Executive Summary



Details

Lease Rate:	$18 SF/yr (NNN)
Available SF:	1,223 - 58,344 SF
Building Size:	207,406 SF
Cross Streets:	Perkins Rd & Lakeview Rd

Overview

Lakeview Pointe Shopping Center is a 207,406 SF, Best Buy and Ross Dress for Less–anchored power center located at the signalized intersection of Perkins Road and Lakeview Road, Stillwater's primary retail corridor. The center is 95% occupied and ranks in the Top 12% of all shopping centers in Oklahoma for foot traffic, generating over 2.3 million annual visits (Placer.ai).

The property benefits from 33,400+ vehicles per day, excellent visibility, multiple access points, and a strong mix of national and regional tenants including Best Buy, Ross Dress for Less, Five Below, Petco, Rack Room Shoes, Rally House, Eyemart Express, Milan Laser, Select Physical Therapy, Subway, and Aspen Coffee.

Located just 2 miles from Oklahoma State University (27,000+ students), Lakeview Pointe draws consistent traffic from students, faculty, healthcare professionals, and surrounding residential neighborhoods. The Stillwater market continues to experience strong growth, highlighted by the planned Google Data Center campus (up to $3B investment).

Multiple shop spaces available; suitable for retail, restaurant, medical, fitness, and service-oriented users. Flexible layouts, strong co-tenancy, and ample parking. The 58,344 SF space can be divided to accommodate a smaller footprint.

EV ERNST
405.843.7474
eernst@creekpe.com

GEORGE WILLIAMS, CCIM
405.843.7474
gwilliams@creekpe.com

Lease Spaces



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,223 - 58,344 SF	Lease Rate:	$18 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
Suite 1920	Available	1,602 SF	NNN	$18.00 SF/yr
Suite 1924	Available	1,995 SF	NNN	$18.00 SF/yr
Suite 2010	Available	1,600 SF	NNN	$18.00 SF/yr
Suite 2040	Available	58,344 SF	NNN	Negotiable
Suite 2160	Available	1,223 SF	NNN	$18.00 SF/yr
Suite 2224	Available	4,800 SF	NNN	$18.00 SF/yr
Suite 2270	Available	1,602 SF	NNN	$18.00 SF/yr

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Additional Photos

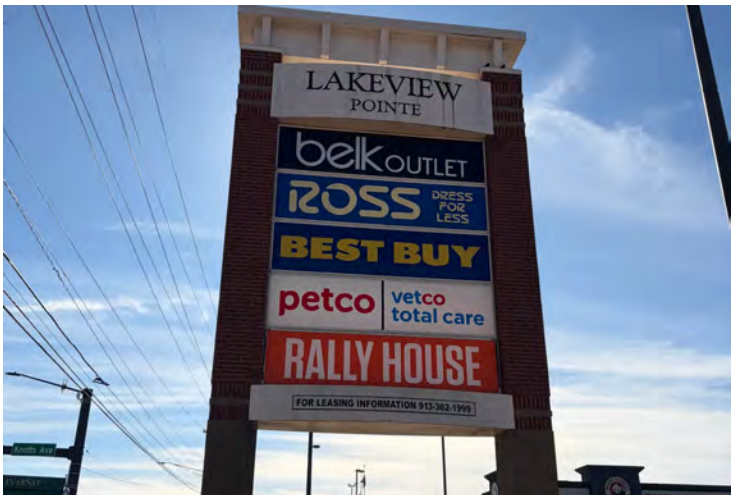








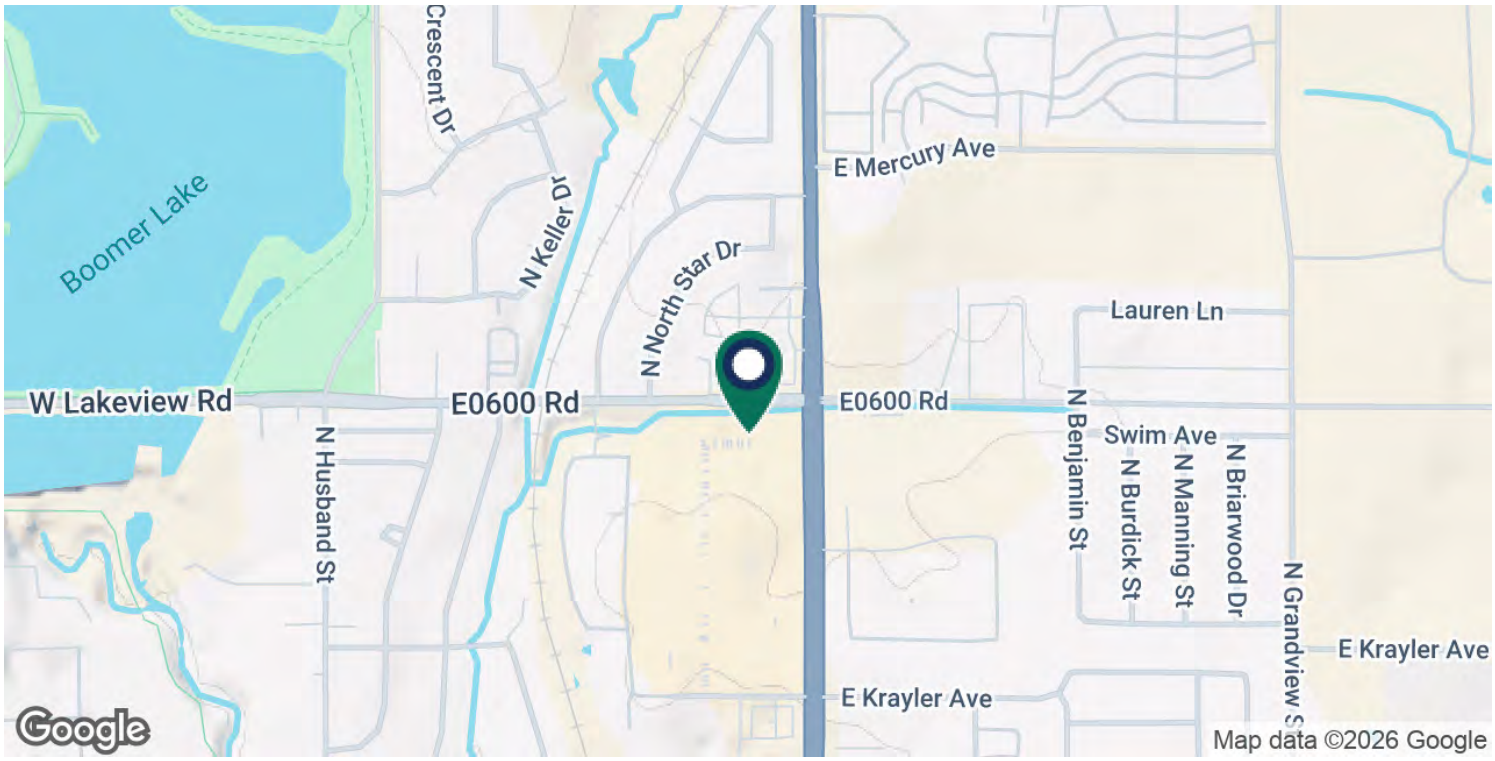




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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	8,115	38,294	51,523
Average Age	34	31	33
Average Age (Male)	33	30	32
Average Age (Female)	35	32	34

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	3,731	14,229	19,660
# of Persons per HH	2.2	2.7	2.6
Average HH Income	$54,052	$49,795	$63,020
Average House Value	$249,905	$227,467	$259,732

2020 American Community Survey (ACS) *10272026*

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