Executive Summary



Details

Sale Price:	$600,000
Lease Rate:	Call For Rate
Lot Size Pad Site B:	4.7 acres
Mall Size:	219,307 SF

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 & hotels within 3 miles feed additional traffic to your storefront

Overview

Pad B is available For Ground Lease, Build To Suit or For Sale | 4.7 Acres.

Shawnee Mall is 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.
Key leasing advantages:

GEORGE WILLIAMS, CCIM
405.843.7474
gwilliams@creekpe.com

CHRIS CASTRO
405.317.0627
ccastro@creekpe.com

Mall & Surrounding Retailer Aerial

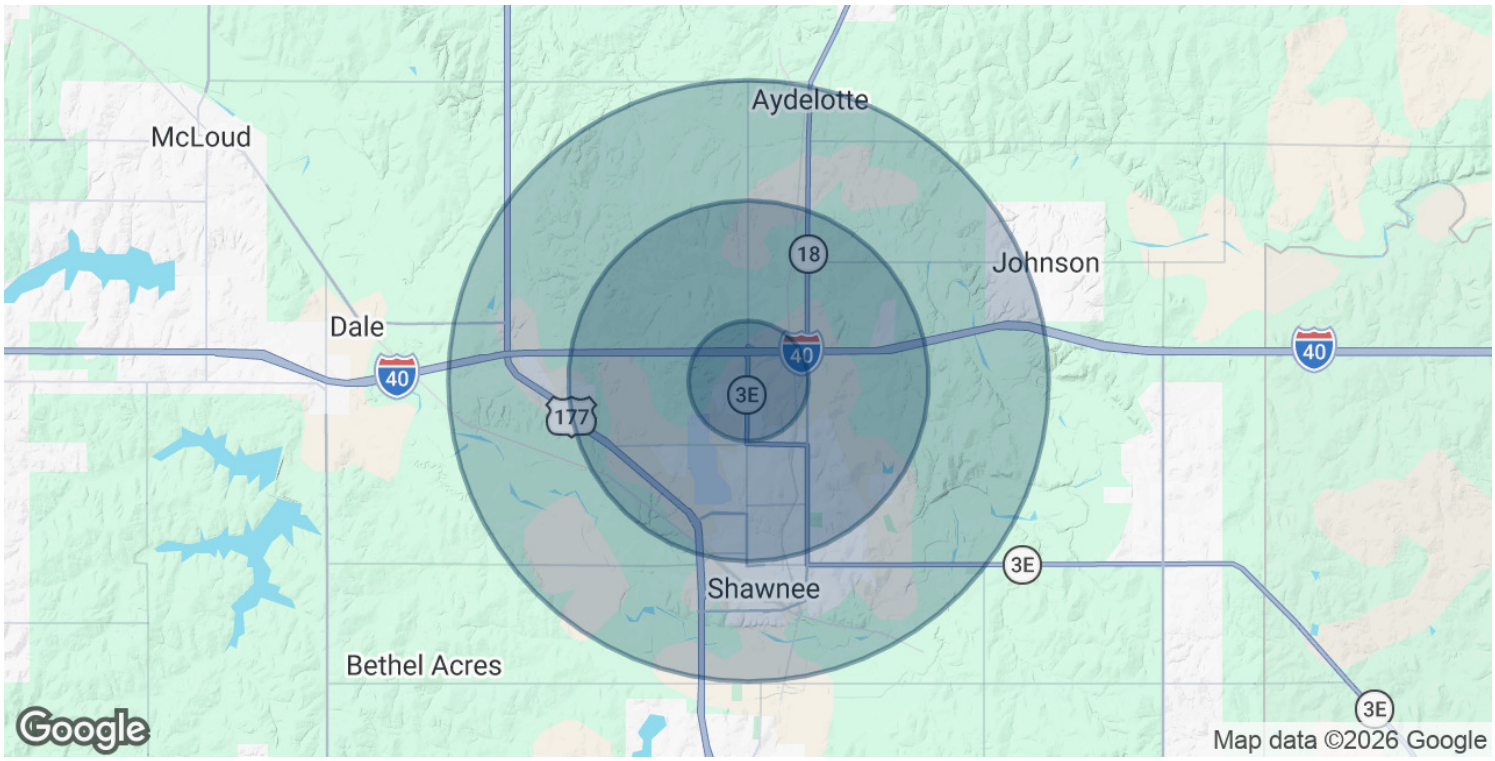




GEORGE WILLIAMS, CCIM
405.843.7474
gwilliams@creekpe.com

CHRIS CASTRO
405.317.0627
ccastro@creekpe.com

Demographics Map & Report



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

2020 American Community Survey (ACS) *10162026*

GEORGE WILLIAMS, CCIM
405.843.7474
gwilliams@creekpe.com

CHRIS CASTRO
405.317.0627
ccastro@creekpe.com