

Retail Property For Lease

2303 - 2559 PONDEROSA DRIVE, CHICKASHA, OK 73018

## Property Summary



### PROPERTY DESCRIPTION

Position your business for success in a bustling shopping center on Ponderosa Drive, benefiting from significant daily foot traffic and a prominent location near W Almar Drive and Highway 277. Offering spaces from 1,110 to 3,850 square feet.

Located near the most prominent intersection in Chickasha and featuring excellent visibility off I-44, is occupied by both local and national brand tenants.

### LOCATION DESCRIPTION

SE corner of I-44 & Hwy 277.

### PROPERTY HIGHLIGHTS

- Adaptable Layouts: Available units suitable for various retail or service-oriented businesses.
- High Visibility: Located in a high traffic area, ensuring constant exposure to potential customers.
- Monument Signage: Take advantage of the opportunity for prominent signage to attract attention and guide customers to your door.
- Affluent and Expanding Community: Average household incomes range from \$81,974 to \$87,994 within a 10-mile radius, alongside a total population nearing 24,220, providing a robust customer base.
- Competitive Rates: \$10.00 SF/yr (NNN)
- 4 Spaces available, ranging in size from 1,110 - 3,850 square feet.

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## Lease Spaces

### LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,131 - 3,850 SF	Lease Rate:	\$10.00 SF/yr

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
2303 Ponderosa Drive	Available	1,512 SF	NNN	\$10.00 SF/yr	-
2429 Ponderosa Drive	Available	1,131 SF	NNN	\$10.00 SF/yr	-
2555 Ponderosa Drive	Available	3,669 SF	NNN	\$10.00 SF/yr	-
2559 Ponderosa Drive	Available	3,850 SF	NNN	\$10.00 SF/yr	-



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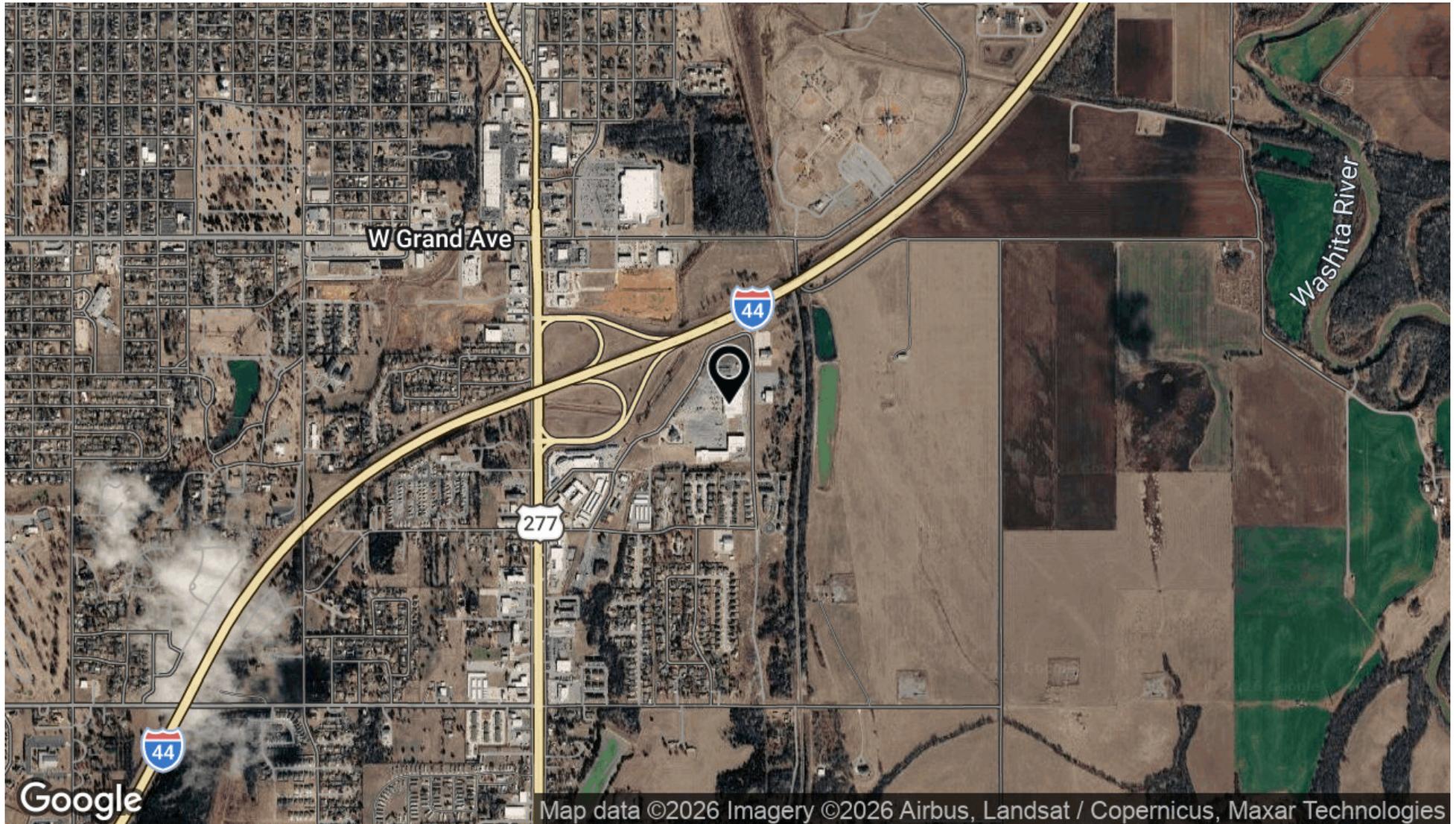
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## Location Map



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# Demographics Map & Report

<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	16,983	19,204	23,869
Average Age	40	40	40
Average Age (Male)	38	38	39
Average Age (Female)	41	41	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	6,449	7,311	9,108
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$82,655	\$83,812	\$86,087
Average House Value	\$147,230	\$152,241	\$162,078

Demographics data derived from AlphaMap

