

RETAIL SPACE FOR LEASE

1911 SOUTHEAST WASHINGTON STREET

Idabel, OK 74745

ADEN STRUBLE
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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Available for lease is a $\pm 1,280$ SF endcap suite at Sapphire Point Retail Center, a 19,515-square-foot multi-tenant strip on 1.86 acres along SE Washington Street, Idabel's primary retail corridor. The space anchors the end of a center shadow-anchored by a Walmart Supercenter that draws over 1.7 million visitors annually, with established national co-tenancy including Dollar Tree, Hibbett Sports, CATO, and Edward Jones. Idabel serves as the last major commercial hub for Dallas-Fort Worth travelers heading to Broken Bow and the Hochatown/Beavers Bend destination just 20 minutes north, layering strong pass-through traffic on top of a stable local trade area. The endcap position offers premium visibility, signage exposure on the city's main commercial artery, and an efficient footprint ideal for retail, service, quick-serve, or office users.

PROPERTY HIGHLIGHTS

- Premium endcap position — high-visibility corner suite with maximum frontage and signage exposure on SE Washington Street
- Walmart shadow-anchored — direct co-tenancy with the region's dominant grocery and essential-goods destination driving consistent daily traffic
- Established national tenant mix — Dollar Tree, Hibbett Sports, CATO, and Edward Jones, with the majority of GLA occupied 15+ years

OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr
NNN Rate	\$5.50 SF/yr
Available SF:	1,280 SF
Building Size:	19,515 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	956	2,419	2,987
Total Population	2,518	6,413	7,939
Average HH Income	\$59,475	\$52,148	\$55,991

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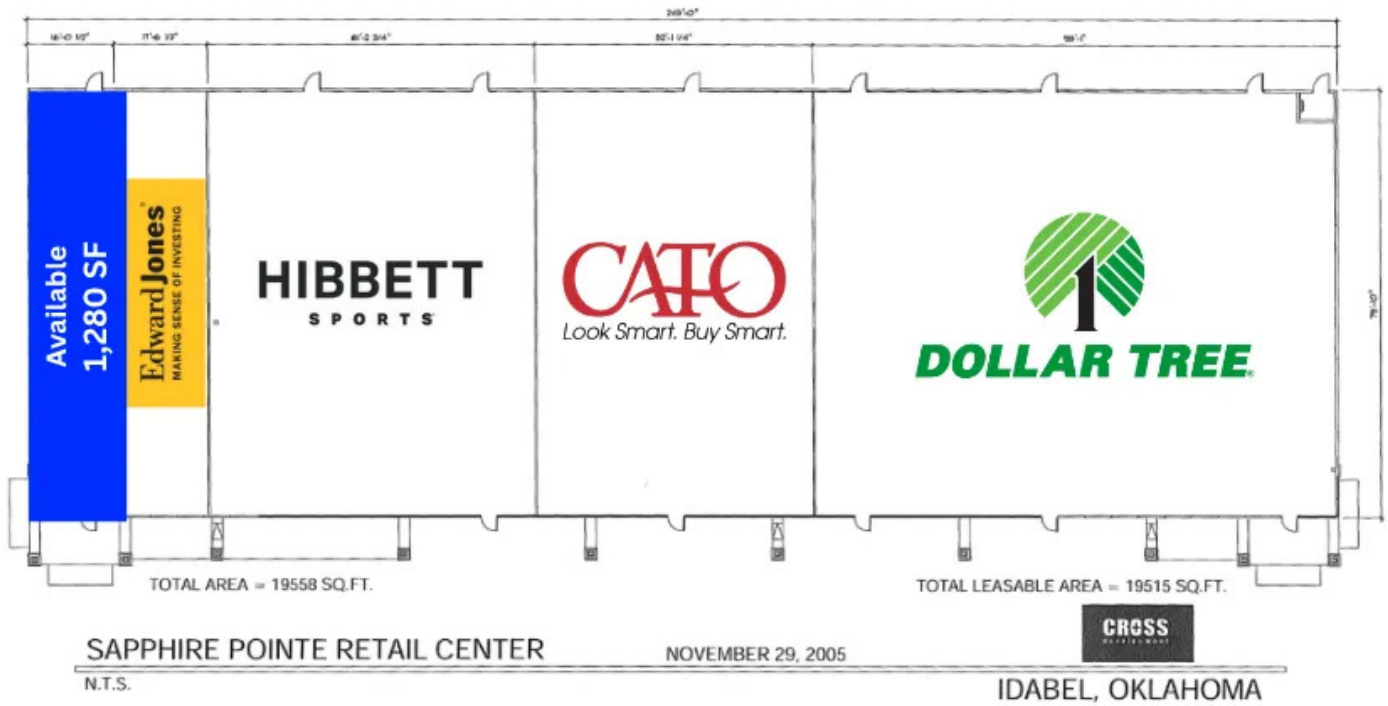
ADDITIONAL PHOTOS



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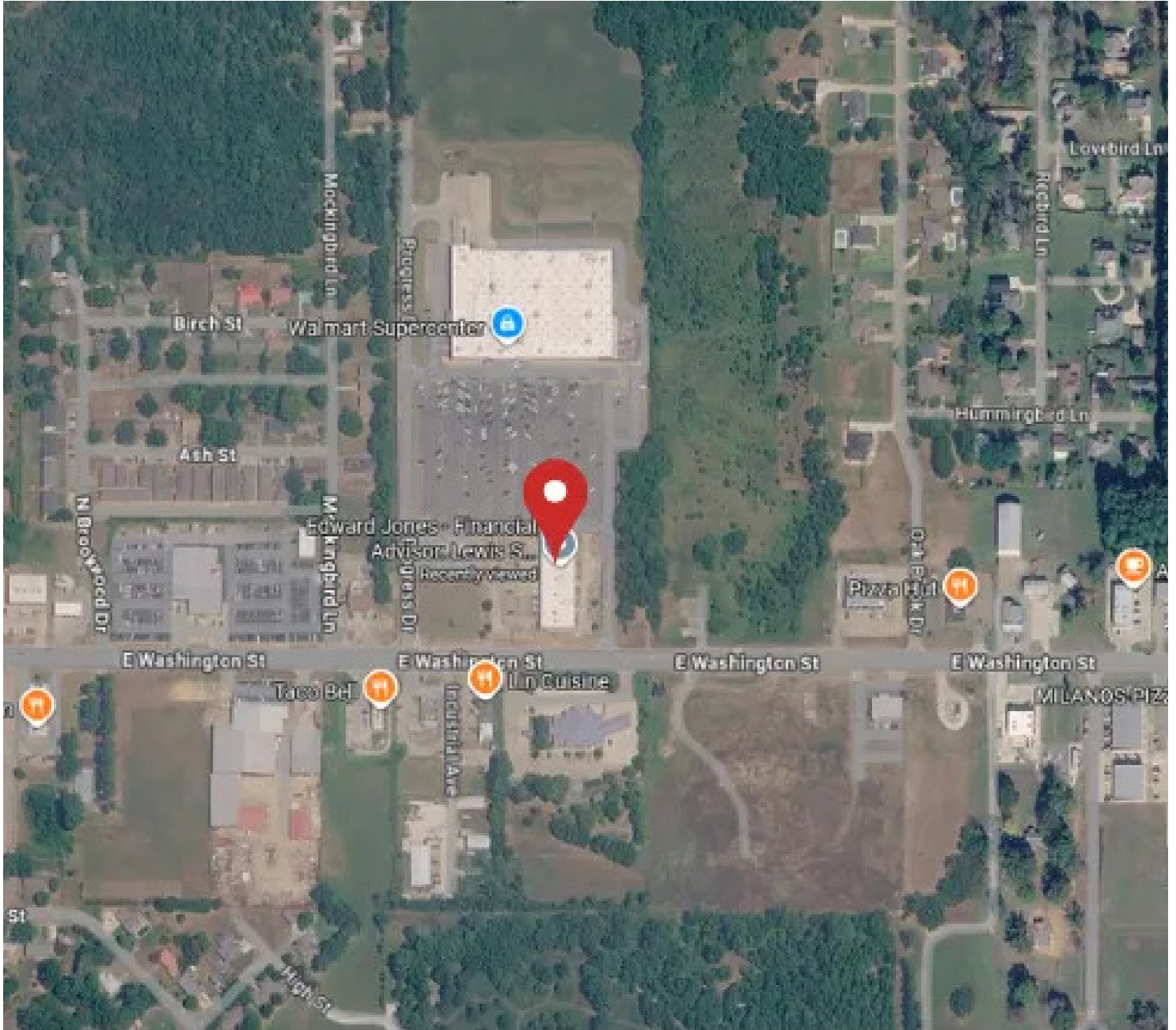
SITE PLANS



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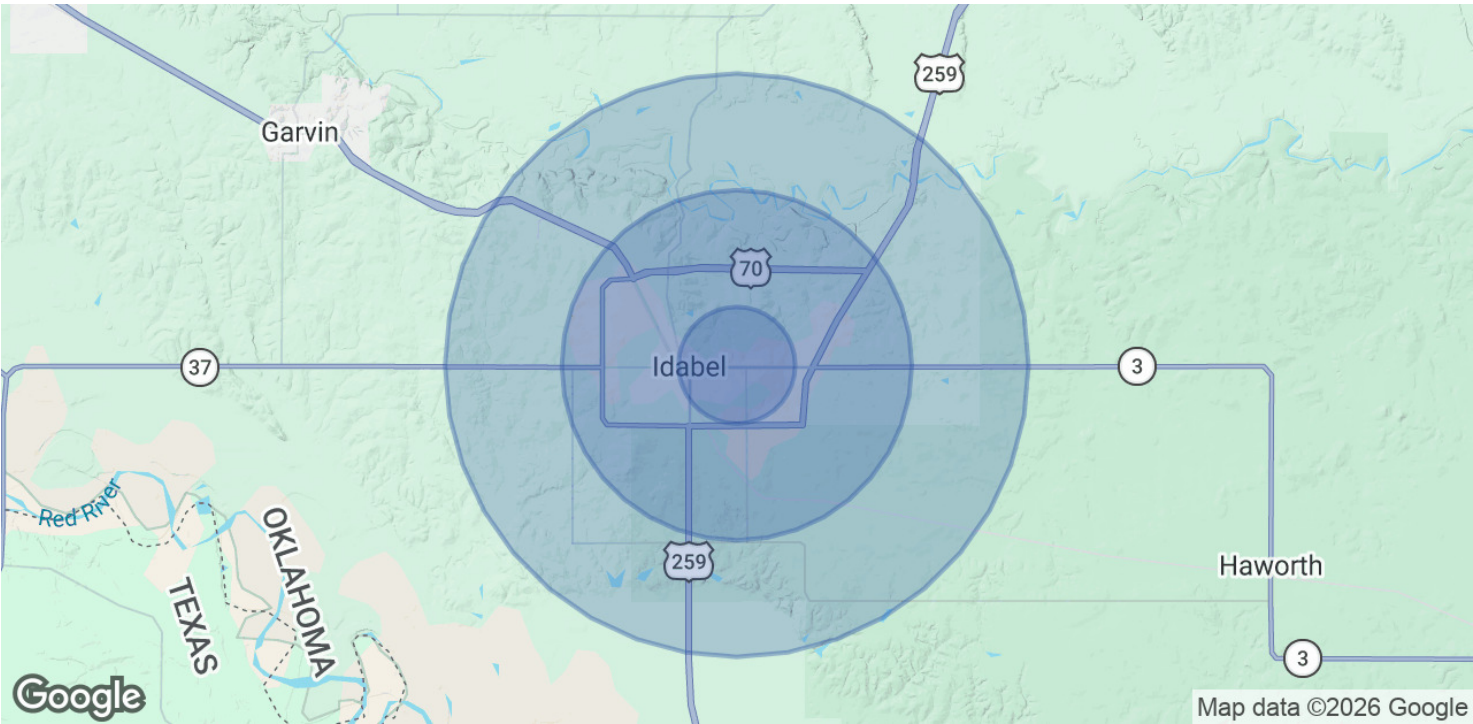
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,518	6,413	7,939
Average Age	33.9	34.1	35.2
Average Age (Male)	33.4	32.3	33.6
Average Age (Female)	39.9	38.2	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	956	2,419	2,987
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$59,475	\$52,148	\$55,991
Average House Value	\$172,066	\$158,050	\$163,405

2023 American Community Survey (ACS)

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RETAILER MAP



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