

FOR LEASE  
**SOUTHLAND SHOPPING CENTER**

1724 SOUTH 4TH STREET, CHICKASHA, OK 73018

RETAIL

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PRICE REDUCED



**ESTABLISHED RETAIL CENTER IN CHICKASHA, OK**

**ANCHORED BY SAVE A LOT, CVS, DOLLAR TREE AND MORE**

This busy community shopping center is located on the northwest corner of Grand Avenue and 4th Street, just north of the H.E. Bailey Turnpike in Chickasha, Oklahoma.

**+ Available Space:**

- Space 1734 - 960 SF\*
- Space 1742 - 2,400 SF\*
- Space 1744 - 1,200 SF\*
- Up to 20,081 SF\*
  - Space 1902A - 7,250 SF\*
  - Space 1902B - 5,031 SF\*
  - Space 1922 - 7,800 SF\*

**+ Lease Rates:**

- ~~WAS - \$8.00-\$13.00 PSF~~
- **NOW - \$5.00-\$13.00 PSF**

**+ Co-Tenants include:**

- CVS, Save A Lot, Hibbett Sports, Maurices, Rue 21, PetSense, Dollar Tree, AT&T, Rent-A-Center, Game Stop, Taco Bell, Billy Sims Barbeque, Regional Finance and many more

**+ Trade area neighbors include:**

- Walmart Supercenter, Tractor Supply, Walgreen's, Atwood's, Interurban Restaurant, Best Western, A&E Grill, Arby's, McDonald's, Pizza Hut, Stage, Dollar General, Auto Zone, O'Rielly Auto Parts, Supercuts, Arvest Bank, Cato, Sally Beauty Supply and many more

**CONTACT US**

**Stuart Graham**  
 First Vice President  
 +1 405 607 6027  
 stuart.graham@cbre.com

**Ryan Storer**  
 First Vice President  
 +1 405 607 6213  
 ryan.storer@cbre.com

**Mark W. Inman, CPA**  
 Senior Vice President  
 +1 405 607 6272  
 mark.inman@cbre.com

**Kendra Roberts**  
 Associate  
 +1 405 607 6050  
 kendra.roberts@cbre.com

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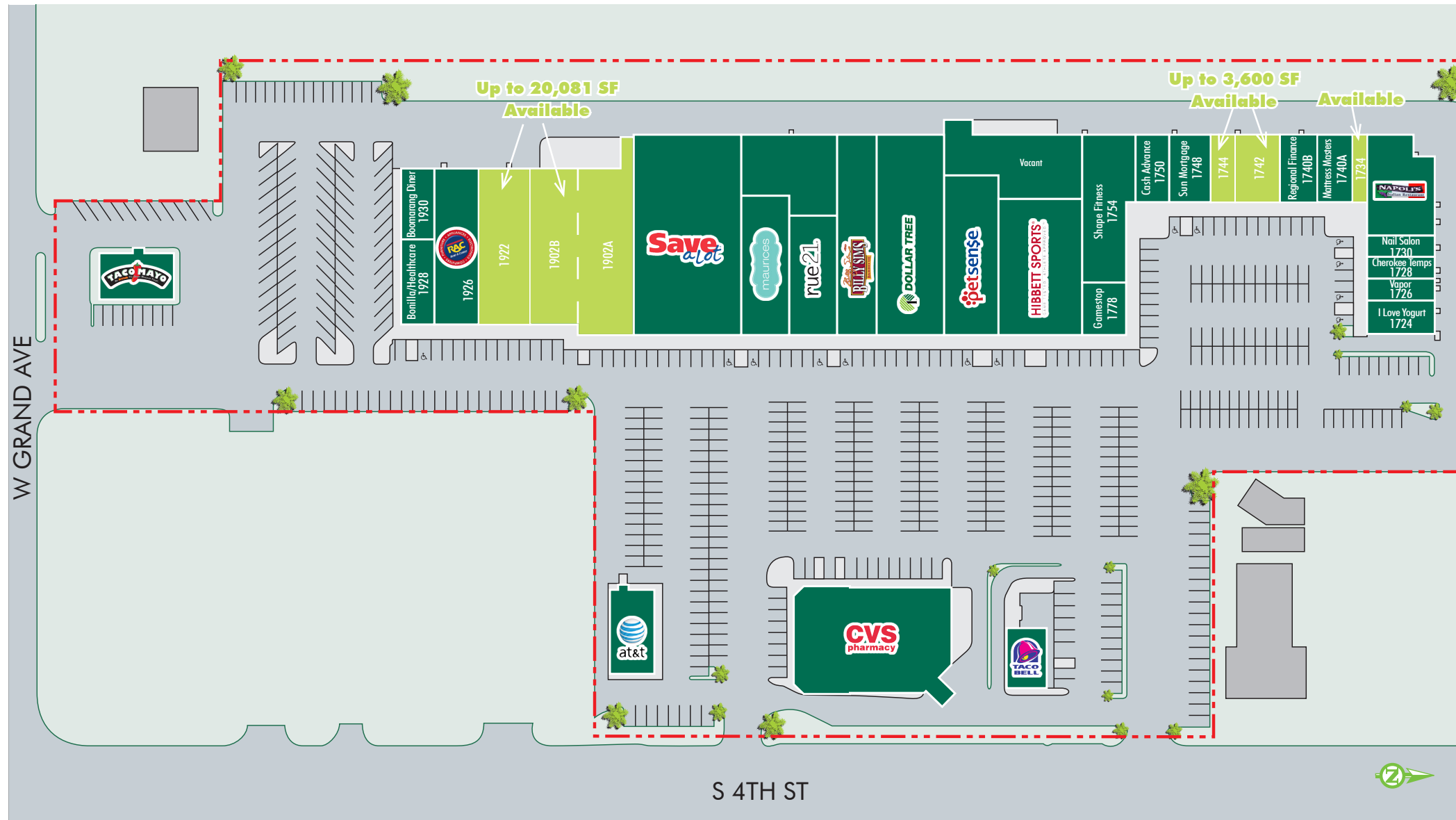


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## CENTER SIZE: 121,511 SF\*

Tenants/Available Space\*:

- Space 1724 - 1,920 SF, I Love Yogurt
- Space 1726 - 1,200 SF, Vapors
- Space 1728 - 1,200 SF, Cherokee Temps
- Space 1730 - 1,200 SF, Nail Salon
- Space 1732 - 5,000 SF, Napoli's Italian Restaurant
- Space 1734 - 960 SF, Available
- Space 1740A - 1,800 SF, Mattress Masters
- Space 1740B - 2,010 SF, Regional Finance
- Space 1742 - 2,400 SF, Available
- Space 1744 - 1,200 SF, Available
- Space 1748 - 2,400 SF, Sun Mortgage
- Space 1750 - 1,800 SF, Cash Advance
- Space 1754 - 11,677 SF, Shape Fitness
- Space 1778 - 1,800 SF, GameStop
- Space 1780 - 8,312 SF, Hibbett Sports
- Space 1782 - Taco Bell
- Space 1786 - 6,000 SF, Pet Sense
- Space 1814 - 8,754 SF, Dollar Tree
- Space 1814A - 2,600 SF, Billy Sims BBQ
- Space 1820 - 4,500 SF, Rue 21
- Space 1828 - 3,000 SF, AT&T
- Space 1830 - 5,040 SF, Maurices
- Space 1850 - 16,438 SF, Save A Lot
- Space 1902A - 7,250 SF, Available (Former Goodwill)
- Space 1902B - 5,031 SF, Available (Former Goodwill)
- Space 1922 - 7,800 SF, Available (Former Sears)
- Space 1926 - 4,900 SF, Rent-A-Center
- Space 1928 - 2,160 SF, Bonilla/Healthcare
- Space 1930 - 1,940 SF, Boom-a-rang Diner

### 2018 Demographics

|                          | 3 Miles  | 5 Miles  | 7 Miles  |
|--------------------------|----------|----------|----------|
| Population               | 16,702   | 18,971   | 21,026   |
| Households               | 6,548    | 7,433    | 8,210    |
| Average Household Income | \$55,129 | \$57,165 | \$58,860 |
| Daytime Employment       | 9,932    | 10,735   | 11,029   |

### Traffic Counts

|                      |            |
|----------------------|------------|
| West Grand Avenue    | 12,300 VPD |
| South 4th Street     | 18,100 VPD |
| H.E. Bailey Turnpike | 21,900 VPD |

Source: Oklahoma Department of Transportation