

# 616 N PERKINS RD, STILLWATER, OK 74075 - FOR LEASE

**8,000 SF Available**

**HARBOR FREIGHT**

QUALITY TOOLS    LOWEST PRICES

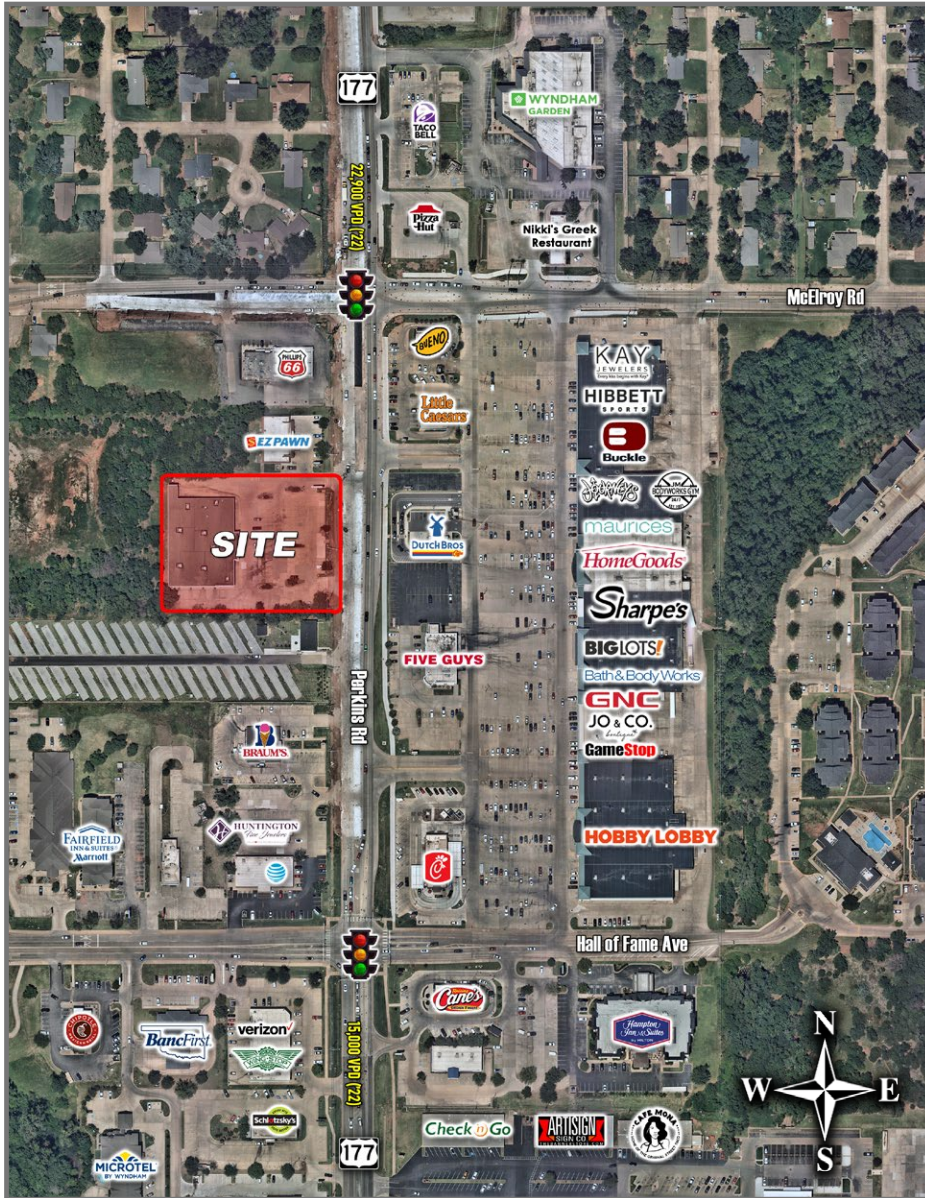


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**RETAIL SITE GROUP, LLC**  
2932 NW 122ND STREET, STE 7  
OKLAHOMA CITY, OK 73120

# 616 N PERKINS RD, STILLWATER, OK 74075 - OVERVIEW



## Property Details & Highlights

- Call for Pricing
- 8,000 SF for Lease
- Total Building Size: 24,378
- 16,378 SF of Space will be occupied by Harbor Freight Tools
- Directly off of Perkins Rd, which has a VPD of 22,900
- Neighboring Tenants are Hobby Lobby, Sharpes, Homegoods, Braums, EZPawn, Five Guys, Big Lots, Hibbett Sports, Bath and Body Works, Fairfield Inn, AT&T & Huntington Fine Jewelers

## Traffic Counts

McElroy Rd: 12,300 VPD (OKDOT 2022)

US-177 (Perkins Rd): 22,900 AADT (OKDOT 2022)

Main St: 13,800 VPD (OKDOT 2022)

## Demographic Snapshot - 1-3-5 Mile Radius Rings

2023 POPULATION	DAYTIME POP.	AVG HH INCOME
1-Mile: 11,391	1-Mile: 12,136	1-Mile: \$42,954
3-Mile: 39,641	3-Mile: 51,435	3-Mile: \$50,712
5-Mile: 53,473	5-Mile: 61,378	5-Mile: \$66,226



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# 616 N PERKINS RD, STILLWATER, OK 74075 - RETAIL AERIAL



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