

FOR LEASE | 1,100 SF AVAILABLE - IN LINE RETAIL SPACE

1621-1623 S 4th St. Suite A, Chickasha, OK 73018

\$20/SF/YR + NNN



PRIME CAPITAL
REAL ESTATE GROUP

Stephanie Taylor

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PROPERTY SUMMARY

Lease Rate	\$20/SF/YR
NNN	\$5/SF/YR
Building SqFt	12,416 SqFt
Property Type	Retail
Zoning Type	Commercial
County	Grady

INVESTMENT SUMMARY

Prime Capital Real Estate Group is pleased to present this lease opportunity at 1621-1623 S 4th Street in Chickasha, Oklahoma. Suite A is available for lease and features a second-generation cookie store buildout, making it an ideal opportunity for specialty food, boutique retail, personal services, wellness, or professional office-style retail users seeking a turnkey or near-turnkey space.

The property is located along S 4th Street (US-81), one of Chickasha's primary commercial corridors, offering strong visibility, convenient access, and steady daily traffic. This location is well-positioned to serve both local residents and daytime traffic from surrounding businesses and schools.



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PROPERTY HIGHLIGHTS

- Strong street frontage with excellent exposure to passing traffic.
- Easy access from Downtown Chickasha and surrounding residential neighborhoods
- On-site parking available for customers and employees
- Nearby retailers, restaurants, schools, and established neighborhoods
- Consistent local traffic supporting neighborhood-serving retail
- Existing buildout can accommodate food or non-food retail uses
- Ideal for small retail, specialty food, boutique, personal services, or professional retail concepts
- Flexible layout suitable for showroom, counter service, or office-style retail configuration
- Neighborhood-serving retail supported by surrounding residential and commercial uses
- Cost-Effective Market: Lower occupancy costs compared to larger metropolitan areas



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LOCATION HIGHLIGHTS

The property is surrounded by a strong mix of national, regional, and local retailers that drive consistent traffic to the S 4th Street (US-81) corridor:

- Walmart Supercenter
- Atwoods Ranch & Home
- Homeland Grocery
- Braum's Ice Cream & Dairy Stores
- McDonald's
- Sonic Drive-In
- Subway
- Dollar General
- Family Dollar
- Local restaurants, service retailers, and neighborhood businesses

This established retail presence supports daily traffic counts and makes the location attractive for neighborhood-serving and specialty retail tenants.



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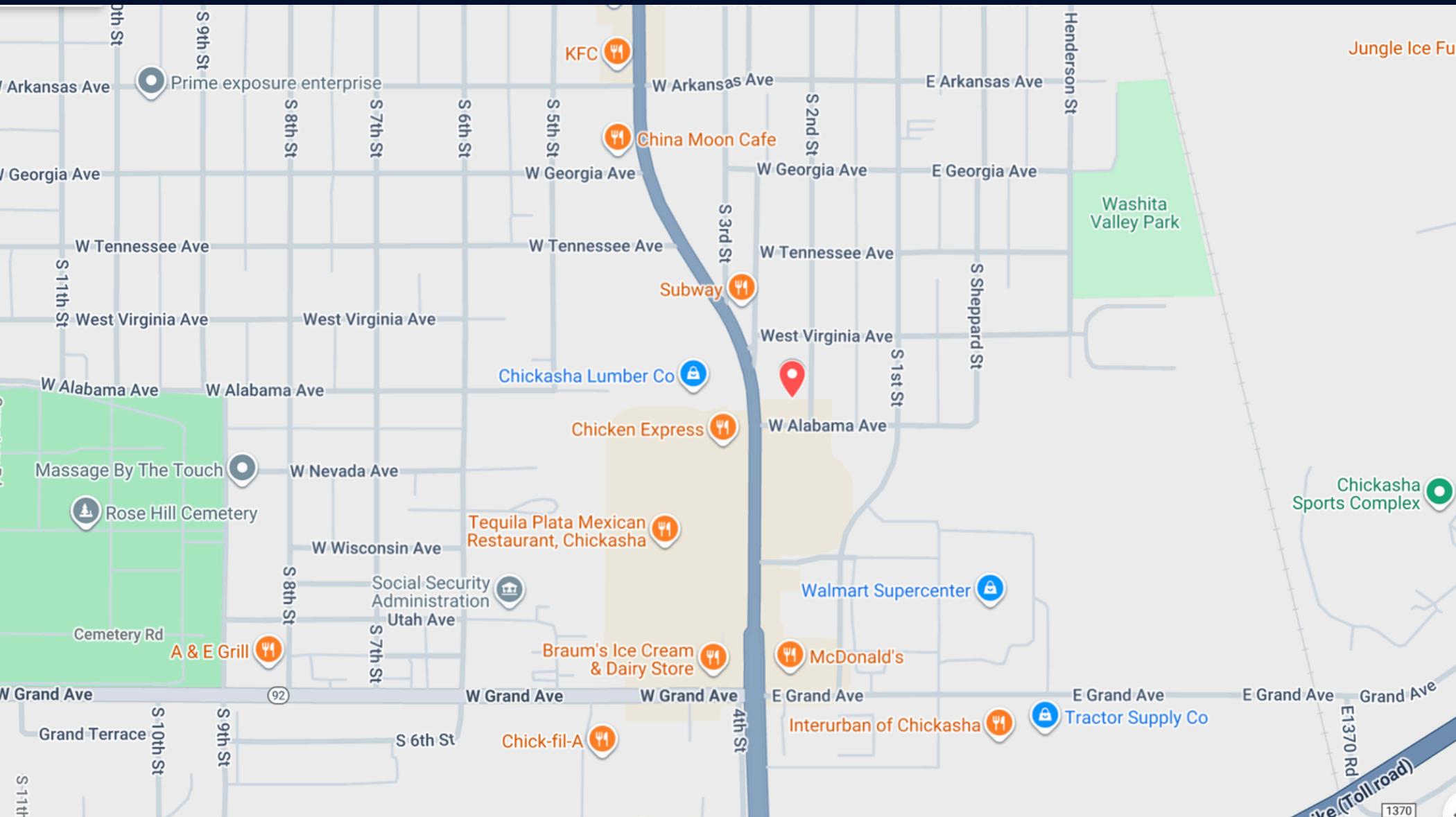
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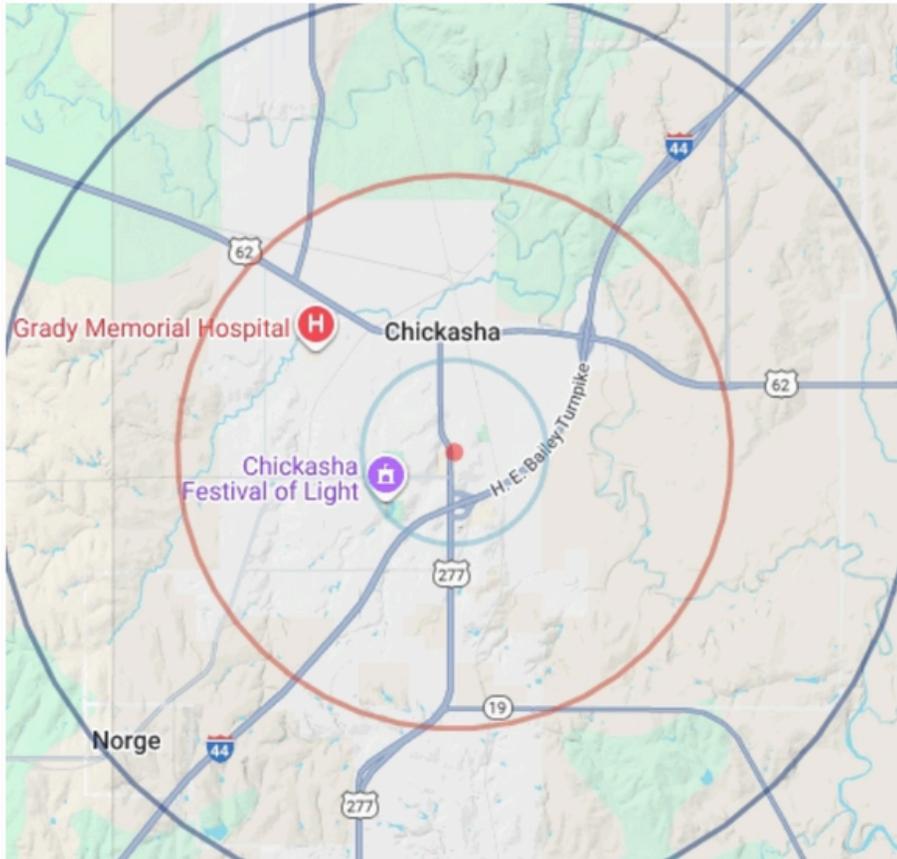
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,727	16,486	18,326
2010 Population	4,543	16,812	18,835
2025 Population	4,520	17,072	19,049
2030 Population	4,559	17,379	19,378
2025-2030 Growth Rate	0.17 %	0.36 %	0.34 %
2025 Daytime Population	5,061	19,700	21,382

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	346	974	1,033
\$15000-24999	199	554	603
\$25000-34999	188	580	645
\$35000-49999	237	767	855
\$50000-74999	321	1,077	1,202
\$75000-99999	254	1,007	1,093
\$100000-149999	258	867	1,039
\$150000-199999	44	279	335
\$200000 or greater	75	356	421
Median HH Income	\$ 49,448	\$ 56,804	\$ 58,572
Average HH Income	\$ 66,468	\$ 77,480	\$ 79,836



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,067	6,674	7,365
2010 Total Households	1,993	6,642	7,417
2025 Total Households	1,923	6,462	7,226
2030 Total Households	1,955	6,626	7,405
2025 Average Household Size	2.31	2.4	2.41
2025 Owner Occupied Housing	881	3,533	4,151
2030 Owner Occupied Housing	911	3,692	4,323
2025 Renter Occupied Housing	1,042	2,929	3,075
2030 Renter Occupied Housing	1,044	2,935	3,081
2025 Vacant Housing	424	1,350	1,465
2025 Total Housing	2,347	7,812	8,691



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ABOUT CHICKASHA, OK

Chickasha is the county seat of Grady County and is located approximately 40 miles southwest of Oklahoma City. The city serves as a regional center for commerce, education, and healthcare for surrounding rural communities. Chickasha is home to the University of Science and Arts of Oklahoma (USAO), which provides a steady population base and supports local retail demand.

The local economy is diversified across manufacturing, agriculture, healthcare, and education, creating consistent daily traffic and consumer demand. Continued investment in infrastructure and downtown improvements has strengthened Chickasha's appeal to small businesses and local retailers.

With its business-friendly environment, affordable cost of living, and strong community support for local operators, Chickasha remains an attractive market for neighborhood retail and service-based tenants.



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EXCLUSIVELY
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