

PRICE EDWARDS AND CO.

FOR
LEASE

SHAWNEE MALL

4901 N KICKAPOO AVE SHAWNEE, OK 74804



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Lease Rate

\$18.00 - 20.00 SF/yr (NNN)

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LOCATION DESCRIPTION

Shawnee Mall offers prime leasing opportunities in 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.

Highlights

- 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.
- New ownership group planning capital upgrades

OFFERING SUMMARY

Lease Rate:	\$18.00 - 20.00 SF/yr (NNN)
Pad Site - 60,000 SF:	Call for Pricing
Available SF:	1,038 SF - 21,390

SPACES	LEASE RATE	SPACE SIZE
1024	\$18.00 SF/yr	3,844 SF
1030	\$18.00 SF/yr	4,766 SF
1122	\$18.00 SF/yr	1,038 SF
1154	\$18.00 SF/yr	3,003 SF
1388-1390	\$18.00 SF/yr	1,858 SF
1728	\$18.00 SF/yr	5,602 SF
3002	\$20.00 SF/yr	7,500 SF
3001	\$18.00 SF/yr	13,890 SF

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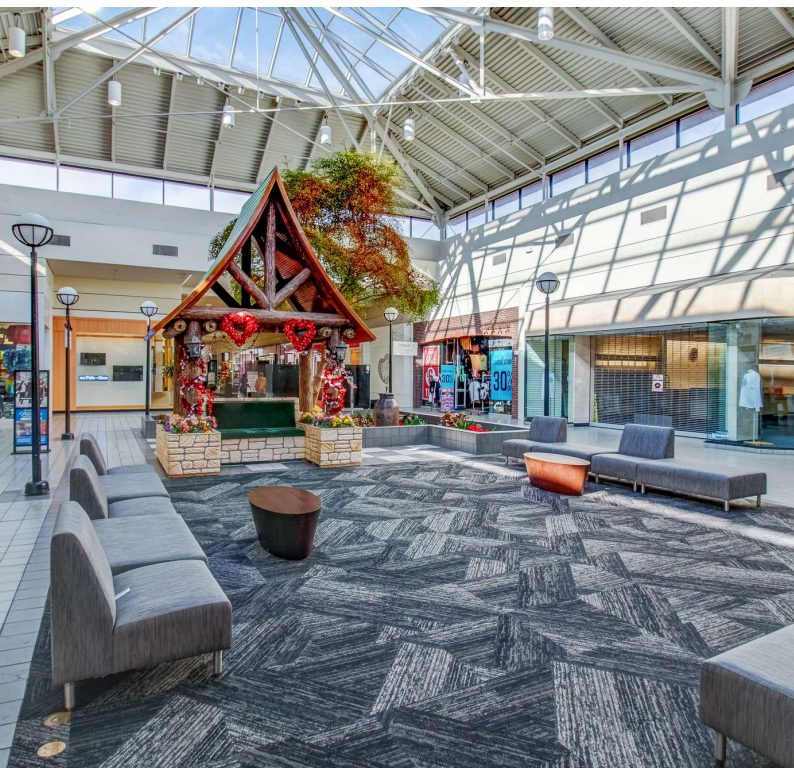
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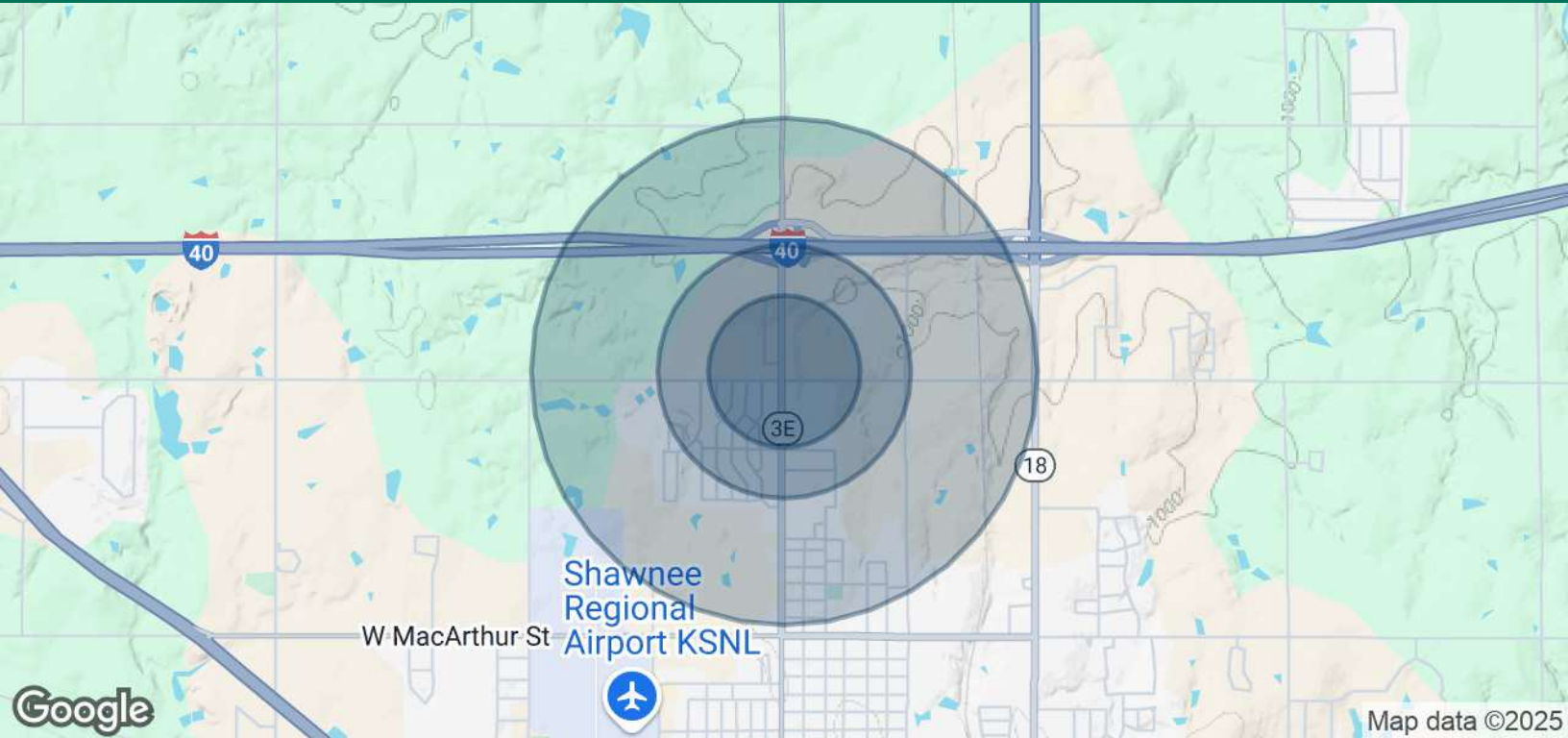
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	3	82	921
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1	31	361
# of Persons per HH	3	2.6	2.6
Average HH Income	\$93,837	\$93,837	\$82,345
Average House Value	\$285,009	\$285,009	\$261,055

Demographics data derived from AlphaMap

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