

SHAWNEE MALL

4901 N KICKAPOO AVE SHAWNEE, OK 74804



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Lease Rate
\$18 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 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
3001	\$18.00 SF/yr	13,890 SF

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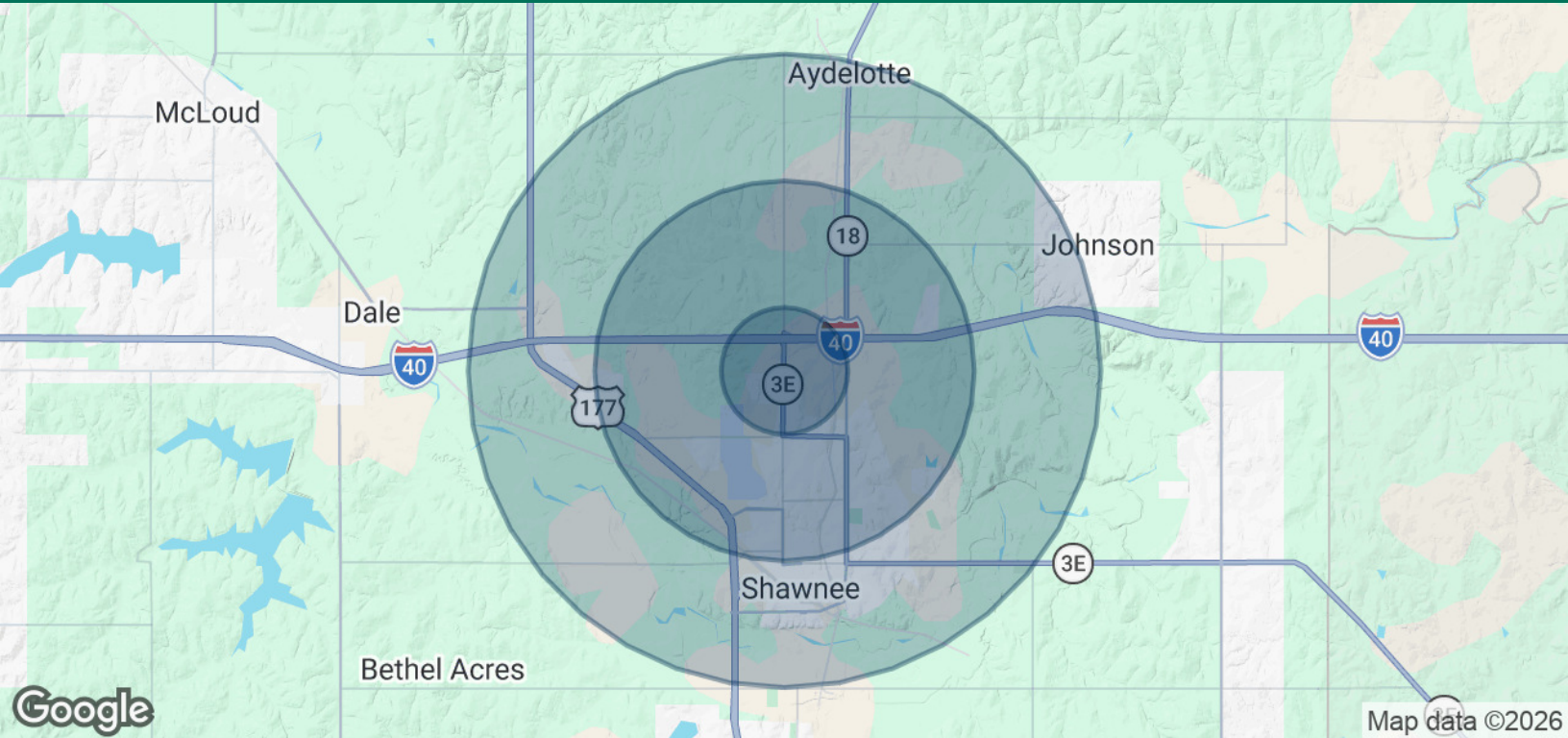
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,556	24,284	36,357
Average Age	37	39	39
Average Age (Male)	35	38	38
Average Age (Female)	39	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,209	9,107	13,734
# of Persons per HH	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

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