

TWO-TENANT RETAIL INVESTMENT

502-504 Shawnee Mall Drive

SHAWNEE, OKLAHOMA

EXCLUSIVELY MARKETING BY
CREEK PRICE EDWARDS · RETAIL INVESTMENT TEAM

\$1,445,000

PRICE

7.50%

CAP RATE

\$108,508

2025 NOI (ADJ.)

6,000 SF

GLA

100%

OCCUPANCY

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SECTION 01

Investment Summary

The Offering · Investment Highlights

The Offering

A 100% leased, two-tenant retail strip anchored by national credit on Shawnee's dominant retail corridor.

Creek Price Edwards is pleased to exclusively offer investors the opportunity to acquire **502-504 Shawnee Mall Drive** — a 6,000 SF, 100% leased two-tenant retail strip in Shawnee, Oklahoma.

Built in 1993 on 0.55 acres, the Property pairs **AT&T** (NYSE: T · \$122B revenue · lease through August 2028) with an established local orthodontic practice.



\$1,445,000	7.50%	\$108,508
PRICE	CAP RATE	2025 NOI (ADJ.)

Investment Highlights

502-504 SHAWNEE MALL DR • SHAWNEE, OKLAHOMA

01

100% Leased
Fully leased to AT&T and Shawnee Orthodontics — strong national credit paired with essential medical service.

02

National Credit
AT&T Inc. (NYSE: T • \$122B revenue) lease extends through August 2028.

03

Dominant Corridor
On Shawnee Mall Drive directly opposite Shawnee Mall — a regional draw of 2.5 million annual visitors.

04

Regional Hub
County seat and commercial hub for an 80,000+ trade area population.

05

Highway Access
I-40 and US-177/270 intersection connectivity drives consumer traffic.

06

Durable Income
\$108,508 adjusted 2025 actual NOI, with \$72,202 NOI year-to-date through June 30, 2026.

PROPERTY SUMMARY

\$108,508

2025 NOI (ADJ.)

7.50%

CAP RATE

PRICE	\$1,445,000
GLA	6,000 SF
OCCUPANCY	100%
YEAR BUILT	1993
LAND AREA	0.55 Acres
WALT	1.6 YRS
2026 YTD NOI (6/30)	\$72,202

502-504 SHAWNEE MALL DR • SHAWNEE, OKLAHOMA

Investor Snapshot

502-504 SHAWNEE MALL DR • SHAWNEE, OKLAHOMA

PROPERTY SUMMARY

ADDRESS	502-504 Shawnee Mall Dr
PROPERTY TYPE	Two-Tenant Retail
GLA	6,000 SF
YEAR BUILT	1993
LAND	0.55 Acres
OCCUPANCY	100%
TENANTS	2
WALT	1.6 YRS
PRICE	\$1,445,000
CAP RATE	7.50%
2025 NOI (ADJ.)	\$108,508
2026 YTD NOI (6/30)	\$72,202
PRICE / SF	\$241

TRAFFIC & DRAWS

40,000 VPD I-40 AT SHAWNEE • ODOT AADT	2.5M VISITORS SHAWNEE MALL • ANNUAL	80,000+ REGIONAL TRADE AREA
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MAJOR TENANT SUMMARY

TENANT	SF	% GLA	LEASE END	CREDIT
AT&T	4,000 SF	66.7%	Aug 2028	S&P BBB • Moody's Baa2

Shawnee Orthodontics	2,000 SF	33.3%	Dec 2026	Local • Essential Service
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LEASE EXPIRATION TIMELINE



Valuation based on adjusted 2025 actual NOI. 2026 NOI shown year-to-date through June 30, 2026. Capital expenditures and non-recurring items excluded from all periods.

SECTION 02

The Property



Property Photos · Site Plan · Retail Aerial · Aerial Overview

Property Photos

502-504 SHAWNEE MALL DR • SHAWNEE, OKLAHOMA



Site Plan

502-504 SHAWNEE MALL DR • SHAWNEE, OKLAHOMA



Retail Aerial

502-504 SHAWNEE MALL DR • SHAWNEE, OKLAHOMA



Aerial Overview

502-504 SHAWNEE MALL DR • SHAWNEE, OKLAHOMA

I-40

40,000 VEHICLES PER DAY

SHAWNEE MALL

2.5 MILLION ANNUAL VISITORS

502-504 SHAWNEE MALL DR

Positioned at the convergence of I-40 and US-177 / US-270 — the retail gateway to a trade area of 80,000+ consumers.

SECTION 03

Tenancy



Tenant Profiles · Rent Roll

Tenant Profiles

502-504 SHAWNEE MALL DR • SHAWNEE, OKLAHOMA



AT&T

4,000 SF • \$22.44/SF • LEASE THROUGH AUGUST 2028

AT&T Inc. (NYSE: T) is a multinational telecommunications conglomerate and one of the world's largest providers of mobile telephone, fixed telephone, and internet services.

LOCATIONS

5,000+ company-owned retail stores across the U.S.

REVENUE

\$122 billion (2024)

CREDIT

Investment Grade • S&P: BBB • Moody's: Baa2

HEADQUARTERS

Dallas, TX



Shawnee Orthodontics

2,000 SF • \$22.19/SF • LEASE THROUGH DECEMBER 2026

A trusted local orthodontic practice serving Shawnee and greater Pottawatomie County. Medical and dental users are among the most durable retail tenants, with essential-service demand, significant tenant-funded build-out, and historically low relocation rates.

SERVICES: Traditional braces • Invisalign & clear aligners • Pediatric & adult orthodontics • Retainers & follow-up care

RENT ROLL

502-504 SHAWNEE MALL DR | SHAWNEE, OKLAHOMA | Rent Roll as of 6/30/2026

OCCUPIED: 6,000 SF (100.0%) | VACANT: 0 SF (0.0%) | TOTAL: 6,000 SF

SUITE	TENANT	SF	% OF GLA	LEASE START	LEASE END	MONTHLY RENT	MONTHLY RENT/SF	ANNUAL RENT	ANNUAL RENT/SF	LEASE TYPE
502	AT&T	4,000	66.7%	9/1/2020	8/31/2028	\$7,480.00	\$1.87	\$89,760.00	\$22.44	NNN
504	Shawnee Orthodontics	2,000	33.3%	1/1/2022	12/31/2026	\$3,698.31	\$1.85	\$44,379.72	\$22.19	NNN
	TOTAL / AVERAGE	6,000	100%			\$11,178.31	\$1.86	\$134,139.72	\$22.36	

Leases are structured with CAM, insurance, and property tax recovery (NNN). Contact broker for renewal option and escalation details.

Lease Abstracts

502-504 SHAWNEE MALL DR • SHAWNEE, OKLAHOMA

AT&T

EXPIRES AUG 2028

\$22.44/SF, flat (3-yr option exercised May 2025)

RENEWAL OPTIONS

None remaining — final option exercised

RECOVERIES & CAM CAP

NNN — taxes, insurance, OpEx; admin fee capped at 10%. OpEx increases capped at 2%/yr (non-cumulative; excl. utilities & snow).

EXCLUSIVE / RESTRICTIONS

Exclusive for communication products & services (wireless, internet, video); 50% rent remedy.

KEY NOTES

Corporate lease (New Cingular Wireless PCS, LLC / AT&T Mobility). Go-dark right; landlord recapture after 180 days dark. Two-thirds of pole-sign panels.

Shawnee Orthodontics

EXPIRES DEC 2026

±2% annual escalations; \$22.19/SF in 2026

RENEWAL OPTIONS

1 x 5 yrs at continuing +2%/yr escalations

RECOVERIES & CAM CAP

NNN — 33% fixed pro-rata share of OpEx, insurance & taxes. Total additional rent capped at +3%/yr.

EXCLUSIVE / RESTRICTIONS

Orthodontics / general dentistry exclusive in the building.

KEY NOTES

Lease held personally by Dr. Anaita Mullasseril. Continuous-operation covenant. No percentage rent.

Summary of lease terms per lease documents and amendments; the leases control.

SECTION 04

Financial Analysis



Financial Summary · 2025 Actual & 2026 Year-to-Date

FINANCIAL SUMMARY

502-504 SHAWNEE MALL DR | SHAWNEE, OKLAHOMA

2025 NOI
\$108,508

	2025 ACTUAL	2026 YTD (THRU 6/30/26)
Rental Income	\$127,803.97	\$67,095.49
Reimbursement Income	\$34,523.16	\$18,184.26
TOTAL INCOME	\$162,327.13	\$85,279.75
OPERATING EXPENSES		
Management Fees	\$6,195.96	\$3,000.00
Office Expense	\$173.51	\$70.14
Insurance	\$11,322.51	—
Property Taxes	\$20,489.00	—
Repairs & Maintenance	\$10,900.00	\$7,170.00
Utilities	\$4,738.29	\$2,837.52
TOTAL EXPENSES	\$53,819.27	\$13,077.66
NET OPERATING INCOME	\$108,507.86	\$72,202.09

SECTION 05

The Market

Shownee
Orthodontics



Area Overview · Demographics

About Shawnee

REGIONAL HUB & UNIVERSITY COMMUNITY — POTTAWATOMIE COUNTY SEAT

80,000+

REGIONAL TRADE AREA
POPULATION

MAJOR EMPLOYERS

Unity Health Center · Oklahoma Baptist University ·
Federal Correctional Institution · Walmart
Distribution Center · Citizens Bank of Edmond

COUNTY SEAT & REGIONAL HUB

Shawnee serves as the county seat of Pottawatomie County and the commercial hub for a regional trade area of over 80,000 people. Located at the intersection of I-40 and US-177/US-270, the city benefits from exceptional highway connectivity linking eastern and central Oklahoma.

EDUCATION & HEALTHCARE ANCHORS

The city is home to Oklahoma Baptist University (2,000+ students) and Gordon Cooper Technology Center, providing educational anchors that stabilize the local economy. Unity Health Center, one of the region's largest healthcare facilities, is a major employer and economic driver.

THE SHAWNEE MALL DRIVE CORRIDOR

Shawnee Mall Drive is the city's primary retail corridor, anchoring the regional shopping node that draws consumers from surrounding communities including Tecumseh, McLoud, Chandler, and Prague. The trade area encompasses over 80,000 consumers within a 20-mile radius.



32,000+

POPULATION

80,000+

TRADE AREA POP.

\$44,000

MEDIAN HH INCOME

2,000+

OBV ENROLLMENT

I-40 & US-177

HIGHWAY ACCESS

Pottawatomie

COUNTY SEAT

Demographics

1, 3 & 5-MILE RINGS • SOURCE: ESRI



POPULATION

Distance:	1 mile	3 miles	5 miles
2023 Population	815	17,061	36,341
2028 Population	857	857	36,522
2023-28 Annual Rate	1.01%	-0.02%	0.10%
2023 Median Age	38.3	36.9	36.8



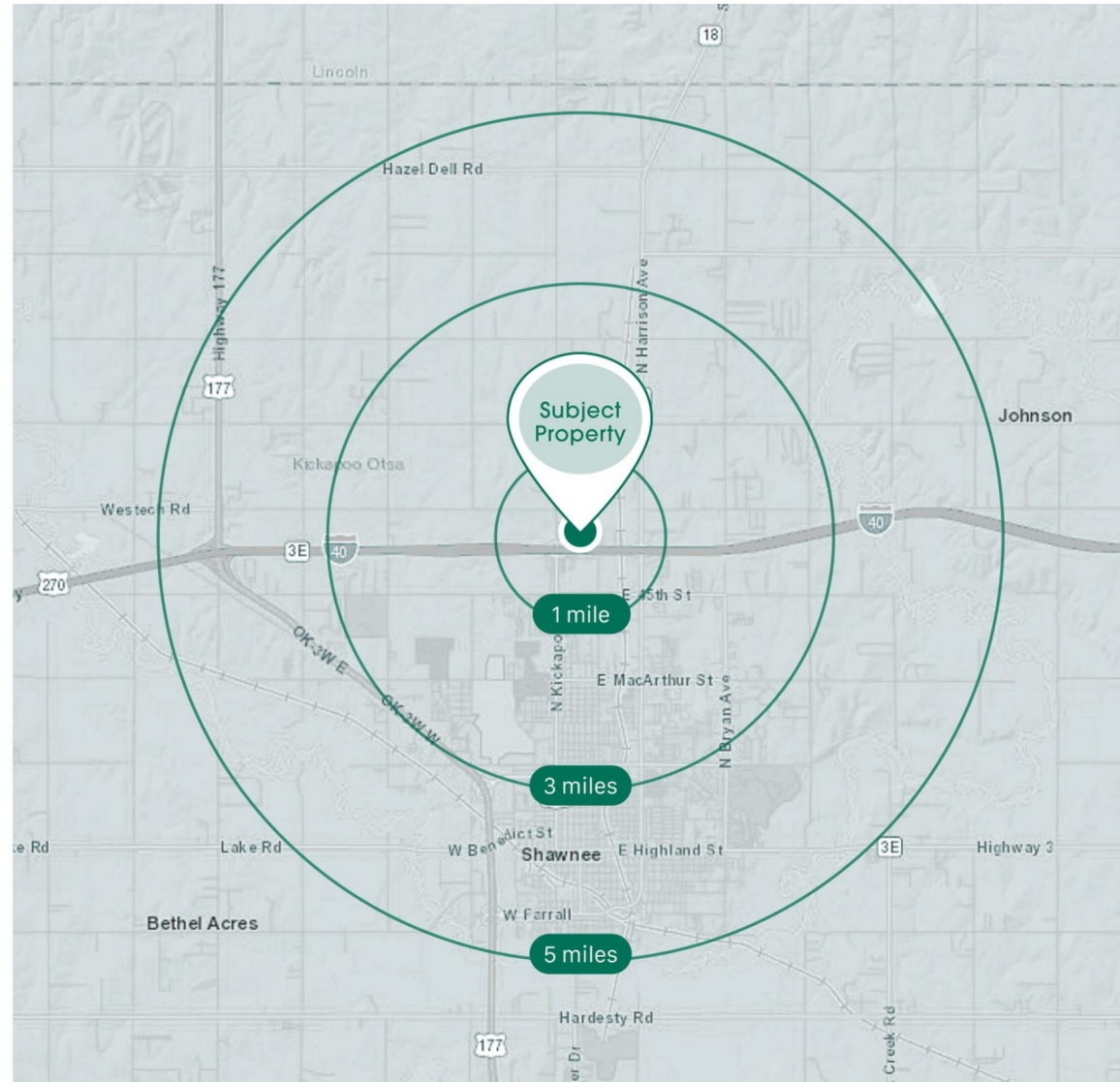
HOUSEHOLDS

Distance:	1 mile	3 miles	5 miles
2023 Households	368	6,269	94,059
2028 Households	390	6,296	13,931
2023-28 Annual Rate	1.17%	0.09%	0.20%



HOUSEHOLD INCOME

Distance:	1 mile	3 miles	5 miles
2023 Avg HH Income	\$84,525	\$73,224	\$68,351
2028 Avg HH Income	\$94,274	\$80,237	\$74,968
2023-28 Annual Rate	2.21%	1.85%	1.87%





A NATIONAL-CREDIT RETAIL INVESTMENT ON SHAWNEE'S DOMINANT CORRIDOR

502-504 Shawnee Mall Drive

CREEK PRICE EDWARDS • RETAIL INVESTMENT TEAM

*“We help investors
preserve and generate
wealth.”*

As partners on Price Edwards & Company’s Retail Investment Team, we deliver full-service brokerage for retail investment properties, single-tenant buildings, shopping center sales, development projects, and leasing. We serve some of the largest investors in the state and region, combining deep local market expertise with nationwide resources.

We’ve brokered over 10 million square feet of lease and sale transactions worth more than \$1 billion, including over \$200 million in transaction volume since 2020. Our services include analyzing operating expenses, reviewing rent rolls, designing lease-up plans, valuing properties, and crafting targeted strategies to increase marketability and value.

Our approach is clear and results-oriented. We guide you seamlessly from initial assessment through closing, emphasizing transparency and integrity. Your goals remain our priority, and we strive to exceed expectations at every step.

Paul Ravencraft brings over 40 years of brokerage experience in Oklahoma. He is a member of the International Council of Shopping Centers and TCN Worldwide, and founded the Dinner with Love Foundation, which delivers holiday meals to hundreds of families each year.

George Williams, CCIM, joined our team in 2015 after more than a decade in corporate sales and management. He earned his degree from Baylor University and serves on the boards of the Alpha Community Foundation of Oklahoma, NEOKC Renaissance, and Sunbeam Family Services.

Both Paul and George have earned multiple Sales and Lease Transaction of the Year awards and CoStar Power Broker honors. We’re committed to delivering results that grow the value of your real estate investments.



CONTACT

Paul Ravencraft

405.239.1220

George Williams, CCIM

405.239.1270

RETAIL SALES TRANSACTIONS

PARTIAL LISTING

RETAIL INVESTMENT TEAM

SPECIALTIES

- ◆ Investment Sales
- ◆ Retail Center Sales
- ◆ User Sales
- ◆ Land Sales
- ◆ Retail Leasing

PROPERTY	DESCRIPTION	SQ FT	PRICE
Quail Springs Marketplace	Retail Power Center	293,788 SF	\$43,500,000
Walnut Square	Shopping Center	309,023 SF	\$19,227,500
50 Penn Place	Indoor Shopping Mall	312,607 SF	\$15,000,000
Chase Plaza	Shopping Center	160,742 SF	\$15,000,000
Mayfair Village	Shopping Center	175,039 SF	\$13,500,000
Equity Office / Atrium & Brookline	Office Portfolio	261,324 SF	\$13,200,000
Midland Plaza Shopping Center	Shopping Center	54,573 SF	\$11,000,000
Crossroads Mall	Indoor Shopping Mall	841,325 SF	\$10,865,000
Brookhaven Village	Shopping Center	154,519 SF	\$10,500,000
Penn Crossing	Shopping Center	102,550 SF	\$10,060,100
GE Capital Portfolio	Retail Portfolio	210,514 SF	\$9,750,000
Casady Square	Shopping Center	136,772 SF	\$9,600,000
Power Alley	Parking Garage	206,598 SF	\$9,375,000
Market Plaza	Shopping Center	168,000 SF	\$8,400,000
Edmond Market Place	Shopping Center	96,118 SF	\$7,550,000
Shawnee Mall	Regional Mall	219,307 SF	\$7,275,000
Kickingbird Square	Shopping Center	52,170 SF	\$6,700,000
Crossroads Mall	Regional Mall	800,070 SF	\$6,500,000
Charter at May	Shopping Center	91,176 SF	\$5,650,000
Biltmore Hotel	Hotel	487,436 SF	\$5,580,728
AMC Theater	Theater	64,500 SF	\$5,480,000
Shops at Veranda	Shopping Center	29,713 SF	\$4,820,000

PROPERTY	DESCRIPTION	SQ FT	PRICE
Bradford Plaza	Shopping Center	95,420 SF	\$4,810,000
Altus Plaza	Shopping Center	121,124 SF	\$4,675,000
Alameda Square	Shopping Center	85,420 SF	\$4,500,000
Quail Springs Shoppes	Shopping Center	17,372 SF	\$4,368,620
One Corporate Plaza	Office Building	63,565 SF	\$4,275,000
Shops at Valencia	Shopping Center	19,925 SF	\$4,050,000
Riverwalk Plaza	Shopping Center	26,939 SF	\$3,735,890
Bunker Hill Shopping Center	Shopping Center	122,600 SF	\$3,725,000
West and Hideaway	Shopping Center	10,851 SF	\$3,500,000
Tan & Tone Center	Shopping Center	25,723 SF	\$3,500,000
American Bank System	Office Building	16,461 SF	\$3,230,000
Townsouth Shopping Center	Shopping Center	30,000 SF	\$3,095,000
Abuelo's	Single Tenant NNN	7,743 SF	\$3,065,000
North Hills Shopping Center	Shopping Center	82,493 SF	\$2,967,267
Lyric Theater	Theater	40,000 SF	\$2,900,000
McAlester Shopping Center	Shopping Center	48,922 SF	\$2,850,000
Boulevard Square	Shopping Center	15,920 SF	\$2,800,000
Memorial Medical Plaza	Medical Office Building	18,336 SF	\$2,795,000
Spring Creek North	Retail Shopping Center	38,941 SF	\$2,700,000
CVS - Abadan Properties	Single Tenant NNN	12,323 SF	\$2,530,000
4300 W River Park Drive	Office / Flex	25,967 SF	\$2,500,000
Central Presbyterian Church	Church	50,000 SF	\$2,450,000

LAND SALES TRANSACTIONS

PARTIAL LISTING

RETAIL INVESTMENT TEAM

SPECIALTIES

- ◆ Investment Sales
- ◆ Retail Center Sales
- ◆ User Sales
- ◆ Land Sales
- ◆ Retail Leasing

PROPERTY	DESCRIPTION	ACRES	PRICE
Paycom Land	Commercial Land	100 Acres	\$19,202,498
100 S. Charlie Christian	Hotel Development Land	4.62 Acres	\$8,000,000
Hilltop Plaza - 15th & I-35	Commercial Land	7.43 Acres	\$3,850,000
Crossroads Hotels / Restaurant	Ground Lease	7.268 Acres	\$2,450,000
Memorial & McAuley Land	Commercial Land	5.19 Acres	\$2,260,764
West Park Land	Commercial Land	.725 Acres	\$2,187,306
Former BOA Drive Thru - Downtown	Parking Lot	.71 Acre	\$1,800,000
Gaillardia Professional Park	Commercial Land	3.6 Acres	\$1,757,064
400 S Harvey Ave	Parking Lot	1.59 Acres	\$1,500,000
Brakes Plus Land	Commercial Land	2.13 Acres	\$1,400,000
Gaillardia Professional Park	Commercial Land	3 Acres	\$1,242,064
On The Border - Townesouth	Ground Lease	1.56 Acres	\$1,150,000
Memorial & MacArthur	Commercial Land	2.5 Acres	\$1,084,334
4th & Telephone Road	Commercial Land	3.26 Acres	\$1,057,750



Confidentiality & *Disclaimer*

This Offering Memorandum has been prepared by Creek Price Edwards for the exclusive use of the party to whom it was delivered. This document contains confidential and proprietary information, and the recipient agrees not to disclose, copy, or distribute this information without the prior written consent of Creek Price Edwards.

The information contained herein was obtained from sources believed to be reliable. Creek Price Edwards has not made any independent investigation of the information and makes no warranty or representation as to the accuracy or completeness of the information. Prospective investors should make their own independent investigations, projections, and conclusions.

The owner and Creek Price Edwards expressly reserve the right, at their sole discretion, to reject any offer to purchase the property, to terminate negotiations with any party at any time with or without notice, and to modify the terms and conditions of sale. The owner and Creek Price Edwards shall have no legal commitment or obligation to any prospective investor unless and until a written purchase agreement has been fully executed, delivered, and approved.

All property tours and inquiries must be directed through Creek Price Edwards. Please do not contact the property management or tenants directly.