



DOWNTOWN STILLWATER - 2 PROPERTY PORTFOLIO | FOR SALE  
622 & 624 S MAIN ST., STILLWATER, OK  
OFFERING MEMORANDUM

THE  
RETAIL  
GROUP





# OFFERED

## EXCLUSIVELY BY

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# PROPERTY OVERVIEW



# THE OFFERING

**Robinson Park is pleased to present the opportunity** to acquire 622 & 624 S Main Street, a pair of well-positioned commercial buildings located in the core of downtown Stillwater, Oklahoma — one of the state's most dynamic and evolving small-city markets. Situated in the heart of Stillwater's central business district and less than a mile from Oklahoma State University (OSU), the Properties benefit from strong visibility and accessibility along S Main Street, one of the city's primary north-south thoroughfares. The immediate area is characterized by a walkable streetscape with brick-lined sidewalks, street parking, and a mix of locally owned retail, restaurants, coffee shops, service businesses, and offices, drawing both local residents and student populations throughout the week. The university's proximity drives significant economic activity and daily traffic to the area — OSU enrolls over 25,000 students and serves as a major employment hub for the region. Additionally, Stillwater hosts year-round community events, football game day crowds, and seasonal festivals that bring thousands of visitors into the downtown core, directly impacting foot traffic and tenant exposure at these addresses.

Both 622 and 624 S Main are surrounded by notable local and national operators including Louie's Grill & Bar, Aspen Coffee, The Hatch, The Garage, and Stonecloud Brewing Company. The area has also experienced recent revitalization and public investment, reinforcing long-term value for ownership.

This offering presents a rare opportunity to acquire two storefront assets in a high-demand, low-supply corridor with upside potential through repositioning, re-tenanting, or long-term hold in a thriving university town.



**17,300 VPD**

Vehicles/Day



**\$78,520**

Avg. Household Income  
5-mi Radius



**54,937**

Population  
5-mi Radius



**54,544**

Daytime Population  
5-mi Radius

## NEARBY RETAILERS



**EMPIRE**





# OFFERING SUMMARY



## 622 & 624 S MAIN STREET

Price  
**\$2,200,000**

Price/SF  
**\$195/SF**

Year Built  
**1920**

\*Building 622-Former 2nd Gen Restaurant

**3,000 SF - RENOVATED '19  
VENT HOOD, GREASE  
TRAP, WALK-IN COOLER**

\*Building 624-3 Floors

**BASEMENT (UNFINISHED)-1,320 SF  
1ST FLOOR-3,490 SF  
2ND FLOOR-3,490 SF**

Total SF

**11,300 SF**

*\*Buildings can be sold individually*



34

# SITE AERIAL



PAYNE COUNTY  
COURTHOUSE

W 7TH AVE.

S HUSBAND ST.

W 6TH AVE.

S MAIN ST.



624 622



N



# MARKET AERIAL



S MAIN ST.

W 6TH AVE.

PAYNE COUNTY COURTHOUSE

DISTRICT CYCLES





# MARKET AERIAL







## STILLWATER OVERVIEW

THE  
BRONZE OF  
JAMES HENRY GARDNER  
AND  
CLARENCE LAMAR BRIDGES  
BY  
JAMES HENRY GARDNER  
AND  
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# OVERVIEW

Stillwater is often called one of America's "most livable" cities, and for good reasons. Quality neighborhoods, excellent schools and low crime rates are hallmarks of the community, as well as recreational and cultural opportunities that you will only find in a university city.

With its cost of living being 10% below the national average, Stillwater is consistently ranked among the nation's top small cities for quality of life.

Stillwater is a uniquely international community boasting over 35 different languages being spoken in the local school system. In addition, there are more than 100 countries represented at Oklahoma State University. This creates a blend of ethnic dining and shopping opportunities normally found in much larger communities.

The presence of Oklahoma State University provides a wide range of cultural opportunities including concerts (vocal and instrumental), museums and educational symposiums.

Stillwater boasts museums focused on local, university and sporting history.

Stillwater has over 15 public parks encompassing over 5000 acres. There are two recreation lakes within a 10 minute drive from Stillwater: Lake Carl Blackwell (3,350 acre lake) and Lake McMurtry (1,300 acre lake).

Four 18-hole and one 9-hole golf courses are available to area residents, including the premiere Karsten Creek Golf Club, named by Golf Digest when the course opened as "Best New Course" in the country. Karsten Creek annually hosts the AJGA PING Invitational, a premier event for aspiring junior golfers and has hosted many NCAA Men's and Women's National Championships.

Stillwater Medical Center, centrally located for easy access from surrounding communities, is also an integral part of the community with more than a dozen medical facilities under its umbrella that enhance the medical center's service offering to the entire region. The Stillwater Medical Center offers orthopedic, gynecology, urology, ear /nose/throat and general surgery. The Medical Center offers the following medical services: cardiovascular, cancer care, emergency, home health, laboratory, labor and delivery, medical supplies, radiology, rehabilitation, stroke, surgery, wellness and wound care.

## Education

Proud of its reputation as a university city, Stillwater is often referred to as Oklahoma's "premier education community" because it is home to some of the region's finest education and training institutions. Oklahoma State University is a comprehensive research institution with a total enrollment of nearly 25,000. Many companies take advantage of the engineering, business and research capabilities offered by the university. The university services are complemented by customizable training options offered through the State Career Tech, Meridian Technology Center and Northern Oklahoma College.

Stillwater boasts one of the nation's top rated public school systems. Stillwater High School has a graduation rate of 96% and last year had 2 merit scholars and had seven other students that were either finalists, semifinalists or were commended. In addition, Stillwater schools have 45 Oklahoma Academic scholars. The community is devoted to investing in the school system having approved nearly \$100 million in bonds in the last six years for school improvements.

Meridian Technology also provides support for both new and existing companies, as well as ongoing training and employee development programs. Stillwater's educational institutions have created the highest educated work force in Oklahoma with over 48% holding at least a bachelor's degree.

Source: (<https://www.greateroklahomacity.com/communities/communities/stillwater/>)







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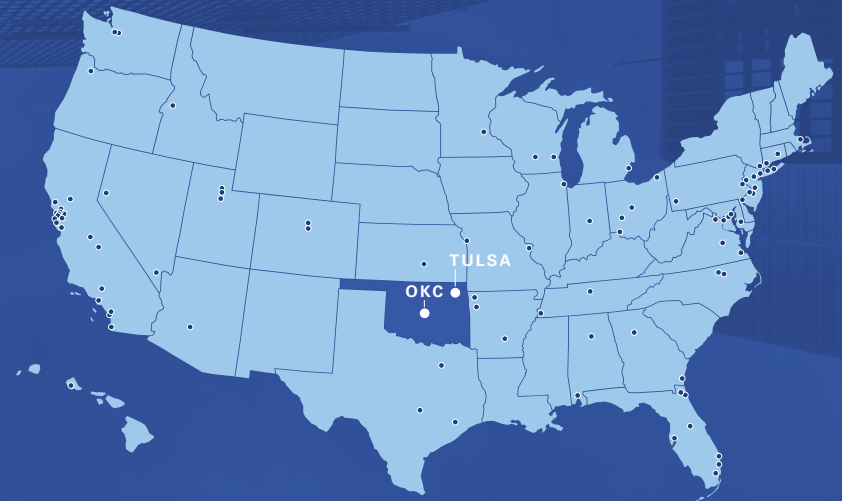
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## NATIONAL REACH, LOCAL EXPERTISE

We are an affiliate of Newmark National, and as such have access to national data, trends and other resources. This includes up-to-the-minute response to COVID-19 and how it affects our clients.

**18,000 PROFESSIONALS**  
**480 OFFICES WORLDWIDE**  
**SIX CONTINENTS**



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