

PRICE EDWARDS AND CO.

SUITE 3001-
FOR LEASE

SHAWNEE MALL - EXPERIENTIAL RETAIL SPACE 4901 N KICKAPOO AVE - SUITE 3001, SHAWNEE, OK 74804



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Lease Rate
\$18 SF/yr (NNN)

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LOCATION DESCRIPTION

Shawnee Mall offers prime leasing opportunity for experiential retail – trampoline parks, golf simulator, pickle ball in Suite 3001. Located on the east end of the mall adjacent to Kohls and the new Chelino's.

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)

Available SF: 13,890 SF

SPACES	LEASE RATE	SPACE SIZE
3001	\$18.00 SF/yr	13,890 SF

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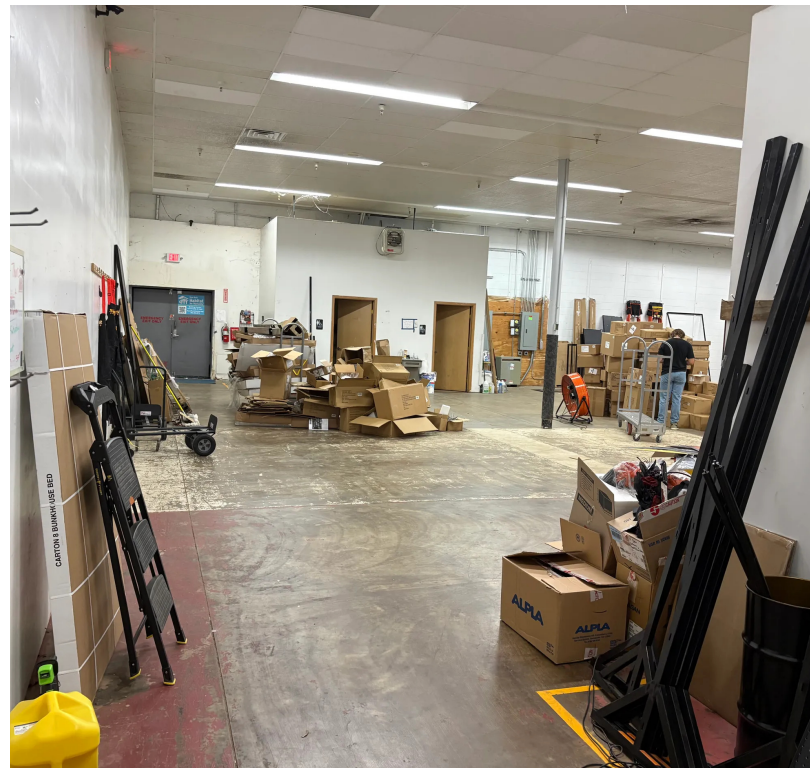
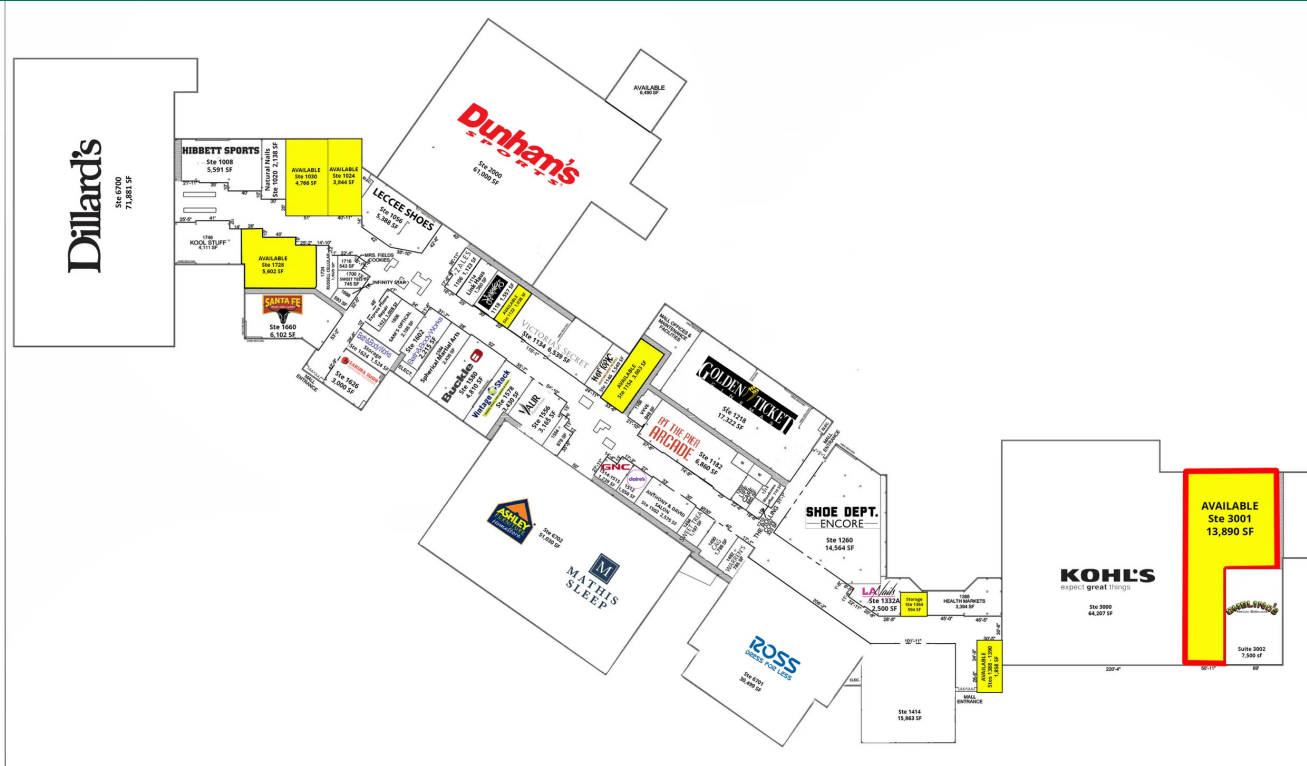
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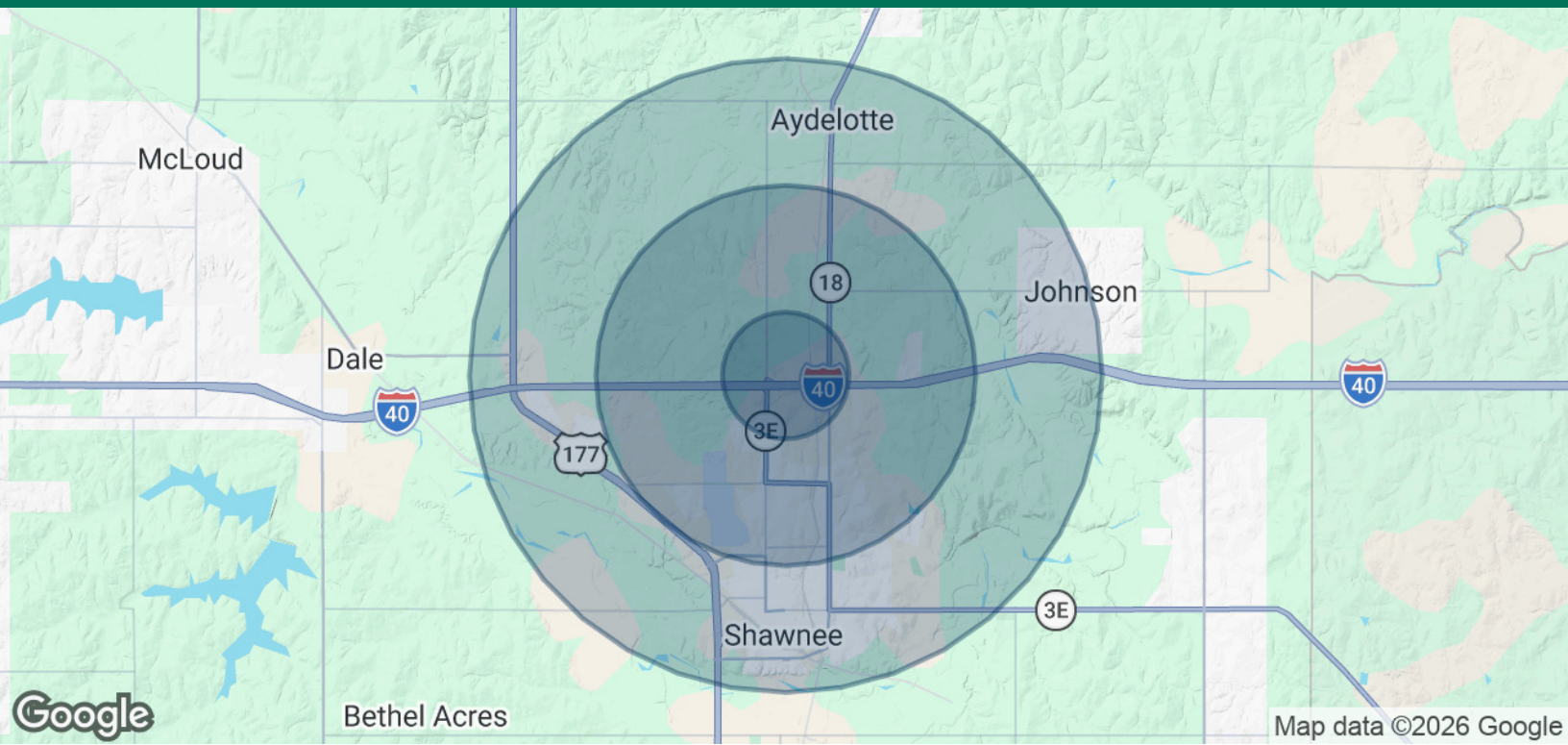
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	728	15,914	33,854
Average Age	33.6	36.1	36.4
Average Age (Male)	27.5	35.0	34.8
Average Age (Female)	37.3	36.9	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	280	5,706	12,550
# of Persons per HH	2.6	2.8	2.7
Average HH Income	\$78,459	\$78,040	\$72,155
Average House Value	\$241,488	\$199,350	\$173,838

Demographics data derived from AlphaMap

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