

Retail Property For Lease

2303 - 2559 PONDEROSA DRIVE, CHICKASHA, OK 73018

Property Summary



PROPERTY DESCRIPTION

Position your business for success in a bustling shopping center on Ponderosa Drive, benefiting from significant daily foot traffic and a prominent location near W Almar Drive and Highway 277. Offering spaces from 1,110 to 3,850 square feet.

Located near the most prominent intersection in Chickasha and featuring excellent visibility off I-44, is occupied by both local and national brand tenants.

LOCATION DESCRIPTION

SE corner of I-44 & Hwy 277.

PROPERTY HIGHLIGHTS

- **Adaptable Layouts:** Available units suitable for various retail or service-oriented businesses.
- **High Visibility:** Located in a high traffic area, ensuring constant exposure to potential customers.
- **Monument Signage:** Take advantage of the opportunity for prominent signage to attract attention and guide customers to your door.
- **Affluent and Expanding Community:** Average household incomes range from \$81,974 to \$87,994 within a 10-mile radius, alongside a total population nearing 24,220, providing a robust customer base.
- **Competitive Rates:** \$10.00 SF/yr (NNN)
- **4 Spaces available,** ranging in size from 1,110 - 3,850 square feet.

PAUL SWALES

BROKER
405.477.1894
PAUL@OKLAHOMACREBROKER.COM

Retail Property For Lease

2303 - 2559 PONDEROSA DRIVE, CHICKASHA, OK 73018

Lease Spaces

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,110 - 3,850 SF	Lease Rate:	\$10.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2303 Ponderosa Drive	Available	1,512 SF	NNN	\$10.00 SF/yr	-
2307 Ponderosa Drive	Available	1,110 SF	NNN	\$10.00 SF/yr	-
2429 Ponderosa Drive	Available	1,131 SF	NNN	\$10.00 SF/yr	-
2555 Ponderosa Drive	Available	3,669 SF	NNN	\$10.00 SF/yr	-
2559 Ponderosa Drive	Available	3,850 SF	NNN	\$10.00 SF/yr	-

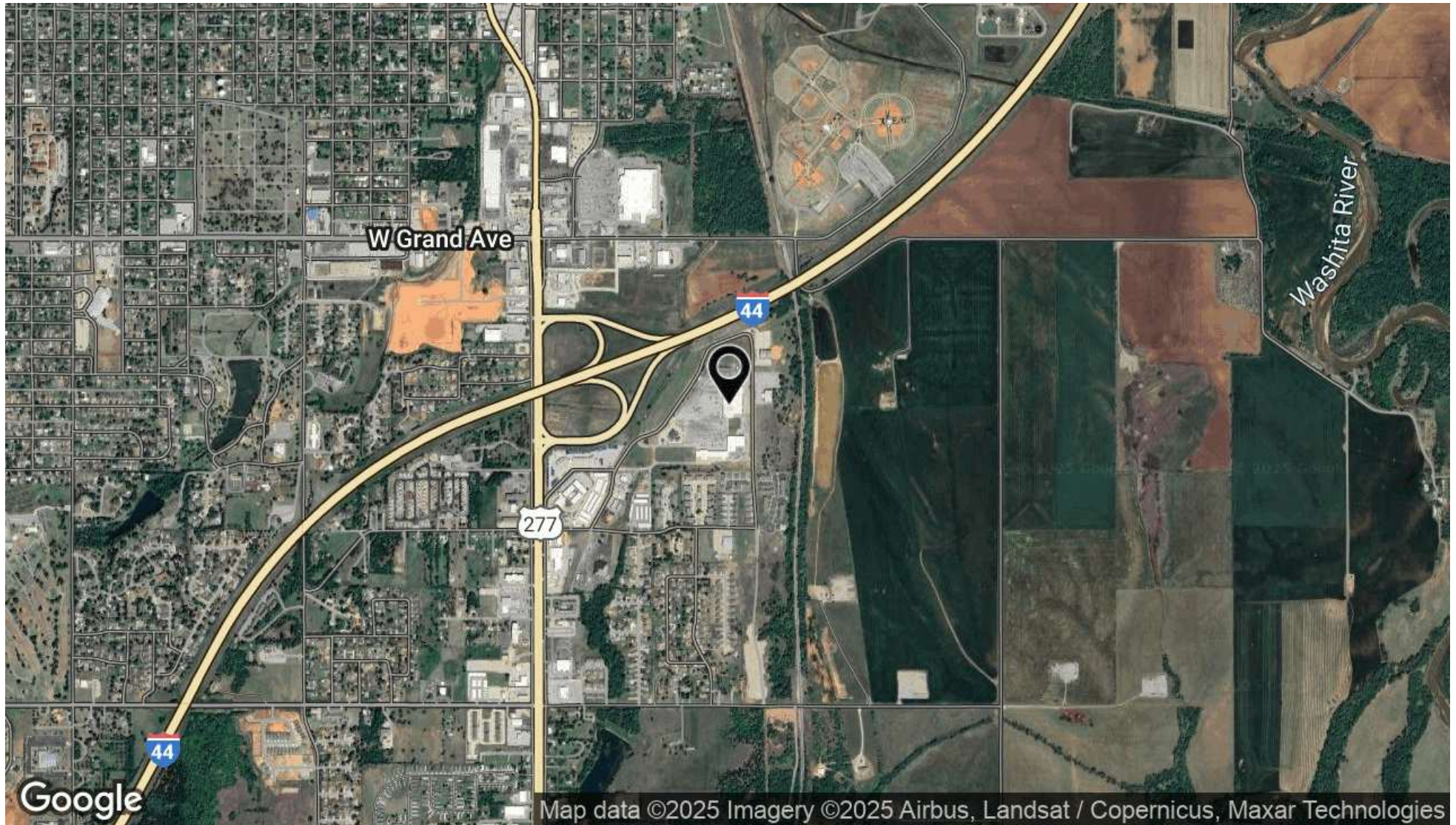


PAUL SWALES
BROKER
405.477.1894
PAUL@OKLAHOMACREBROKER.COM

Retail Property For Lease

2303 - 2559 PONDEROSA DRIVE, CHICKASHA, OK 73018

Location Map



PAUL SWALES

BROKER
405.477.1894
PAUL@OKLAHOMACREBROKER.COM

1508 WEST EDMOND ROAD • • • SALTCOMMERCIAL.REALESTATE

Salt
COMMERCIAL
REAL ESTATE

Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	16,983	19,204	23,869
Average Age	40	40	40
Average Age (Male)	38	38	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,449	7,311	9,108
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$82,655	\$83,812	\$86,087
Average House Value	\$147,230	\$152,241	\$162,078

Demographics data derived from AlphaMap

