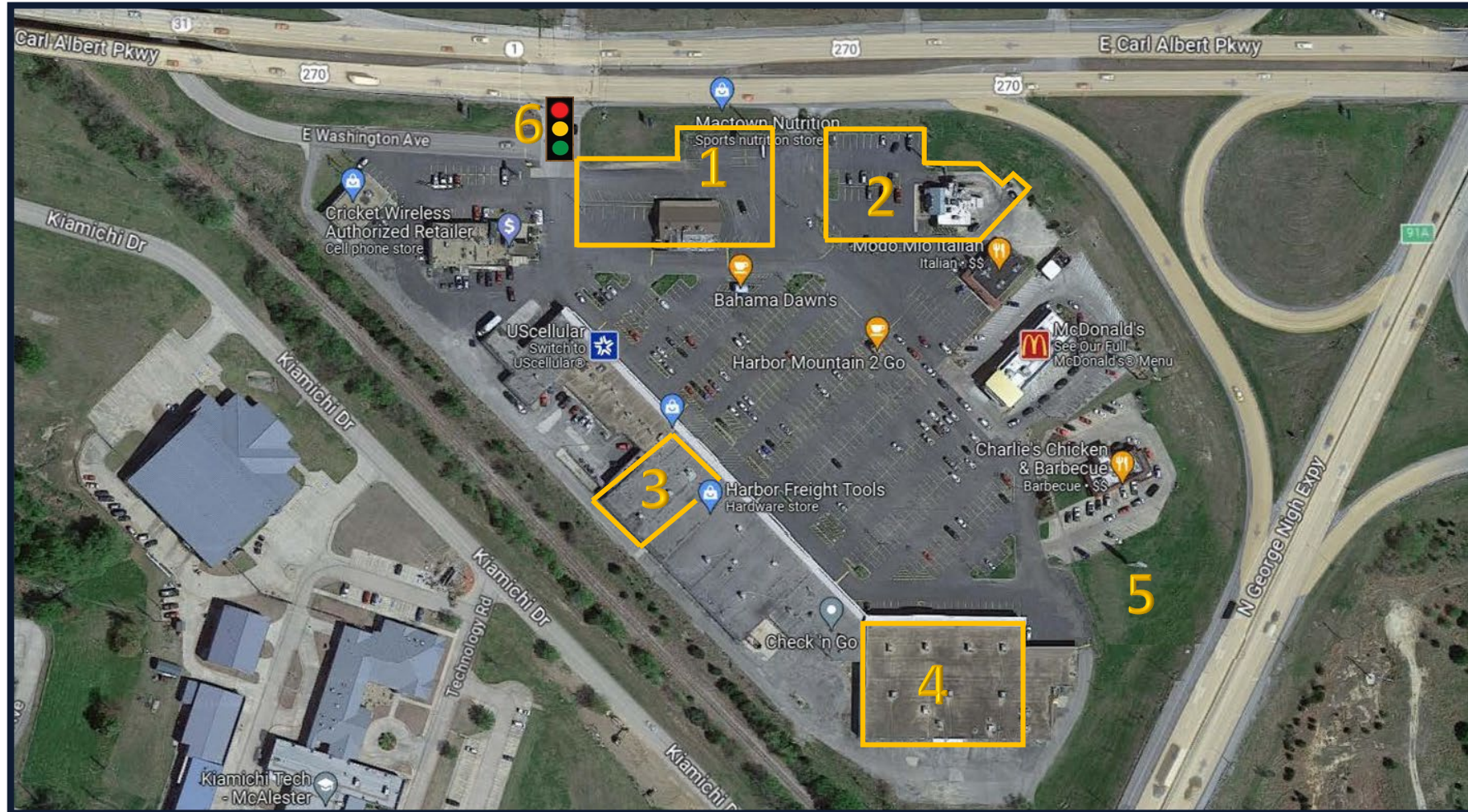


Tandy Town Shopping Center Outparcels & In-Line Space Available For Lease



1. Available Outparcel
2. Drive-Thru Outparcel
3. 15,000 SF
Formerly Save-A-Lot
4. 33,000 SF
Formerly JCP
5. Tandy Town Pylon Sign
6. Main Entry
Signalized Intersection

Lisa Estrada

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1. Available Outparcel -
1710 E Carl Albert Pkwy,
McAlester, OK 74501

Subject Site Approximate Delineation of
Pad Site for **discussion purposes only.**

The lease rate on the pad site is
\$5,833.33 monthly, or \$70,000 annually.
Site is delivered in As-Is condition. Taxes
are \$2,000 annually.

The building is a former restaurant
believed to be 3,900-sf., on a 35,000-sf
pad. The pad site allows for additional
outside storage or addition of a storage
bldg. Dedicated signage located on pad.

**US Cellular pylon sign - not a part*



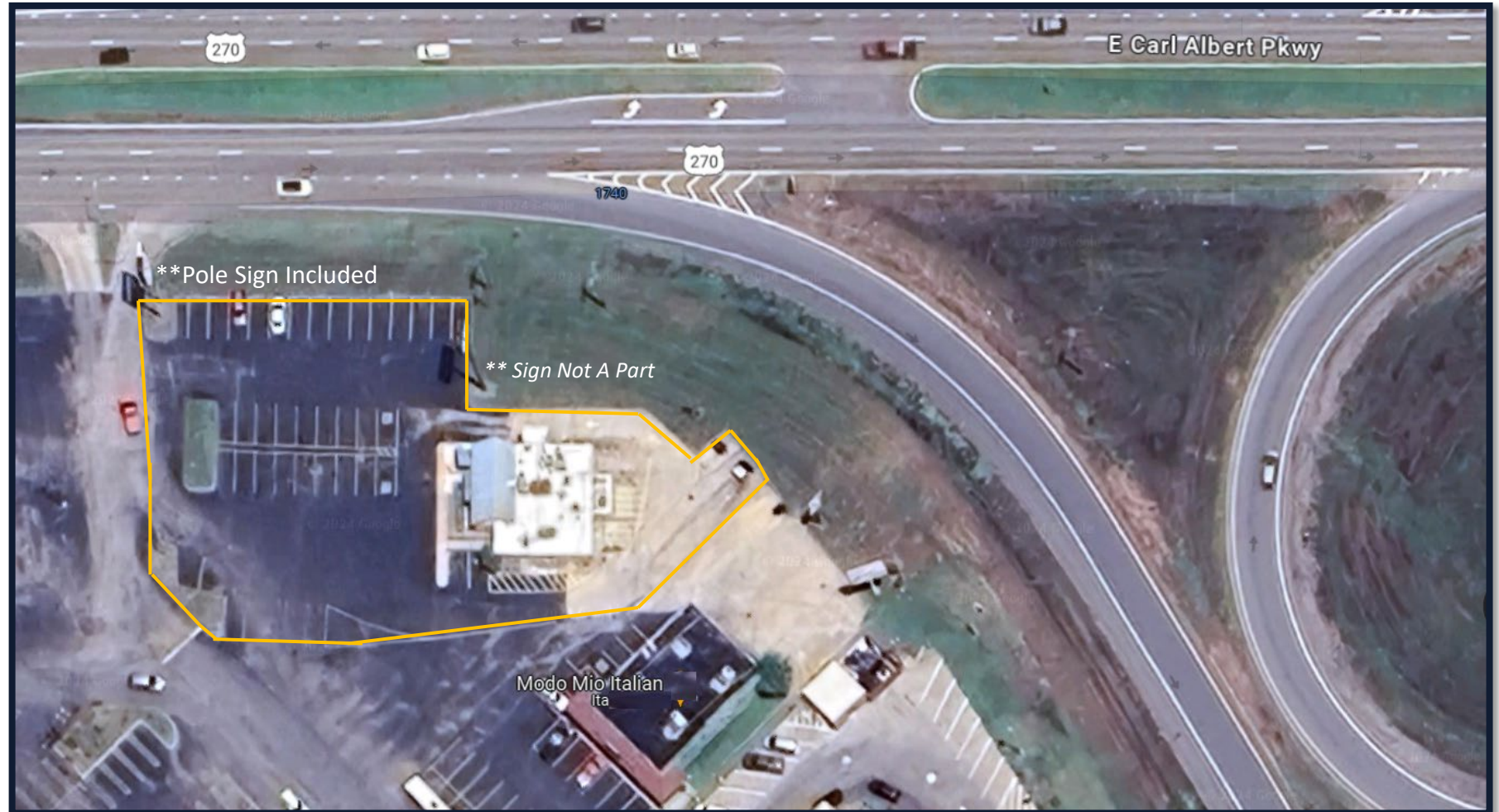
2. Drive-Thru Outparcel -
1750 E Carl Albert Pkwy,
McAlester, OK 74501

Subject Site Approximate Delineation of Pad Site for **discussion purposes only.**

The lease rate on the pad site is \$5,250 monthly, or \$63,000 annually. Site is delivered in As-Is condition. Taxes are \$1,500 annually.

The building is a former restaurant believed to be 2,900-sf, on a 31,400-sf pad site.

There is a dedicated pole sign at the nearest Entry point. Recent repairs include new siding and a new roof. Available space includes a Drive Thru, Walk-In Cooler/ Freezer(s), and Kitchen Equipment.



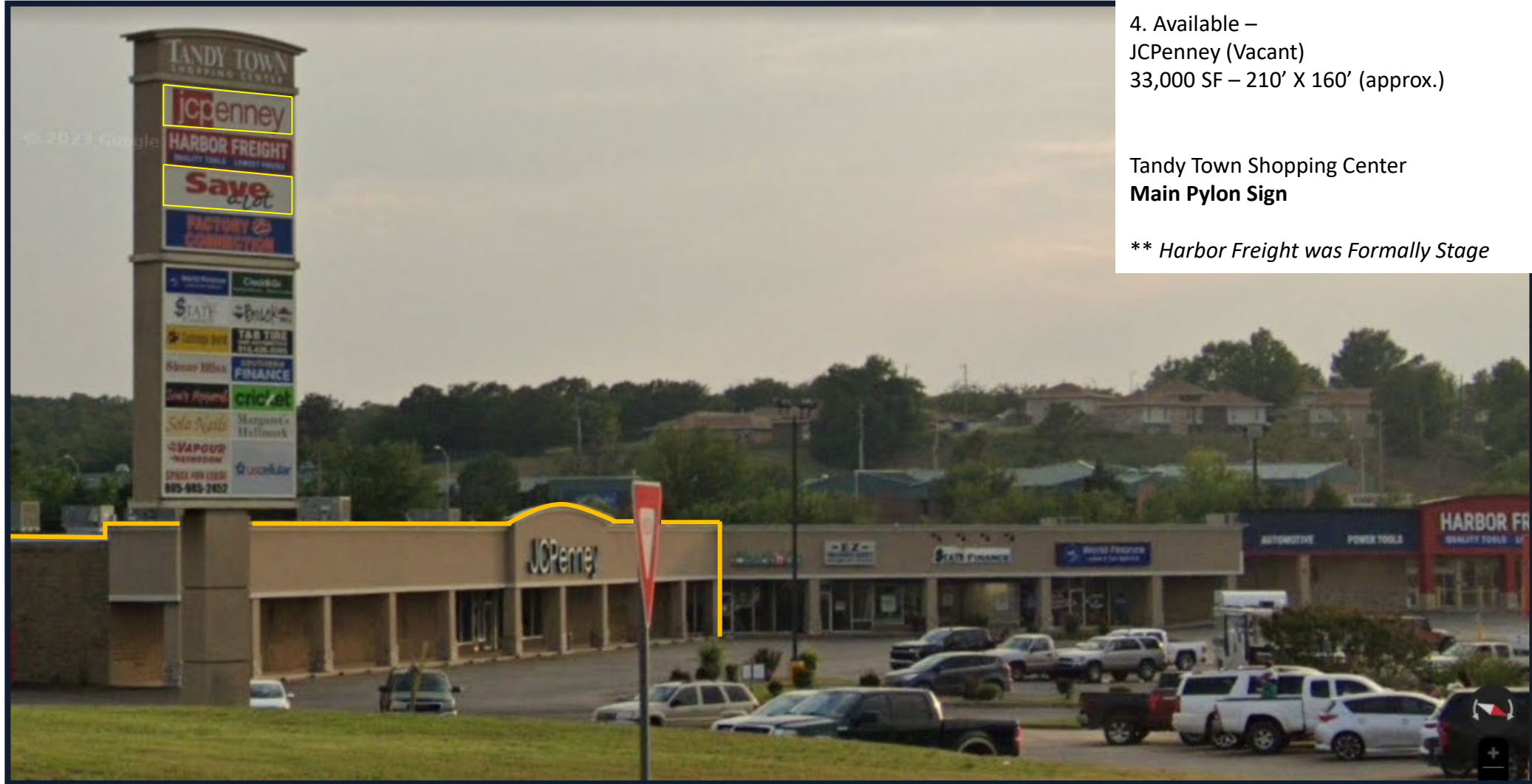


3. Available –
Save-A-Lot (Vacant)

- 15,000 SF – 115' X 135' (approx.)
- Base Rent: \$7.00
- NNN: \$1.50 (approx.)







4. Available –
JCPenney (Vacant)
33,000 SF – 210' X 160' (approx.)

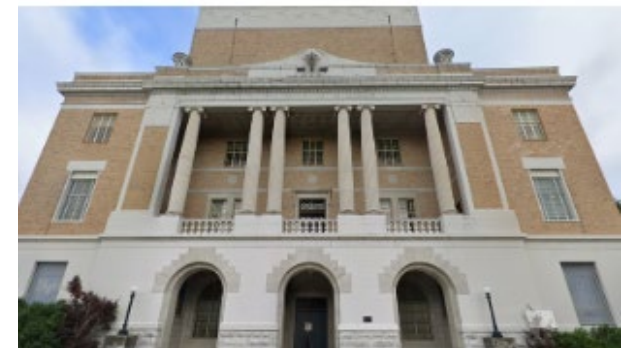
Tandy Town Shopping Center
Main Pylon Sign

*** Harbor Freight was Formally Stage*



The Tandy Town Shopping Center is a 119,750 square foot shopping center located on the SEC Carl Albert Pkwy & Hwy 69 By-Pass in McAlester, Oklahoma. Traffic counts of within a 1-mile radius of the shopping center show 29,900 vehicles per day along South George Nigh Expressway (2019) and 15,300 vehicles per day on East Carl Albert Parkway (2019). The average household income, within a ten mile radius is approximately \$65,000.

McAlester is the county seat of Pittsburg county, with a trade area of over 50 miles. The Trade Area population exceeds 164,000. The city's strong regional economy draws consumers from smaller rural markets creating an opportunity for premium sales in several retail and restaurant categories. The city enjoys a national retail base usually found in much larger municipalities due to its location on the Indian Nation Turnpike. McAlester is the center of commerce for a 50-mile radius including towns of Atoka, Keota, Eufaula, and Caddo.



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