



2121- 2209 S. 4th St, Chickasha, OK 73018

Property Highlights:

- Drive Thru / End Cap Available
- Class "A" Retail
- Neighboring tenants include: Walmart, Starbucks, Cotton Patch Cafe, Tropical Cafe, T Mobile, Braums, McDonalds & more.
- Large Big Box Development proposed behind the strip

Rate: \$24-\$30 NNN

Size:

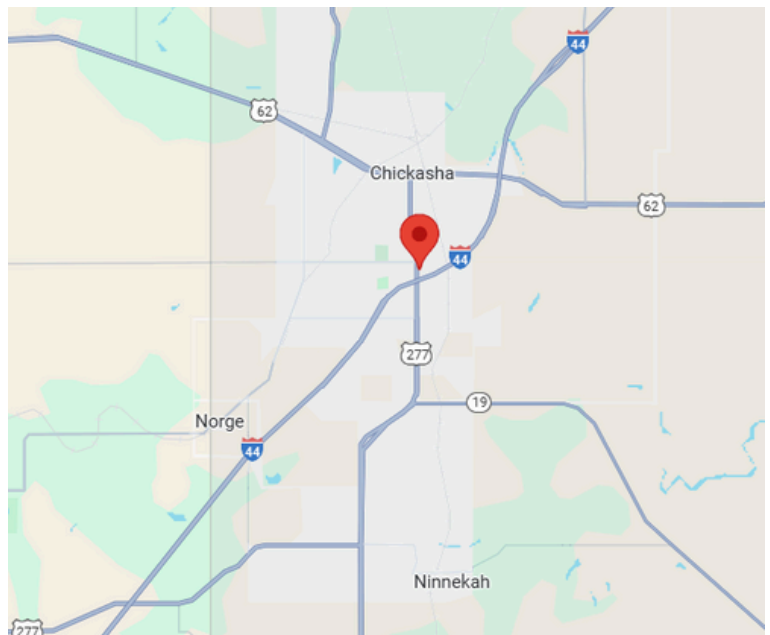
2,700 SF (Drive Thru / End Cap)
1,500 SF (Inline)

Traffic Counts:

HWY 81: 18,600
W Grand Ave: 12,700

Demographics:

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|----------|----------|----------|
| 2023 Population | 3,414 | 16,818 | 18,807 |
| Daytime Population | 3,887 | 19,038 | 21,134 |
| Avg. HH Income | \$65,133 | \$71,784 | \$73,459 |



PLAINS

Commercial Real Estate

THE SHOPPES AT CHISHOLM TRAIL | FOR LEASE

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