

Choctaw Village Shopping Center

Idabel, OK 74745

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 **CHOCTAW**

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For more information, contact: commercialleasing@choctawnation.com
or visit our website at choctawcommercialleasing.com



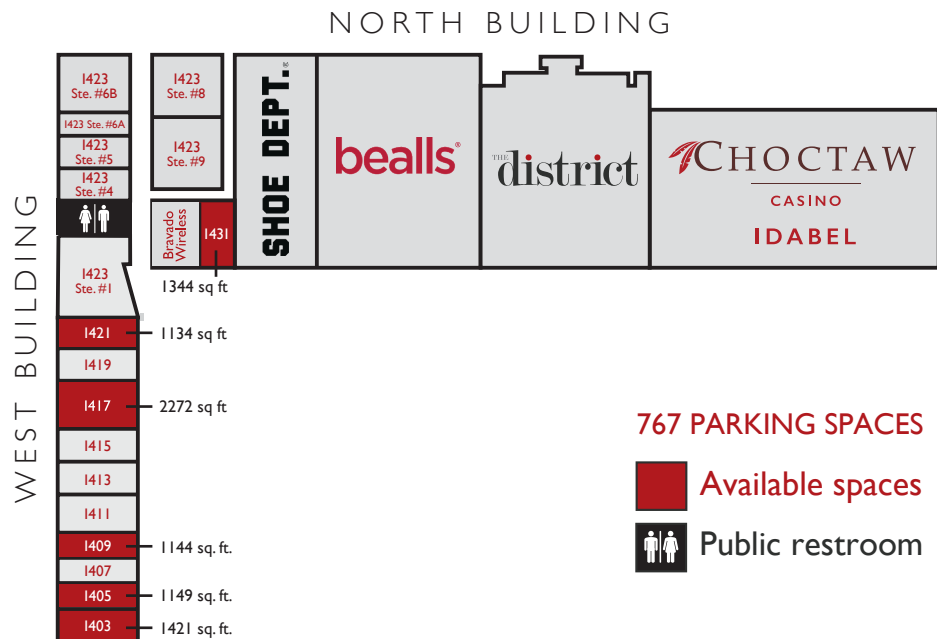
Choctaw Village Shopping Center

Open your business at Idabel's largest retail property, with 104,000 square feet of shopping and entertainment. The Choctaw Village Shopping Center is perfect for small-to-mid-sized retailers offering several options now available for lease. The redeveloped shopping center features an updated exterior façade and glass storefronts, 16 foot sidewalks for shopping leisure, 900 feet of road frontage and a refinished 767-space parking lot with new lighting as well as public restrooms for customer convenience.

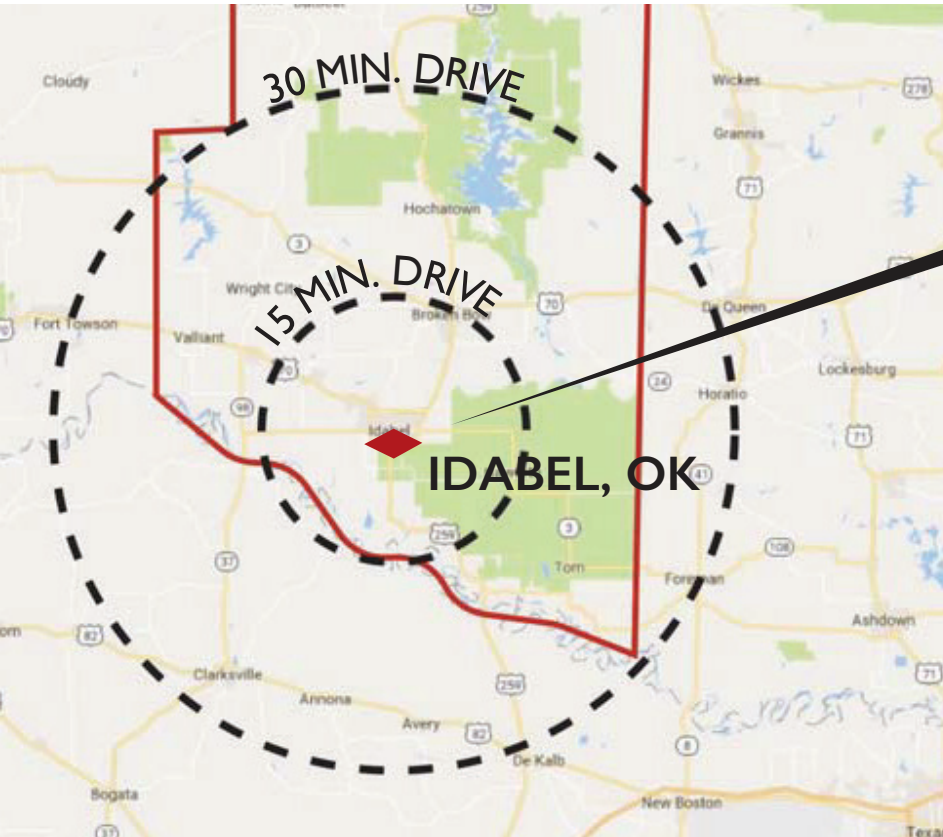
Join our new retailers Bealls and Shoe Dept. along with co-anchors The District and Choctaw Casino-Idabel – an incredible range of shopping and entertainment for grown-ups and families. The District features an arcade, bowling, two party rooms, a snack bar and much more. The casino itself enjoys over 150,000 unique visits per year with a traffic count of 10,200. Additionally, McCurtain County is a known tourism hotspot which welcomes a million additional visitors each year. An attractive 40-foot pylon offers advertising opportunities for all tenants.

Contact us at 580.380.8253 to learn more about space availability and our competitive leasing rates!

THE **district**



CHOCTAW VILLAGE SHOPPING CENTER



Population – 30 Minute Drive
2020 Estimate, Total Population: 30,814

Income – 2020 Estimates
Trade Area: \$59,025
5-mile Radius: \$50,000

Demographics:
Traffic Count: 10,200

Shopping Center Visits: 489,000 / year

McCurtain County
Tourism Visits: 1,000,000 / year

Shopping Center Highlights

- New storefronts for modern appeal
- New exterior façade
- Refinished parking lot & lighting
- Wide sidewalks (16 ft)
- Public restrooms
- Competitive leasing rate
- Pylon advertising opportunity

Lease Overview

Choctaw Village Shopping Center is located within a population of 30,814 inside of McCurtain County. According to 2020 estimates, these residents have an average household income of \$50,000.

Space Available: 1,100 sq ft – 2,272 sq ft
Parking Spaces: 767
Frontage: 900 feet

Available for Immediate Lease. Call Today!

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