

Choctaw Village Shopping Center

Idabel, OK 74745

NOW LEASING ♦ RETAIL



 **CHOCTAW**
COMMERCIAL LEASING

For more information, contact: commercialleasing@choctawnation.com
or visit our website at choctawcommercialleasing.com

CHOCTAW
CASINO
IDABEL



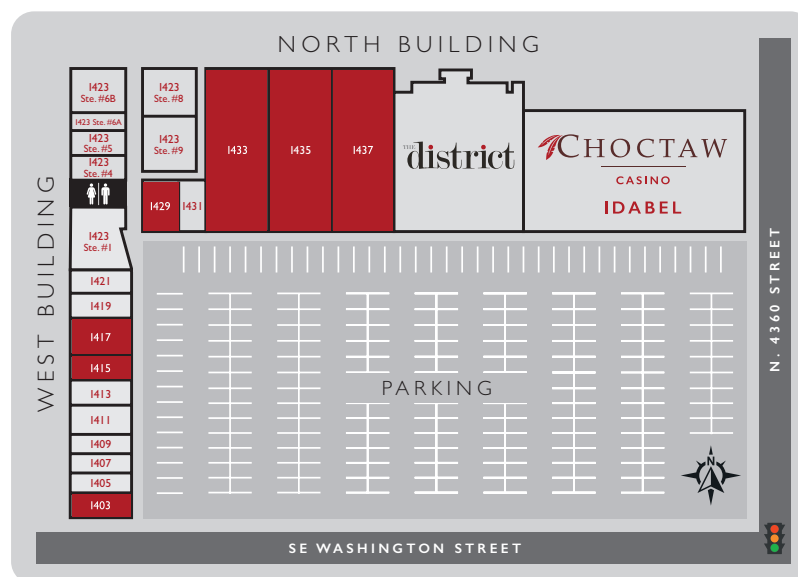
Choctaw Village Shopping Center

THE
district

Open your business at Idabel's largest retail property, with 104,000 square feet of shopping and entertainment. The Choctaw Village Shopping Center is perfect for mid to large retailers with several options within our 36,500 square feet now available for lease. The shopping center features brand new exterior façade and glass storefronts, 16-foot sidewalks for shopping leisure, 900 feet of road frontage and a refinished 767-space parking lot with new lighting as well as public restrooms for customer experience.

Among the many attractions that Choctaw Village Shopping Center will provide are The District and Choctaw Casino—Idabel — an incredible range of adult and family entertainment. Arcade, bowling, two party rooms, snack bar and much more. The casino itself enjoys over 150,000 unique visits per year with a traffic count of 10,200. Additionally, McCurtain County is a known tourism hotspot which welcomes a million additional visits each year.

Our attractive 40-foot pylon offers advertising opportunities for all tenants. Contact us at 580.380.8253 to learn more about space availability and our competitive leasing rates.



Property Site Map

*subject to change

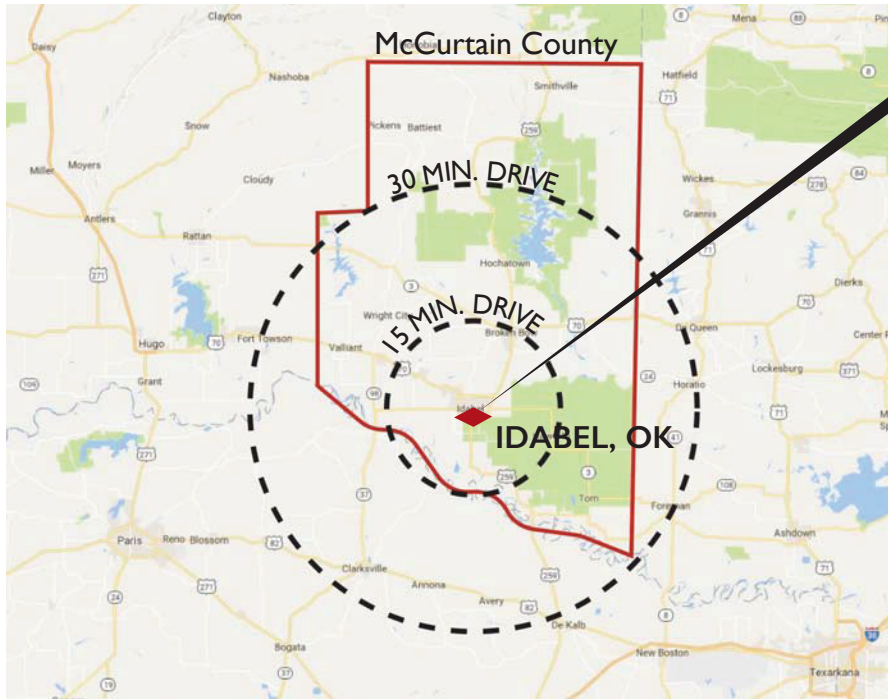
767 PARKING SPACES

Available spaces

Public restrooms



CHOCTAW VILLAGE SHOPPING CENTER



The information listed has been obtained from sources we believe to be reliable.



Population - 30 Minute Drive
2019 Estimate, Total Population 27,647

Income - 2019 Estimates
Average Household Income \$46,986

Demographics:

Traffic Count: 10,200

Casino Unique Visits: 150,500 / year

McCurtain County
Tourism Visits: 1,000,000 / year

Shopping Center Highlights

- New storefronts for modern appeal
- New exterior façade
- Refinished parking lot & lighting
- Wide sidewalks (16 ft)
- Public restrooms
- Competitive leasing rate
- Pylon advertising opportunity

Lease Overview

Choctaw Village Shopping Center is located within a population of 27,647 inside of McCurtain County. According to 2019 estimates, these residents have an average household income of \$46,989.

Space Available: 1,100 sq ft - 10,080 sq ft

Parking Spaces: 767

Frontage: 900 feet

Available for Immediate Lease. Call Today!

Leasing Contact:

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