

Land For Sale

2300 PONDEROSA DRIVE, CHICKASHA, OK 73018

Property Summary



PROPERTY DESCRIPTION

This shopping center is in the heart of South Central Chickasha, within a bustling commercial district just off I-44 (H.E. Bailey Turnpike) and State Highway 277. It boasts excellent highway visibility and is surrounded by residential neighborhoods and multifamily developments.

Neighboring tenants include Aaron's, Bouncin Around Indoor Fun Park, Harbor Freight Tools, Bank of Commerce, Atwoods, and Heritage Park Theatre.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	6,479	7,309	8,869
Total Population	17,053	19,195	23,235
Average HH Income	\$82,658	\$83,687	\$85,490



PROPERTY HIGHLIGHTS

- Ample Parking
- Negotiable Sale or Build to Suit available
- Visibility from the highway
- Within 2 miles of Chickasha Festival of Lights and Chickasha
- Sports Complex
- Easy access from all of Chickasha and surrounding towns
- Nearby residential and multifamily
- Signaled intersection along W Almar Drive and Highway 277

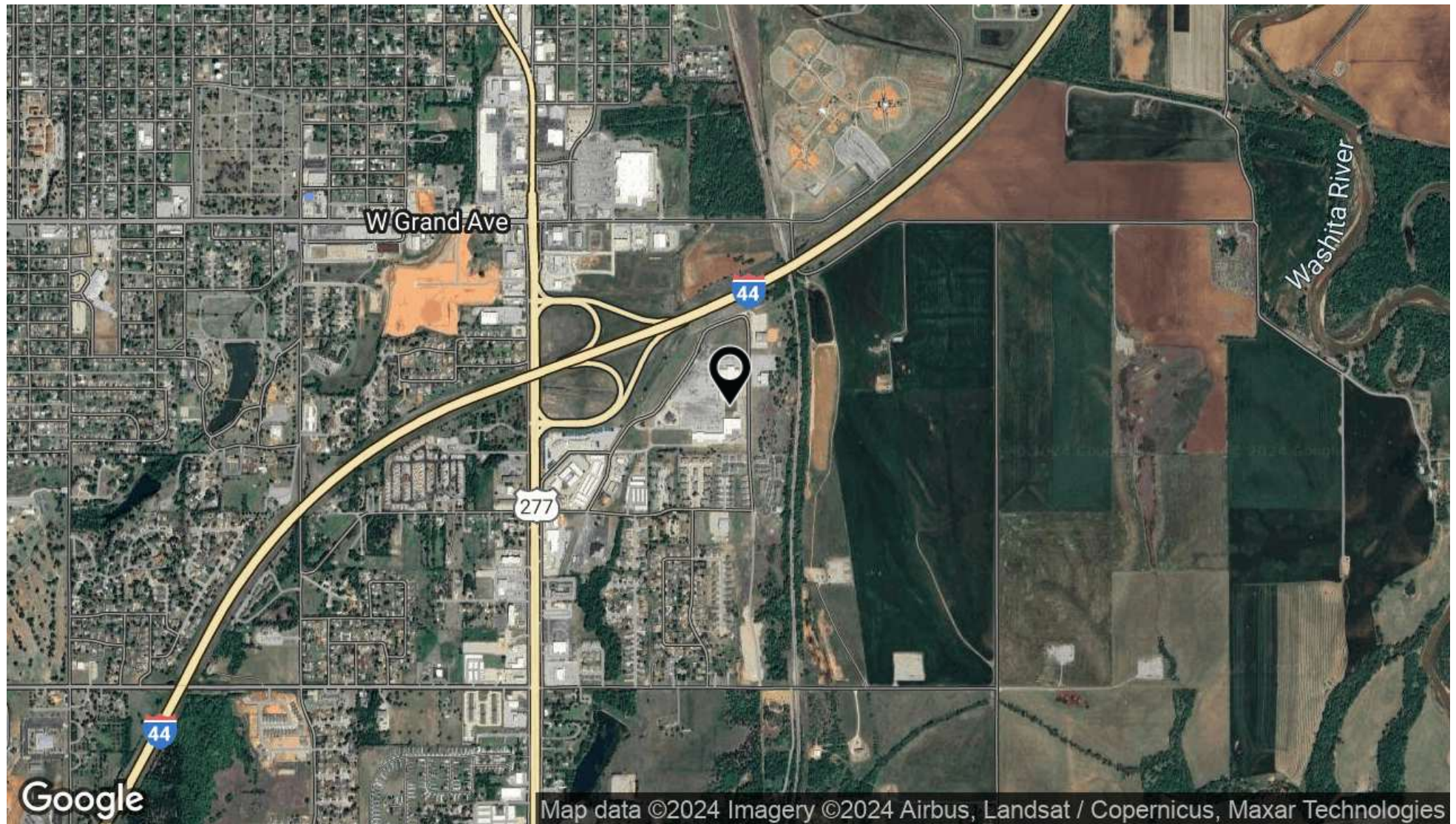
PAUL SWALES

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Location Map



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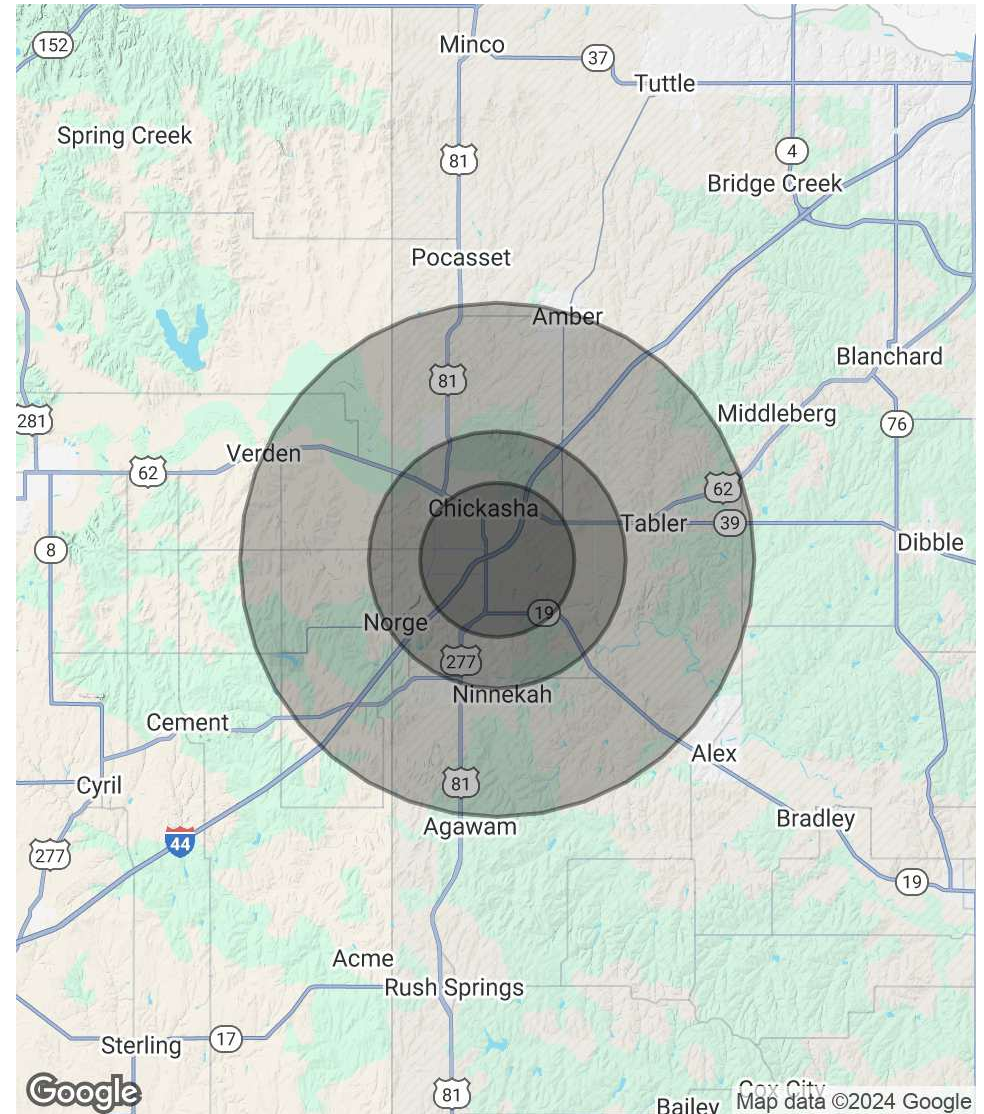
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Demographics Map & Report

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	17,053	19,195	23,235
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	6,479	7,309	8,869
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$82,658	\$83,687	\$85,490
Average House Value	\$146,793	\$151,876	\$160,210

Demographics data derived from AlphaMap



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