

# SHAWNEE TRAILS SHOPPING CENTER

1049 Vision Boulevard, Shawnee, OK 74804



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	6,959 SF
Available SF:	
Lot Size:	2.67 Acres
Year Built:	2019
Zoning:	C3 - Highway Commercial District
Market:	Shawnee
Traffic Count:	14,200

## PROPERTY OVERVIEW

The Shawnee Trails Shopping Center is a great retail, professional service oriented center. It's accessibility and quality will set you apart from your competition. The Shawnee Trails Shopping is newly built with ADA accessible shells ready for build-out.

## LOCATION OVERVIEW

New construction just southeast of the intersection of Harrison Street and 45th Street. Retail center is just south of Shawnee's newest steakhouse, Bar H Bar Branding Iron. Excellent access to Interstate 40, 1/2 mile south, bordered by nice residential areas.

## PROPERTY HIGHLIGHTS



Adept Commercial Real Estate, LLC  
1 NE 2nd Street, Suite 101  
Oklahoma City, OK 73104

Ian Duty-Dean  
405.642.4677  
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Ryan Gilliland  
405.249.7407  
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ADDITIONAL PHOTOS

# SHAWNEE TRAILS SHOPPING CENTER

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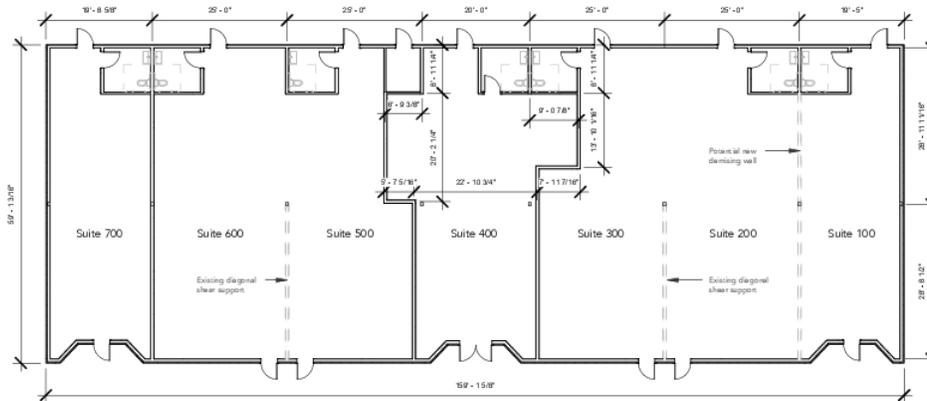
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## LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	Negotiable

## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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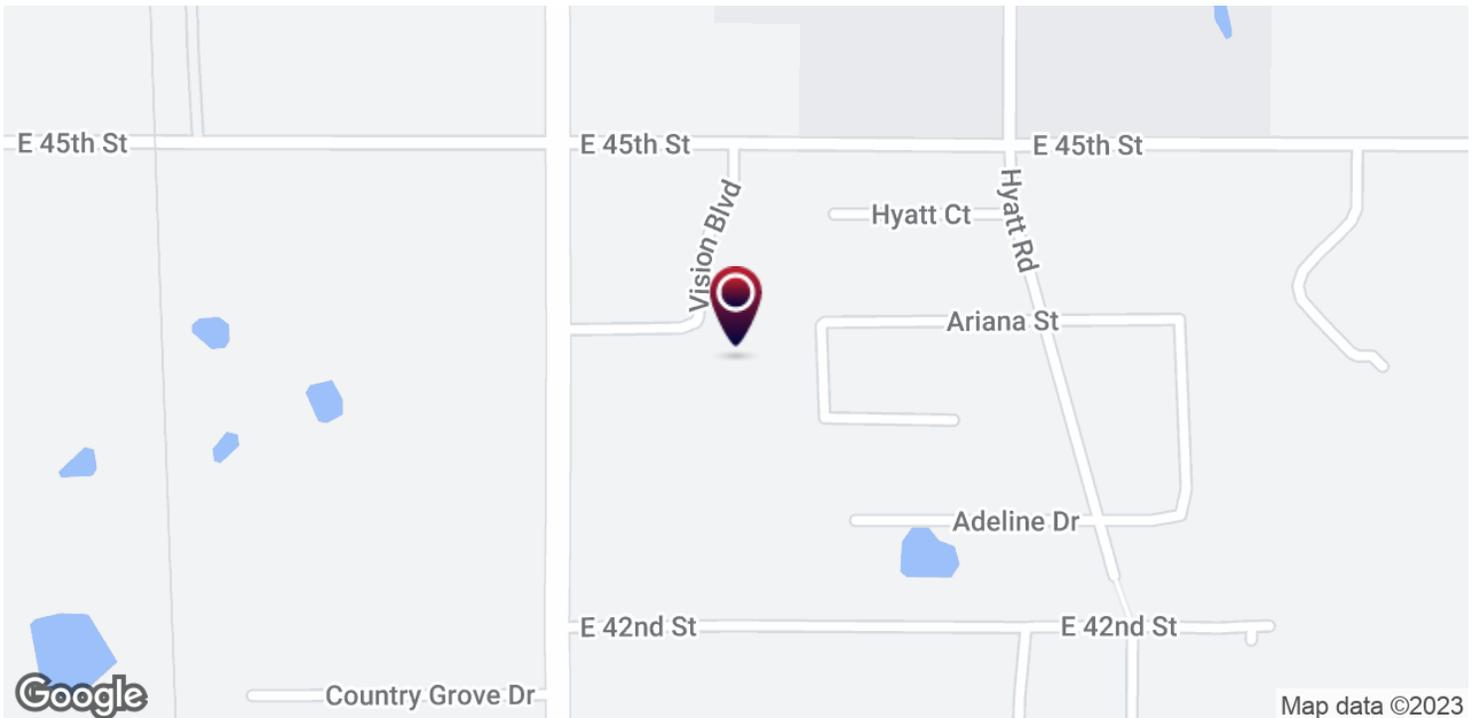
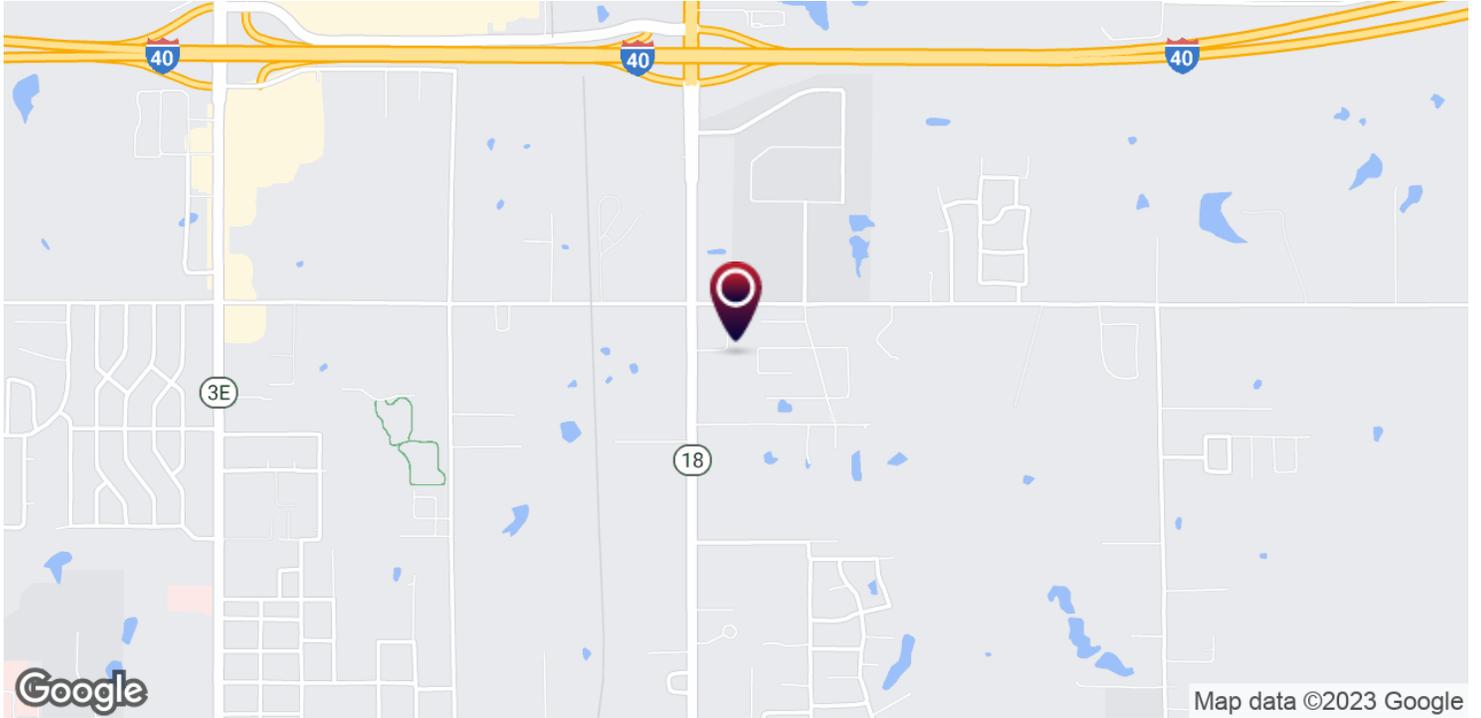
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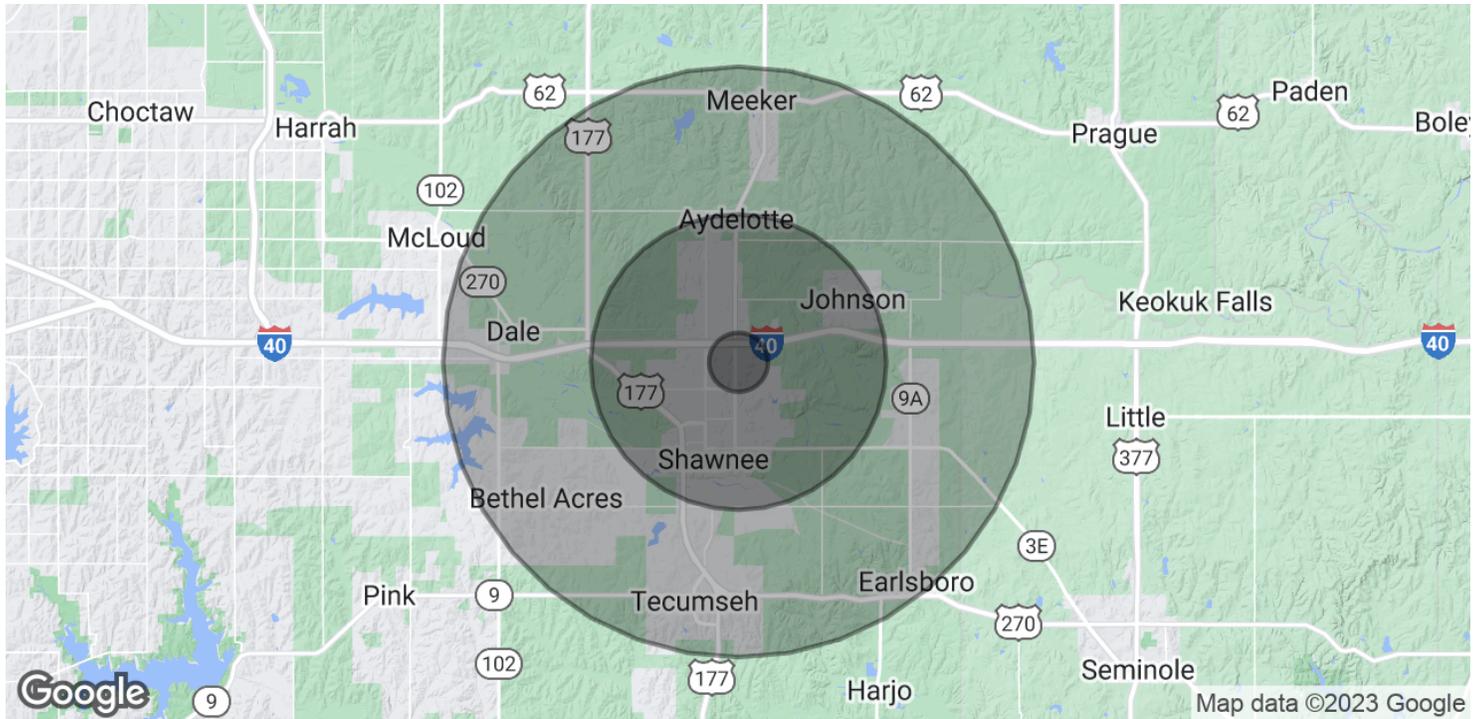
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	2,321	37,469	58,131
Average age	35.4	35.3	36.5
Average age (Male)	34.2	33.2	34.8
Average age (Female)	36.1	36.6	37.7
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	889	14,244	21,567
# of persons per HH	2.6	2.6	2.7
Average HH income	\$57,659	\$47,383	\$50,078
Average house value	\$127,839	\$102,247	\$112,691

\* Demographic data derived from 2020 ACS - US Census



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## RYAN GILLILAND

Advisor

ryan@adeptcre.com

Direct: 405.249.7407

OK #185009

### PROFESSIONAL BACKGROUND

Ryan Gilliland is an Advisor with ADEPT Commercial Real Estate. Ryan made the shift into commercial real estate in 2020 after a decade in the oil and gas industry as a landman and operations manager. Starting his real estate career learning from his grandfather Joe Gilliland, a veteran commercial broker in Oklahoma, Ryan joined the ADEPT team in 2021. With extensive experience in lease and purchase contract analysis, Ryan has enjoyed working with clients ranging from site selection, retail leasing and industrial sales.

### EDUCATION

Oklahoma State University - BS in Business Administration with an emphasis in Entrepreneurship and Business Development

### MEMBERSHIPS

Commercial Real Estate Council  
Certified Commercial Investment Member - Oklahoma Chapter  
Edmond Business Developers



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## IAN DUTY-DEAN

Advisor

ian@adeptcre.com

Direct: 405.642.4677

OK #123546

## PROFESSIONAL BACKGROUND

Ian Duty-Dean is an Advisor with ADEPT Commercial Real Estate. Prior to joining ADEPT, he was an Advisor for Emersons Commercial Real Estate and SVN Land Run. Ian is a real estate professional with five years of experience in commercial real estate brokerage. After graduating Classen School of Advanced Studies he went on to pursue a degree at the University of Oklahoma. During that time Ian landed an internship with the Oklahoma City Urban Renewal Authority. There he had the opportunity to collaborate with and learn some of the most established developers in Oklahoma City.

Ian's primary focus is adaptive reuse, site selection, and expansions. While having a passion for urban development, Ian has also represented tenants and landlords in rural communities throughout Oklahoma. Ian has the capacity to assist clients with their retail, office, and industrial needs small and large.

## EDUCATION

University of Oklahoma - Multidisciplinary Studies

Georgetown University - Master of Professional Studies in Real Estate

## MEMBERSHIPS

Urban Land Institute

Commercial Real Estate Council

International Council of Shopping Centers



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