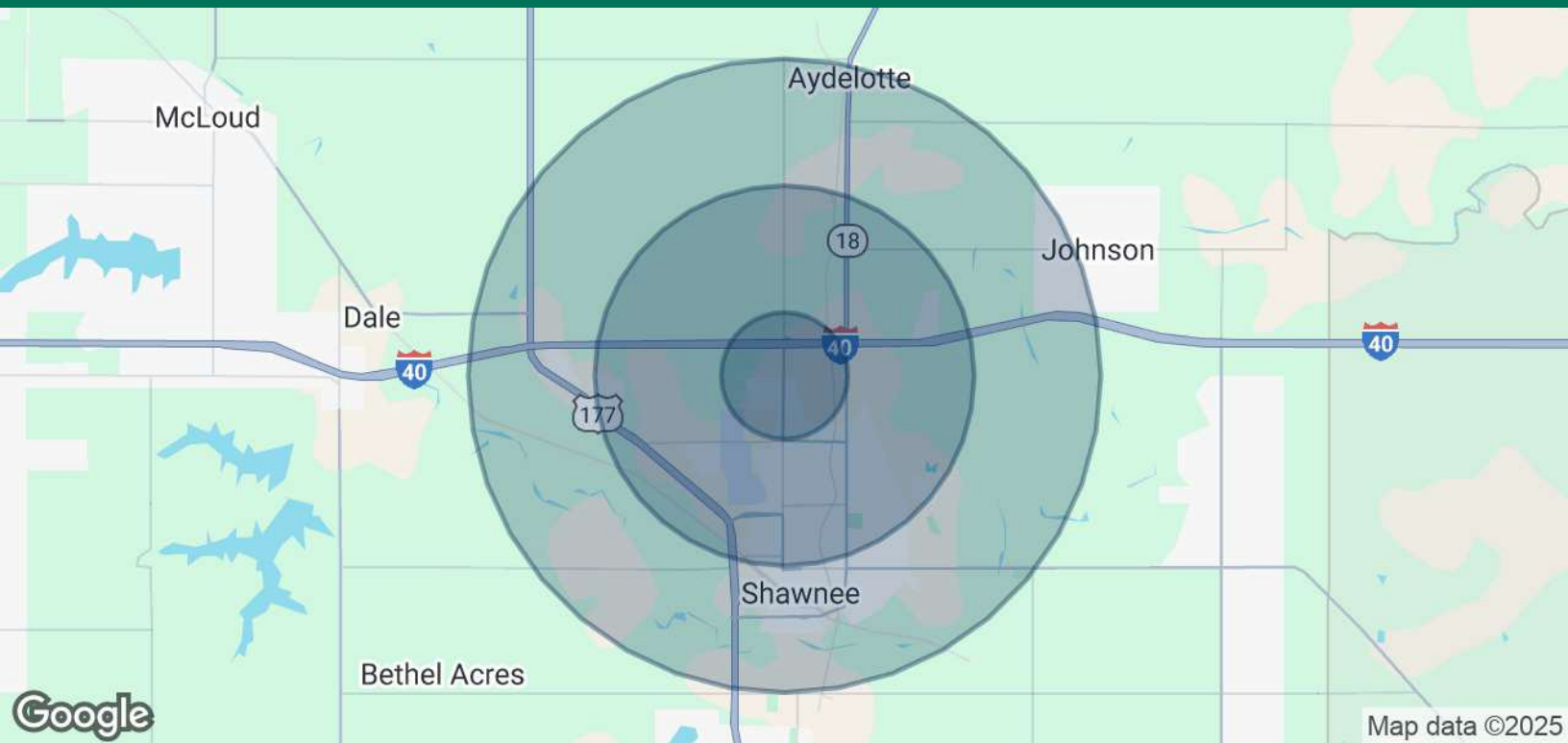
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,556	24,284	36,357
Average Age	37	39	39
Average Age (Male)	35	38	38
Average Age (Female)	39	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,209	9,107	13,734
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$69,764	\$68,808	\$68,857
Average House Value	\$210,753	\$186,647	\$184,226

Demographics data derived from AlphaMap

07242025

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