

CATOOSA HILLS - WALMART ANCHORED POWER CENTER



Location Description

In-line retail space and pad sites now available in Catoosa Hills, a robust Walmart anchored shopping center with excellent visibility from Interstate 44.

Property Highlights

- Former Xpress Wellness Urgent Care Available - 5,000 SF
- Pad Site Available - 1.44 Acres
- Contact Broker for Pricing
- Excellent visibility from Interstate 44 and proximity to major traffic drivers such as Hard Rock Casino, Catoosa High School, and the Port of Catoosa.
- Co-Tenants Include: Walmart Supercenter, Ross Dress for Less, Petco, Bath and Body Works, AT&T, Dollar Tree, Famous Footwear, Walgreens, Olive Garden, Panda Express, and Freddy's Frozen Custard.
- Neighbors Include: Hard Rock Hotel and Casino (Over 450 guest room resort), Catoosa High School (556 Students), McDonald's, and Waffle House.

Offering Summary

LEASE RATE: Contact Broker

CURRENT AVAILABILITY: 1.44 AC Pad; 5,000 SF End Cap

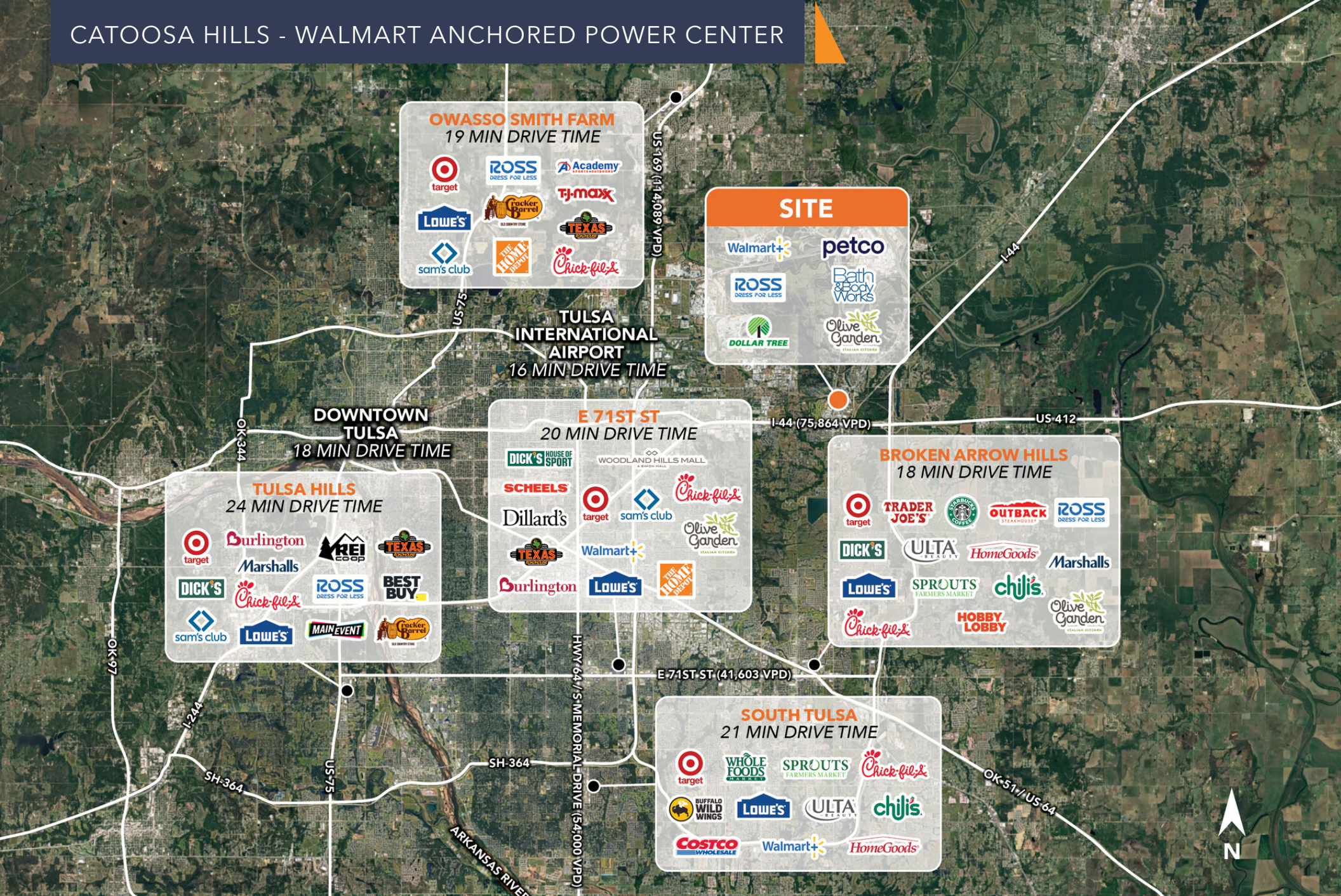


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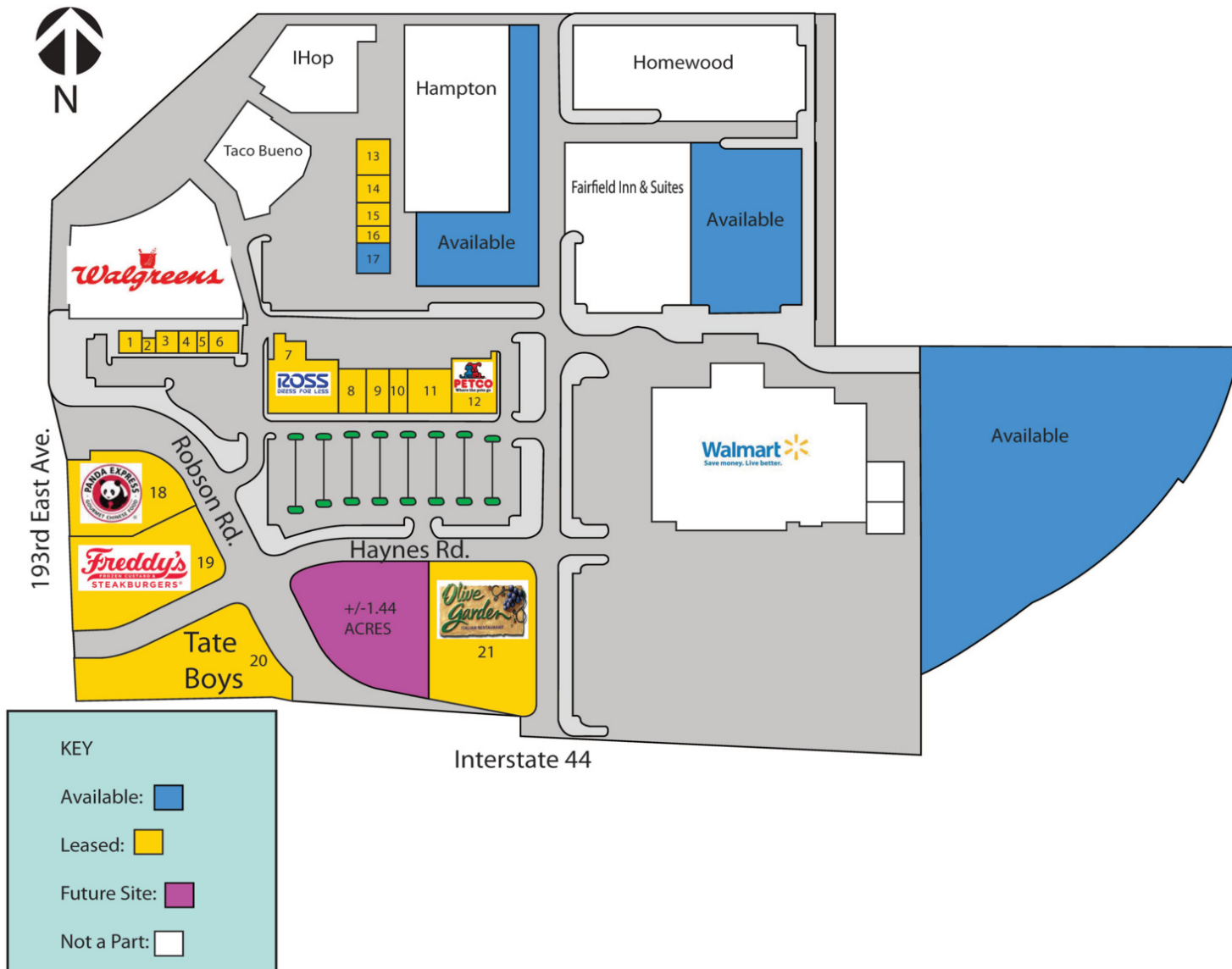


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Catoosa Hills

19361 Robson Road, Catoosa, OK 74015

SITE SUMMARY	
94,405 SQ. FT.	
1. Oklahoma Joe's BBQ	2,500 sq. ft.
2. Firehouse Subs	1,500 sq. ft.
3. Mattress Firm	4,500 sq. ft.
4. Great Clips	1,250 sq. ft.
5. Nail Salon	1,000 sq. ft.
6. AT&T	2,200 sq. ft.
7. Ross	21,970 sq. ft.
8. Factory Connection	6,033 sq. ft.
9. Famous Footwear	5,000 sq. ft.
10. CATO	4,000 sq. ft.
11. Dollar Tree	9,481 sq. ft.
12. Petco	12,552 sq. ft.
13. Dental Arts	6,500 sq. ft.
14. Kwenchers	4,500 sq. ft.
15. Sutures Grill	4,000 sq. ft.
16. Eyecare of Catoosa	2,500 sq. ft.
17. Mednow Urgent Care	4,949 sq. ft.
18. Panda Express	
19. Freddy's	
20. Tate Boys	
21. Olive Garden	



AVAILABLE
RETAIL SPACE / PAD SITES

THE KROENKE GROUP

FOR LEASING INFORMATION CALL:
(573) 449-8323

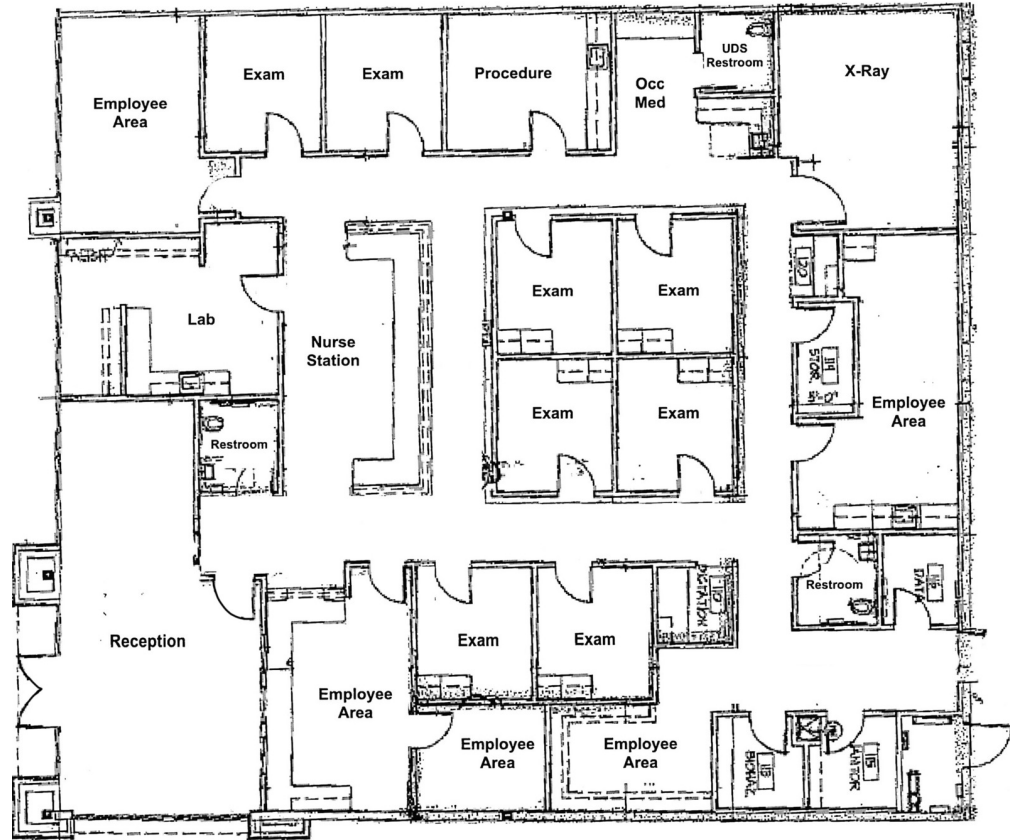
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XPRESS WELLNESS FLOOR PLAN



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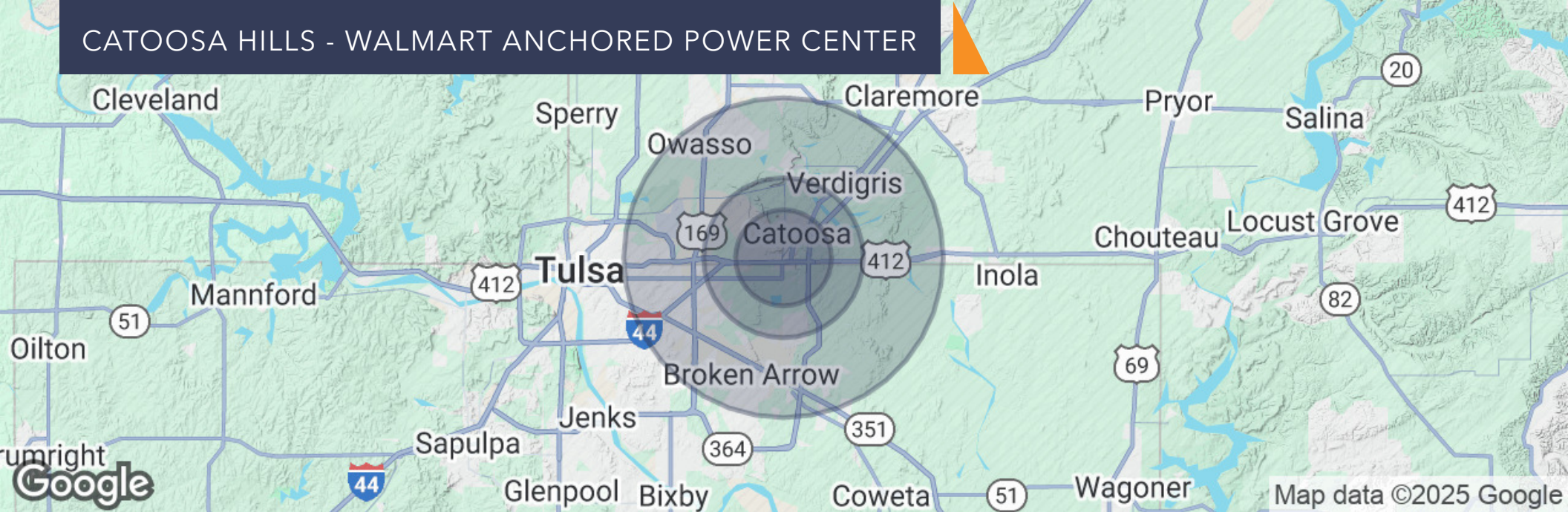
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CATOOSA HILLS - WALMART ANCHORED POWER CENTER



Population	3 Miles	5 Miles	10 Miles
TOTAL POPULATION	8,141	44,255	302,046
AVERAGE AGE	38.0	34.6	36.1
AVERAGE AGE (MALE)	36.5	33.9	34.9
AVERAGE AGE (FEMALE)	39.4	35.6	37.4
Households & Income	3 Miles	5 Miles	10 Miles
TOTAL HOUSEHOLDS	3,536	17,298	126,367
# OF PERSONS PER HH	2.3	2.6	2.4
AVERAGE HH INCOME	\$67,804	\$70,781	\$69,856
AVERAGE HOUSE VALUE	\$112,846	\$138,326	\$143,768

2020 American Community Survey (ACS)



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