

RETAIL SPACE FOR LEASE

2220 East Main, Cushing OK | 38,241 SF

2108 East Main, Cushing, OK | 11,513 SF



OFFERING MEMORANDUM

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Representative Image

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Property Features

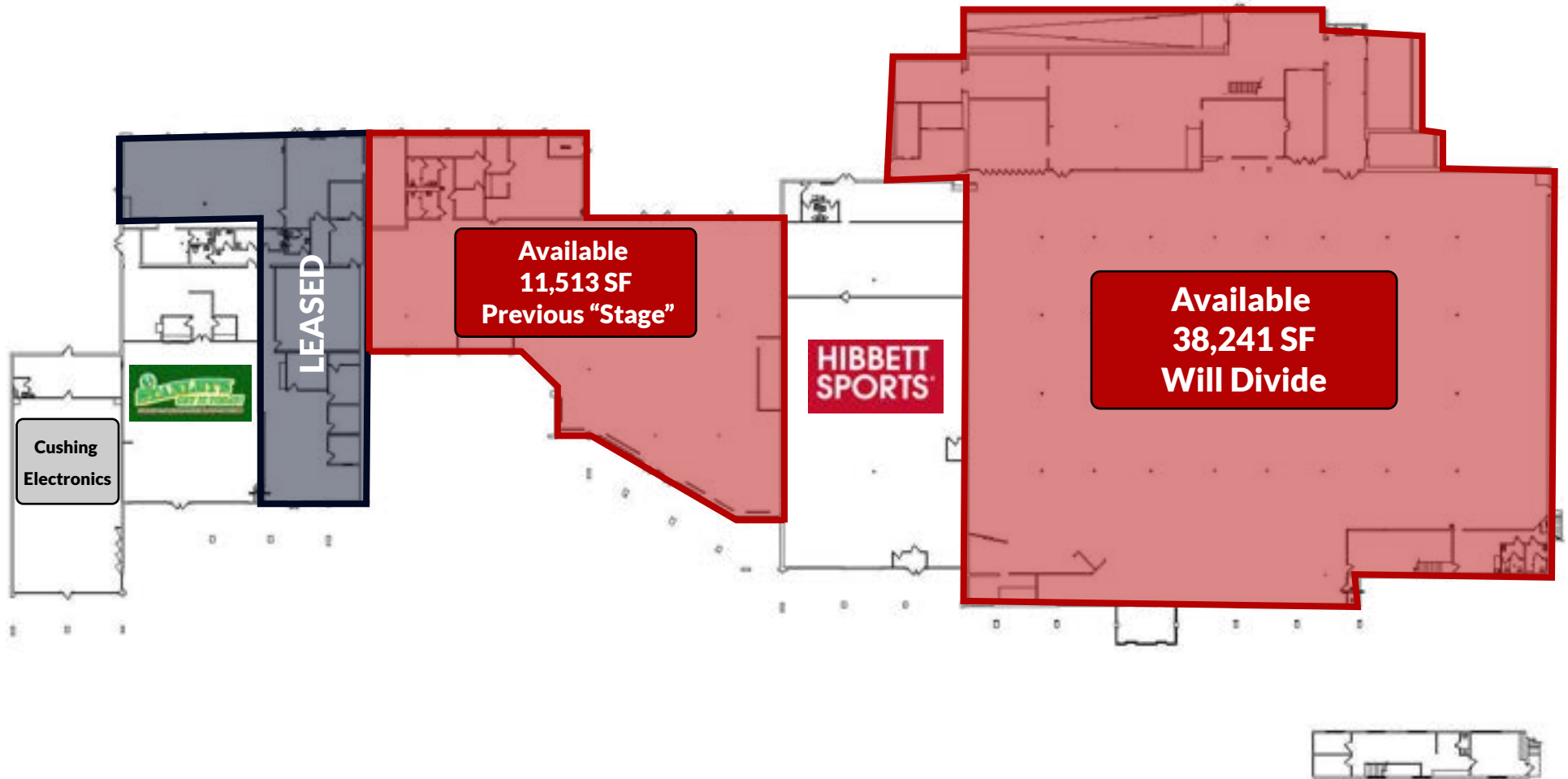


- 4,888 sf, adjoining Atwood's
- Lot: 6.86 acres
- Frontage on Highway 33 and Main Street 295
- Parking spaces, including 7 handicapped
- Built in 1983
- C3 zoning allows general retail and restaurant development

Site Plan

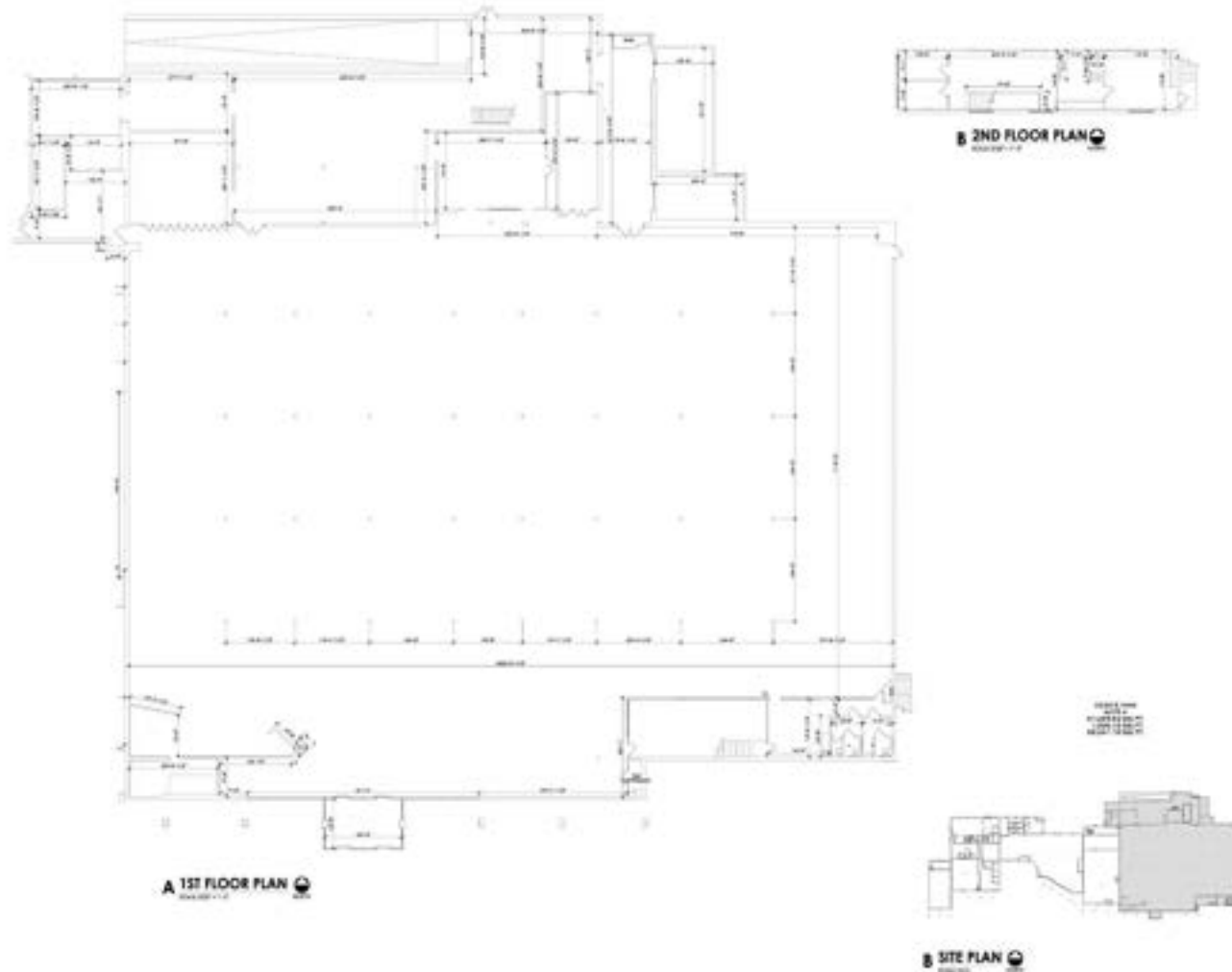
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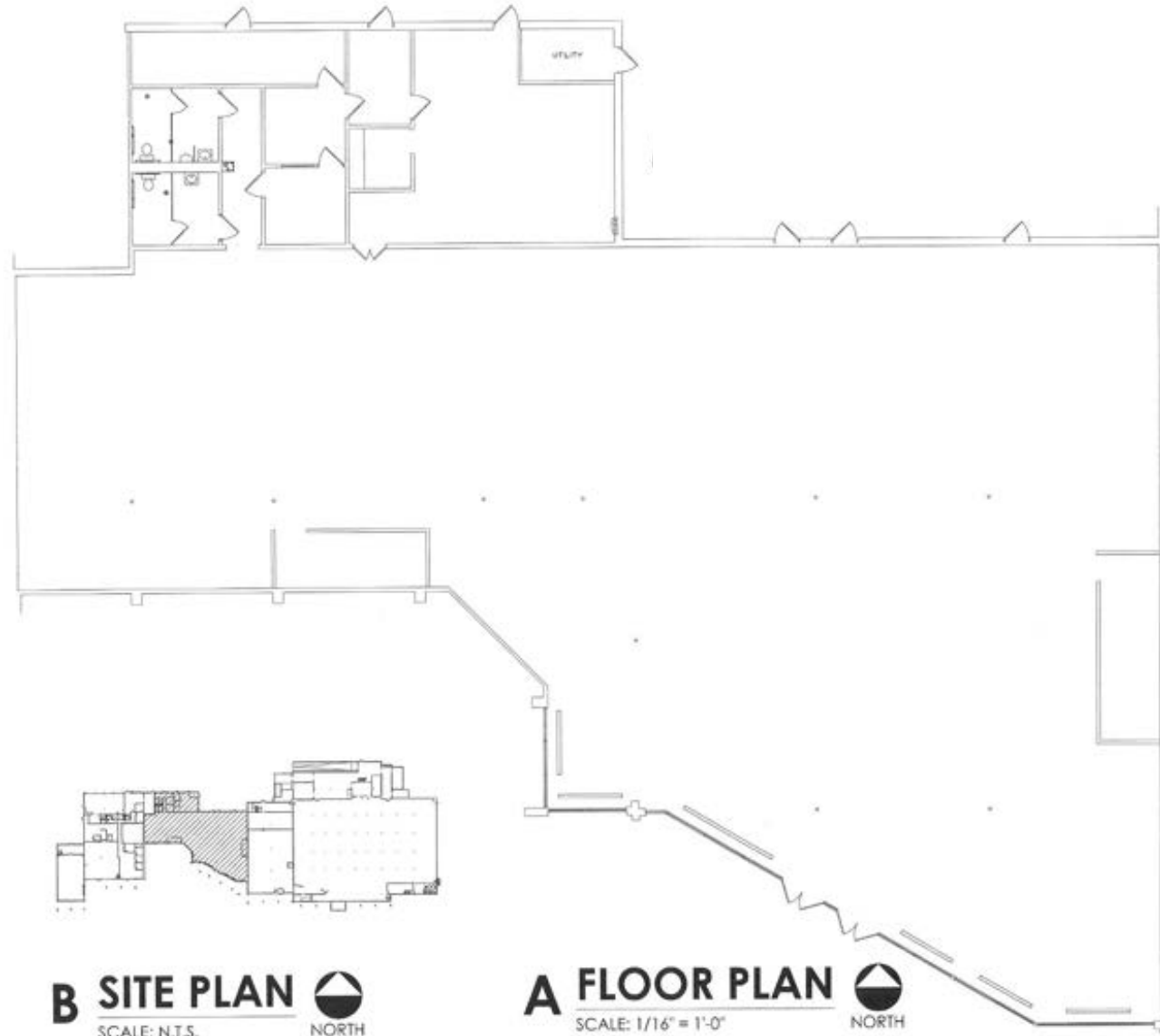
Floor Plan

2220 East Main - 38,241 SF Available / Will Divide



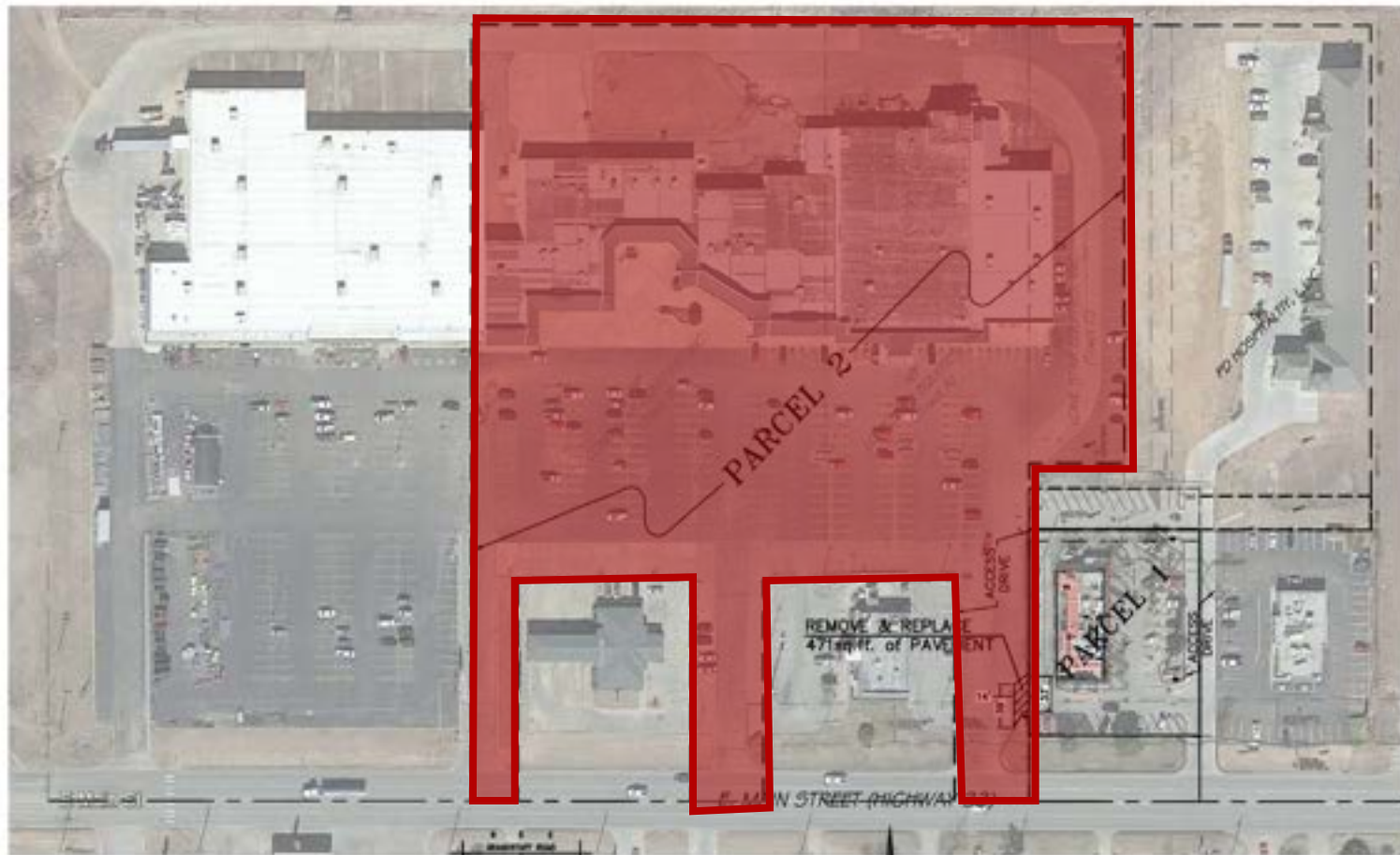
Floor Plan

2108 East Main - 11,513 SF Available



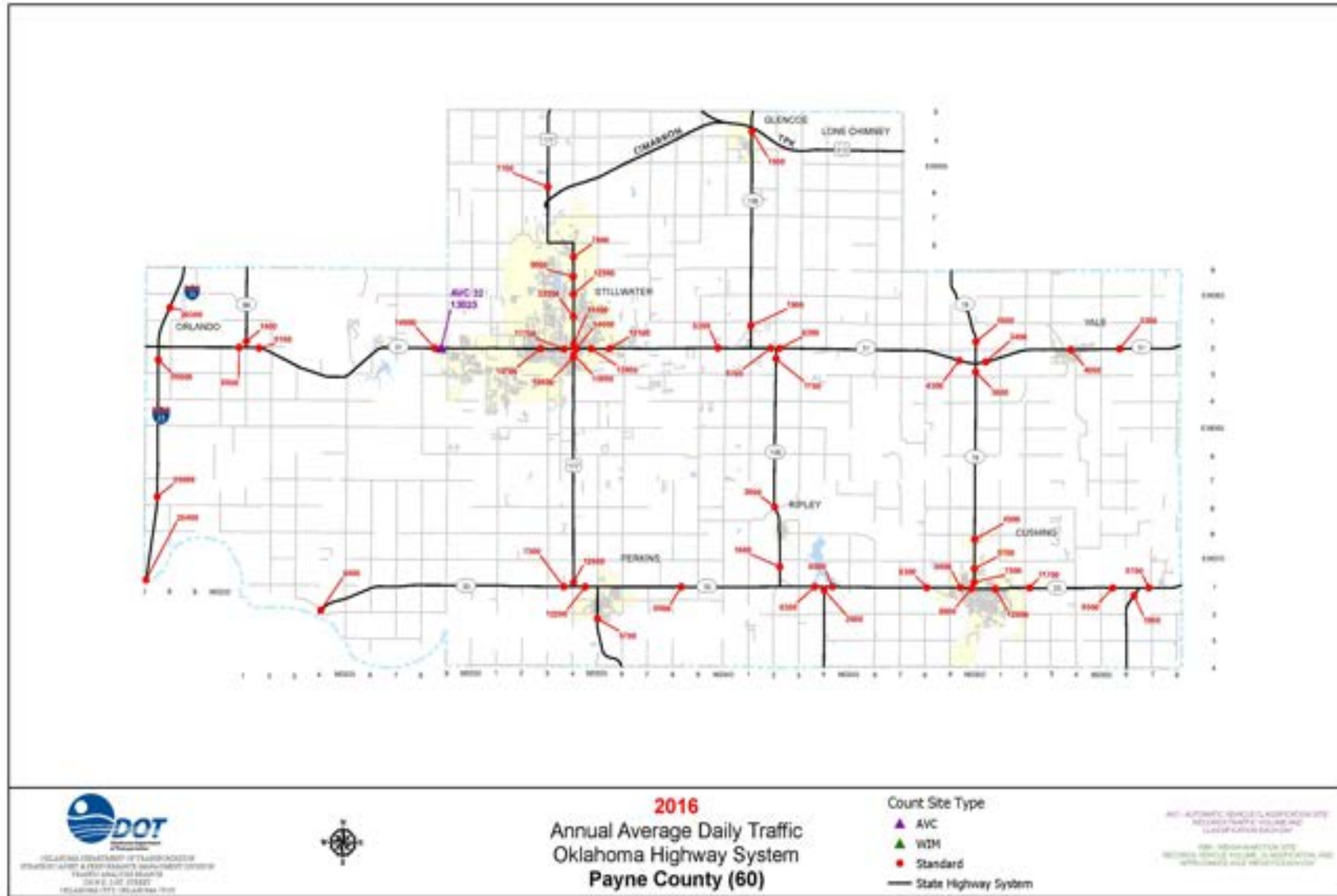
Site Plan

PARKING / PARCEL 2



SITE SURVEY PERFORMED BY SMITH ROBERTS, INC. IN JAN. 2011, AND PROVIDED TO RED PLANS IN JAN. 2011 BY SMITH ROBERTS, INC. RED PLANS ASSUMES NO LIABILITY FOR THE ACCURACY OF THIS SURVEY INFORMATION.

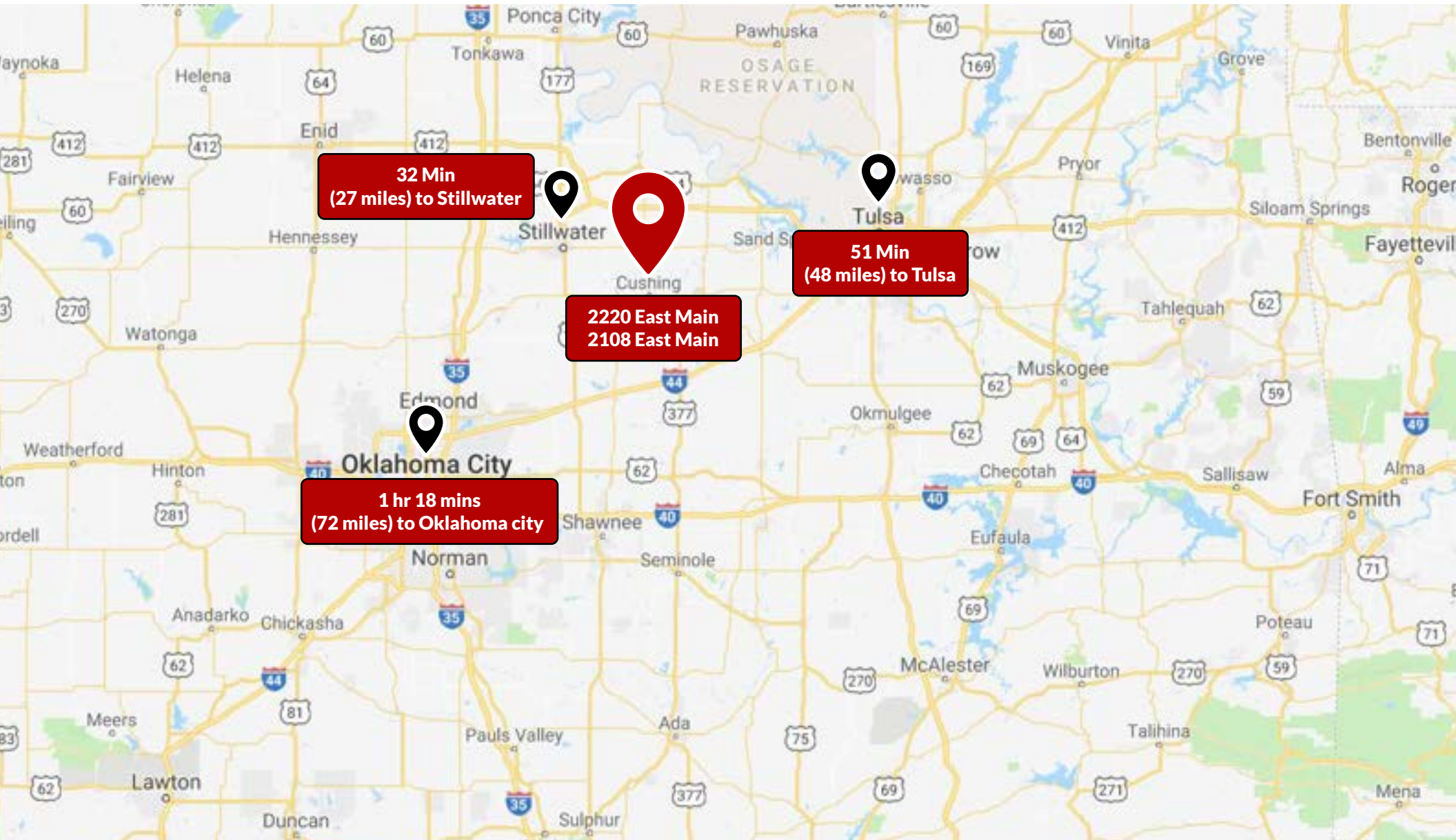
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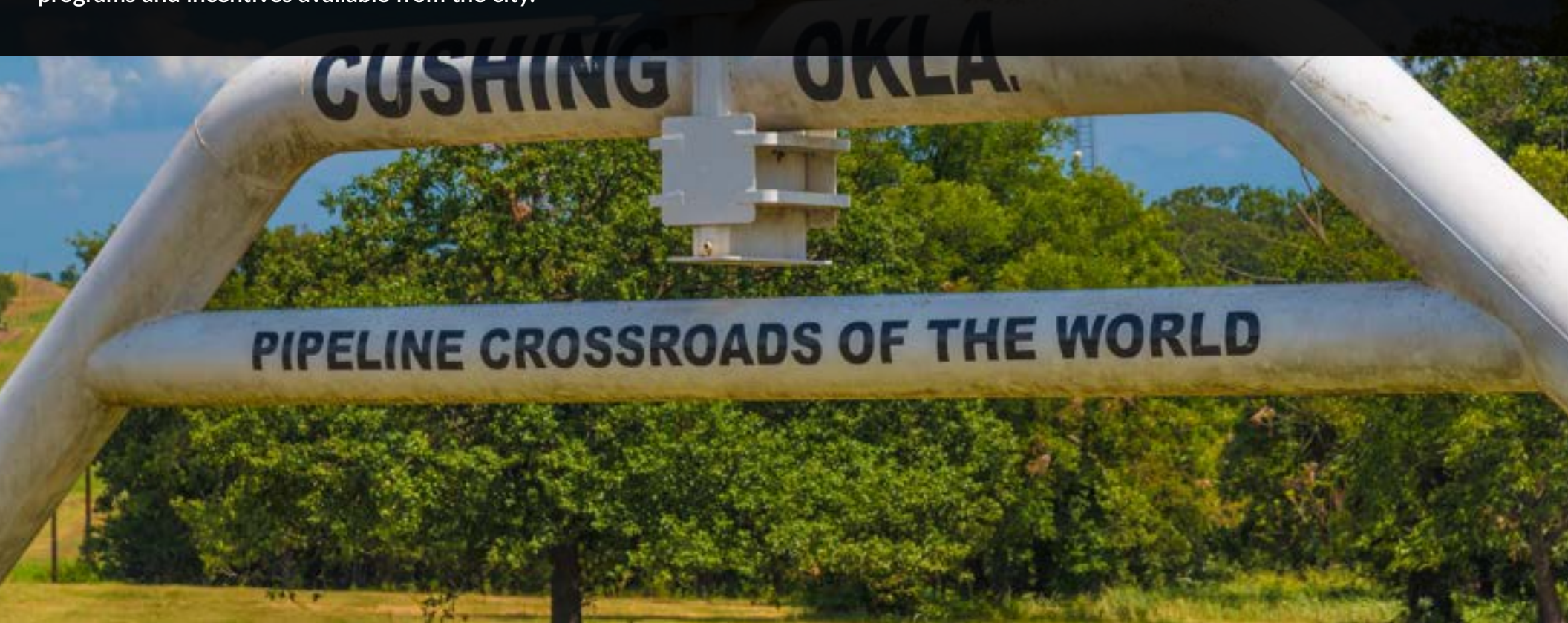
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Location Map



CUSHING is located in Payne County, Oklahoma at the intersection of Highway 33 and Highway 18 just 17 miles north of Interstate 44. Cushing is the proven regional hub for its wide trade area for the goods and services it offers and the trade area includes the communities of Perkins, Drumright, Stroud and Yale. Cushing is a major hub in oil supply connecting the Gulf Coast suppliers with northern consumers. Cushing is a progressive city that invests in their infrastructure with projects including building a modern hospital and government center and making major capital improvements to its water, waste treatment and transportation systems. Cushing serves as a regional micropolitan trade hub for a large portion of central Oklahoma with over 30,000 people in their trade area routinely shopping in Cushing for goods, services, groceries and dining. Cushing has created an environment to encourage growth in their residential, industrial and retail sectors. The City of Cushing is a proactive community who understands the necessity of incentives in today's economic climate. Businesses that generate direct sales tax revenue looking to locate or expand within the city limits are encouraged to inquire about programs and incentives available from the city.





2017 SUMMARY

	30 MILES	40 MILES	50 MILES
POPULATION	157,161	350,960	1,135,383
HOUSEHOLDS	60,662	133,522	447,899
FAMILIES	37,890	89,729	287,741
AVERAGE HOUSEHOLD SIZE	2.43	2.51	2.46
OWNER OCCUPIED HOUSING UNITS	37,860	90,978	283,272
RENTER OCCUPIED HOUSING UNITS	22,802	42,544	164,626
MEDIAN AGE	33.8	37.3	37.4
MEDIAN HOUSEHOLD INCOME	\$43,220	\$47,255	\$51,081
AVERAGE HOUSEHOLD INCOME	\$60,670	\$64,015	\$74,336

2022 SUMMARY

	30 MILES	40 MILES	50 MILES
POPULATION	162,358	363,958	1,198,527
HOUSEHOLDS	62,862	138,516	471,532
FAMILIES	39,054	92,749	301,826
AVERAGE HOUSEHOLD SIZE	2.42	2.52	2.47
OWNER OCCUPIED HOUSING UNITS	39,129	94,394	298,249
RENTER OCCUPIED HOUSING UNITS	23,733	44,122	173,283
MEDIAN AGE	34.9	38.4	38.3
MEDIAN HOUSEHOLD INCOME	\$48,782	\$52,548	\$55,809
AVERAGE HOUSEHOLD INCOME	\$70,317	\$73,908	\$84,132

RETAIL CATEGORY ANNUAL LEAKAGE	City LIMITs
Automotive Dealers	\$10,495,466
Home Centers	\$4,511,711
Non-Store Retailers	\$3,998,372
Clothing & Clothing Accessories Stores	\$3,514,573
Foodservice & Drinking Places	\$3,371,201
Department Stores, Excluding Leased Departments	\$2,556,978
Furniture & Home Furnishings Stores	\$1,753,482
Sporting Goods, Hobby, Book, Music Stores	\$1,095,884
TOTAL LEAKAGE	\$31,297,667

RETAIL CATEGORY ANNUAL LEAKAGE	10 MIN	RETAIL CATEGORY ANNUAL LEAKAGE	45 MIN
Automotive Dealers	\$15,343,010	Motor Vehicle & Parts Dealers	\$28,837,755
Home Centers	\$5,611,691	Non-Store Retailers	\$13,995,272
Non-Store Retailers	\$5,497,549	Foodservice & Drinking Places	\$13,427,727
Clothing & Clothing Accessories Stores	\$4,515,701	Home Centers	\$10,059,057
Foodservice & Drinking Places	\$4,237,703	Clothing & Clothing Accessories Stores	\$8,329,489
Furniture & Home Furnishings Stores	\$2,179,234	Furniture & Home Furnishings Stores	\$4,163,962
Sporting Goods, Hobby, Book, Music Stores	\$1,221,865	Other General Merchandise Stores	\$3,250,308
Convenience Stores	\$1,207,010	Sporting Goods, Hobby, Book, Music Stores	\$2,277,337
TOTAL LEAKAGE	\$39,813,763	TOTAL LEAKAGE	\$84,340,907

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