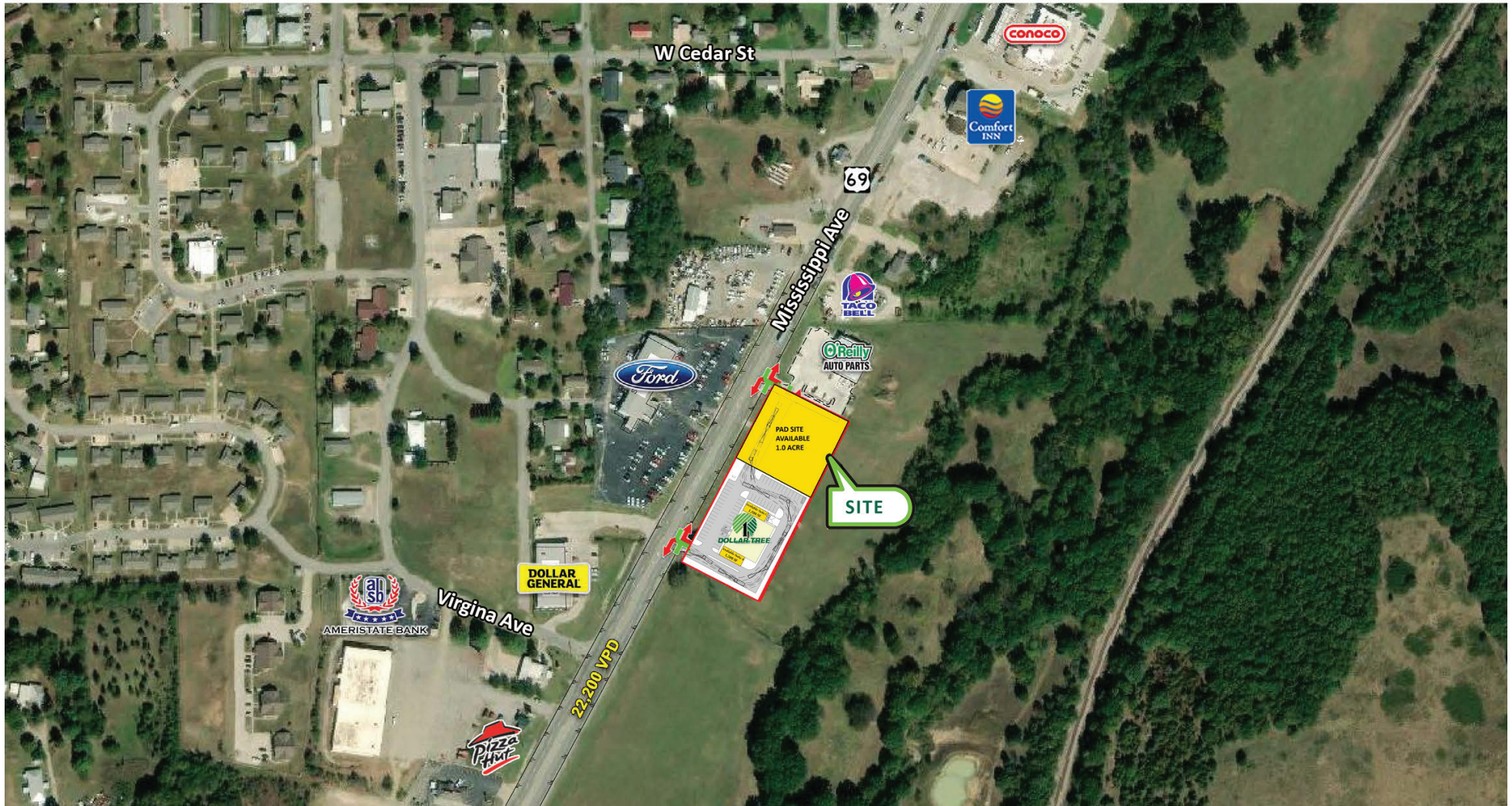


# SHOPPES AT ATOKA – Build To Suit | Ground Lease | For Sale

1626 S Mississippi Ave, Atoka, OK 74525

PRICE  
EDWARDS  
AND COMPANY



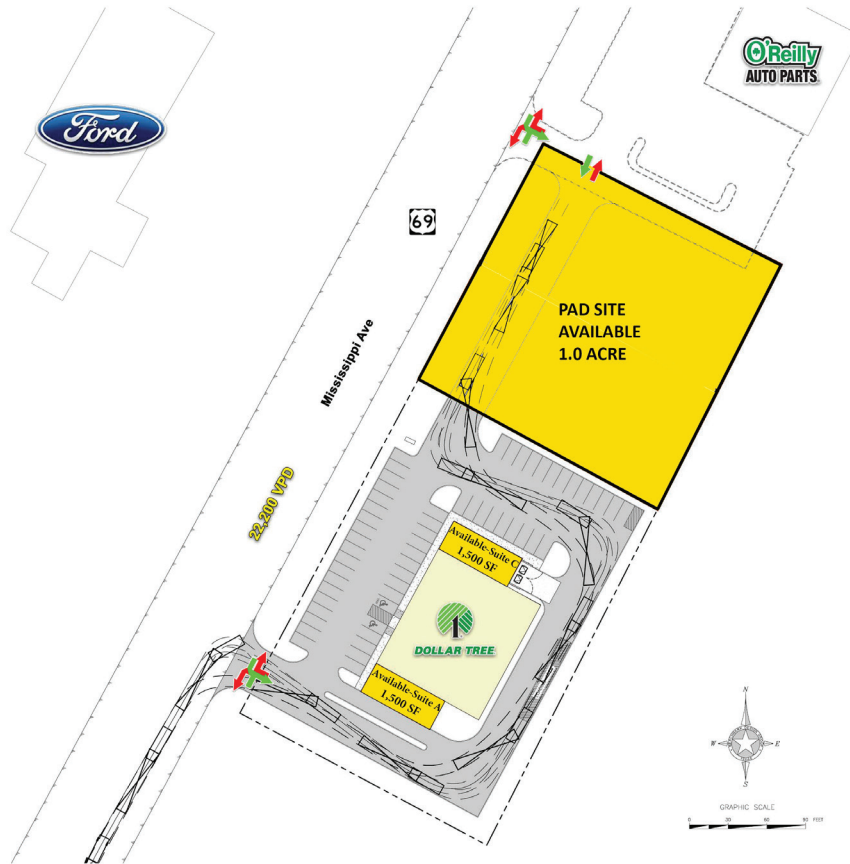
## 1 RETAIL PAD SITE NOW AVAILABLE FOR SALE, BUILD TO SUIT OR GROUND LEASE

- This Pad Site is adjacent to the new Shoppes at Atoka Center
- Dollar Tree is the anchor Tenant to the 13,000 square foot Center, offering cross access to the Pad Site



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## PROPERTY HIGHLIGHTS

- Available SF - Pad Site- 43,560 SF
- Lot Size - Lot 1.0 Acres
- Commercial Zoning
- Offering - For Sale | Ground Lease | Build-to-Suit
- Sale price - \$550,000
- Utilities to Site
- Entrance cuts in place
- Cross access with O'Reilly Auto Parts
- Easy access
- Excellent visibility
- Directly across from the popular Stuteville Ford

## TRAFFIC COUNTS -OK-ODOT, 2017

**US Highway 69**

22,200 VPD

## DEMOGRAPHICS ( 5 MILE RADIUS)

<b>Total Population</b>	5,207
<b>AVG HH Income</b>	\$45,278
<b>Daytime Population</b>	6,432

## CONTACT US

**Brandy Rundel**

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