

PLAINS

Commercial Real Estate

RETAIL SPACE FOR LEASE
1712 S 1st St, Chickasha, OK 73018

CHICKASHA PLAZA

3,261 SF For Lease



COLE SMITH // (405) 245-4469 // COLE.SMITH@PLAINSCRE.COM

JAKE HINCKLEY // (405) 657-0096 // JAKE.HINCKLEY@PLAINSCRE.COM

BROCK MEADE // (469) 404-5854 // BROCK.MEADE@PLAINSCRE.COM

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions, price, corrections, errors, omissions, and/or withdrawal without notice.

PLAINS

Commercial Real Estate

RETAIL SPACE FOR LEASE
1712 S 1st St, Chickasha, OK 73018

LOCATION:

1712 S 1st St, Chickasha, OK 73018

AVAILABLE SPACE:

3,261 SF

PROPERTY HIGHLIGHTS:

- » Walmart shadow anchored center
- » Multiple access points from 4th Street and Grand Ave
- » Visible signage from the Walmart parking lot
- » Co-Tenants: Shoe Department, OP Nails, Sally Beauty, China Dream

LEASE RATE:

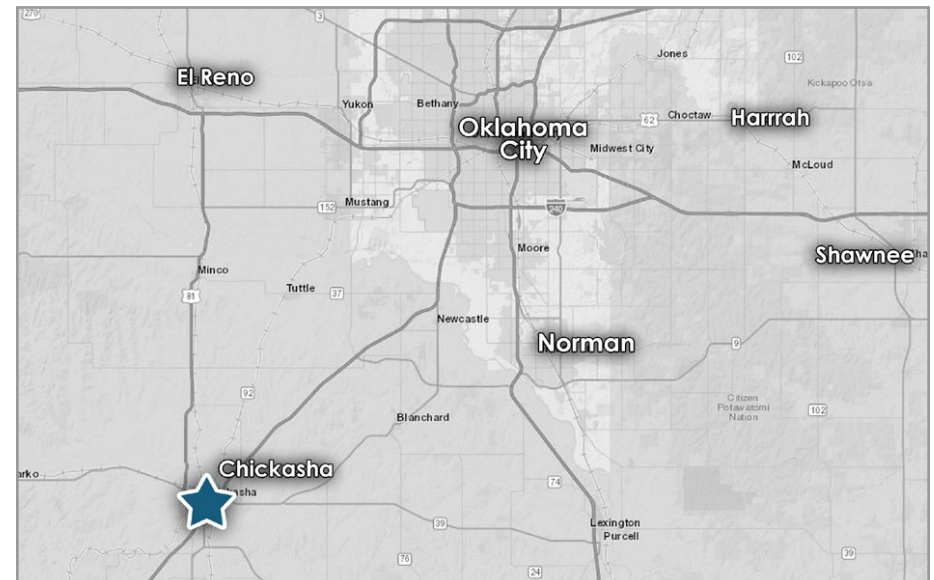
\$12.00/SF/YR
\$4.80/SF/YR (NNN)

TRAFFIC COUNTS:

US-277 (N of Grand Ave): 15,200 VPD ('24)
US-277 (S of Grand Ave): 17,900 VPD ('24)
Grand Ave (E of US-277): 9,200 VPD ('22)
Grand Ave (W of US-277): 12,700 VPD ('22)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2025 Population	4,010	17,385	19,358
Daytime Population	4,689	19,695	21,372
Avg. HH Income	\$66,005	\$77,483	\$79,820



ATTRACTIONS:



COLE SMITH // (405) 245-4469 // COLE.SMITH@PLAINSCRE.COM

JAKE HINCKLEY // (405) 657-0096 // JAKE.HINCKLEY@PLAINSCRE.COM

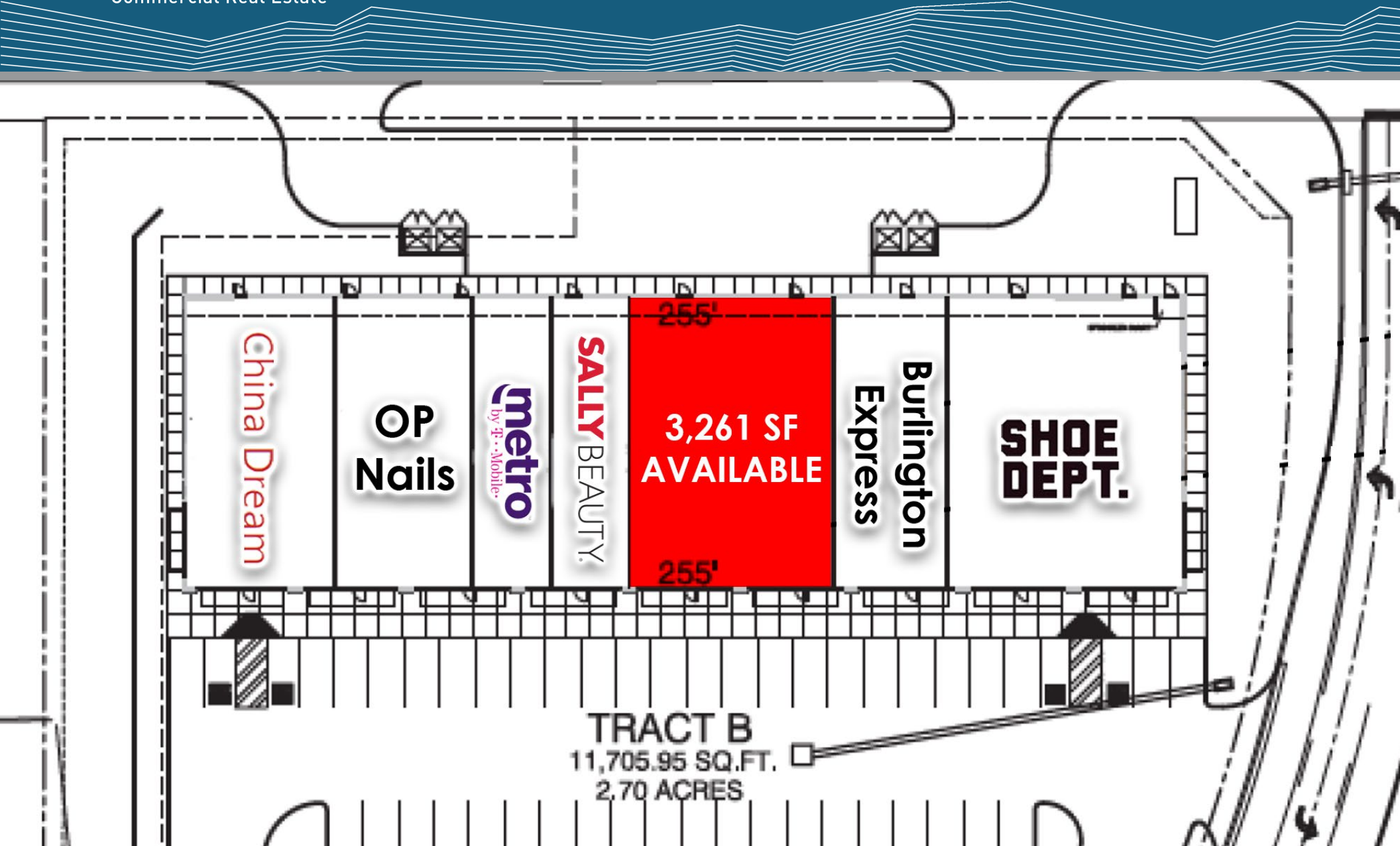
BROCK MEADE // (469) 404-5854 // BROCK.MEADE@PLAINSCRE.COM

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions, price, corrections, errors, omissions, and/or withdrawal without notice.

PLAINS

Commercial Real Estate

RETAIL SPACE FOR LEASE
1712 S 1st St, Chickasha, OK 73018



COLE SMITH // (405) 245-4469 // COLE.SMITH@PLAINSCRE.COM

JAKE HINCKLEY // (405) 657-0096 // JAKE.HINCKLEY@PLAINSCRE.COM

BROCK MEADE // (469) 404-5854 // BROCK.MEADE@PLAINSCRE.COM

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions, price, corrections, errors, omissions, and/or withdrawal without notice.

PLAINS

Commercial Real Estate

RETAIL SPACE FOR LEASE
1712 S 1st St, Chickasha, OK 73018



COLE SMITH // (405) 245-4469 // COLE.SMITH@PLAINSCRE.COM

JAKE HINCKLEY // (405) 657-0096 // JAKE.HINCKLEY@PLAINSCRE.COM

BROCK MEADE // (469) 404-5854 // BROCK.MEADE@PLAINSCRE.COM

The information contained herein is deemed reliable; however, no warranties, guarantees or representations are made as to the accuracy thereof. The presentation of this information is submitted subject to change in conditions, price, corrections, errors, omissions, and/or withdrawal without notice.