

Shawnee Mall - Suite 1388 - 1390

For Lease

4901 N Kickapoo Ave, Shawnee, OK 74804



Details

Lease Rate:	\$18 SF/yr (NNN)
Available SF:	1,858 SF

Overview

Shawnee Mall is offering a service-oriented suite located just inside the main entrance, adjacent to Kohl's and Cavender's. Well suited for a bank branch, credit union, insurance agency, medical, dental, spa, wireless retailer, or other professional service tenant.

Space

Suite 1388 - 1390	1,858 SF	\$18.00 SF/yr NNN
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Highlights

- First suite inside the main mall entrance — customers reach your door within a few steps of entering, without walking the length of the mall
- Adjacent to Kohl's and Cavender's
- Convenient parking directly outside the main entrance
- Established tenant mix including Bath & Body Works, Claire's, Dunham's Sports, Hibbett Sports, Shoe Dept. Encore, and Golden Ticket Cinemas
- Dining and entertainment on site (Santa Fe Cattle Company, Sakura, Chelino's, At the Pier Arcade) keep customers on the property throughout the day and evening
- Co-tenancy with national credit tenants provides steady weekday traffic for appointment-based and walk-in service businesses
- Grand Casino Hotel & Resort, FireLake Casino, and multiple hotels within 3 miles

George Williams, CCIM

gwilliams@creekpe.com
405.843.7474

Chris Castro

chris@creekcre.com
405.317.0627



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[illegible]

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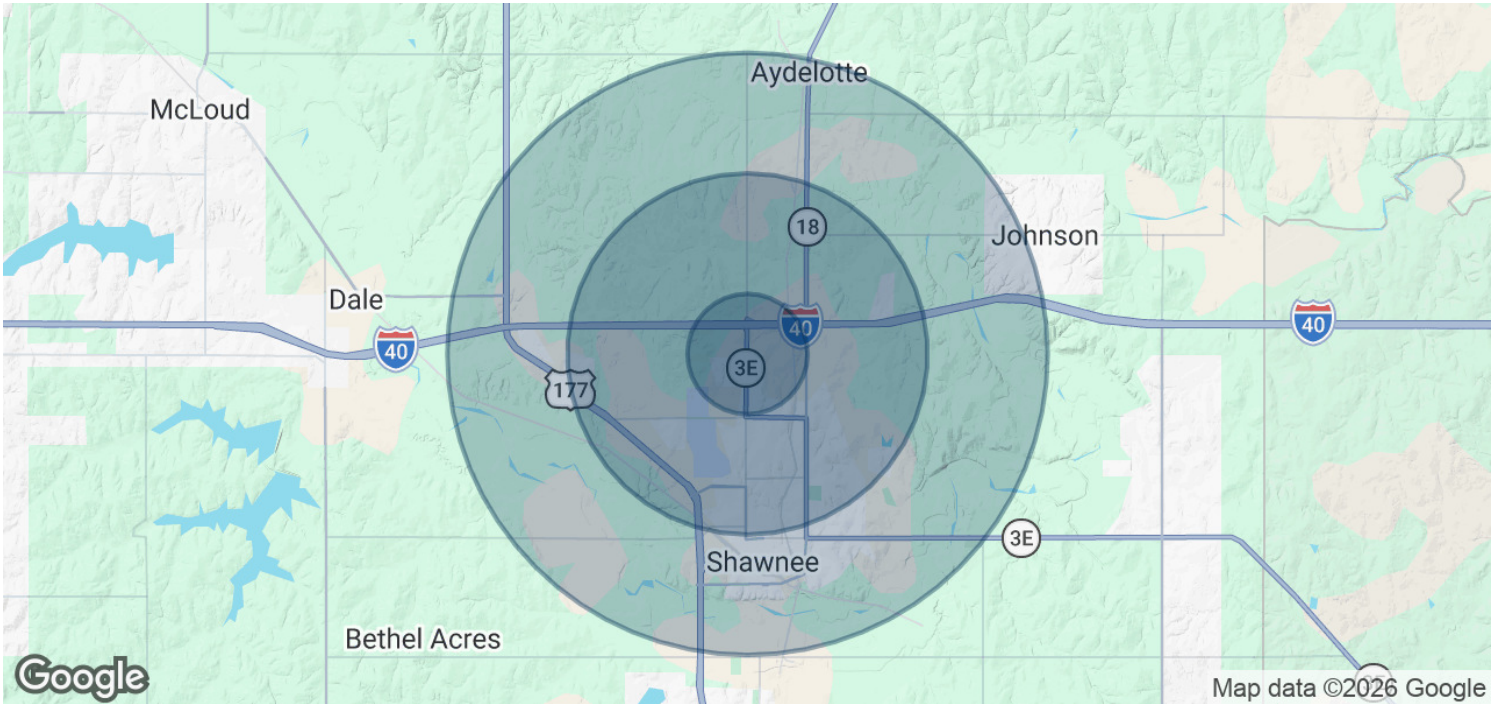
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Population	1 Mile	3 Miles	5 Miles
Total Population	2,807	21,127	34,150
Average Age	29.2	36.1	36.5
Average Age (Male)	24.0	35.1	34.9
Average Age (Female)	32.6	36.4	37.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	948	7,742	12,704
# of Persons per HH	3.0	2.7	2.7
Average HH Income	\$74,331	\$74,282	\$71,195
Average House Value	\$190,859	\$176,340	\$171,099

2023 American Community Survey (ACS)

10062026

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