



2307 N. Perkins Rd, Stillwater, OK 74075



PROPERTY DESCRIPTION

This multi tenant retail property is positioned at a high traffic signaled intersection in front of Walmart Neighborhood Market and Academy Sports and Outdoors. This property is currently built out for retail sales and is ready for your business.

LOCATION DESCRIPTION

Located on the NE corner of N. Perkins Rd and Lakeview, this small strip center fronts the Wal-Mart Neighborhood & Academy Center. This busy retail intersection hosts 21,400 VPD is 1.8 miles from Oklahoma State University and surround by single family and multi-family housing.

PROPERTY HIGHLIGHTS

- High Traffic counts 21,400 VPD on Perkins
- Highway 177 & N. Perkins Frontage
- Good parking options
- Near the Oklahoma State University
- Retail Corridor

Sydney Fikes

Sales Associate

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OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
NNN Rate:	\$7.43/SF
Available SF:	1,235 SF
Lot Size:	0.878 Acres
Building Size:	5,985 SF
Traffic Count	21,400 VPD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,655	16,577	22,631
Total Population	7,476	36,275	50,185
Average HH Income	\$36,461	\$37,244	\$45,678

Nick Tyler

Sales Associate

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,476	36,275	50,185
Average Age	27.1	26.7	28.3
Average Age (Male)	28.0	26.1	27.6
Average Age (Female)	28.8	27.9	29.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,655	16,577	22,631
# of Persons per HH	2.0	2.2	2.2
Average HH Income	\$36,461	\$37,244	\$45,678
Average House Value	\$137,966	\$116,019	\$138,399

2020 American Community Survey (ACS)

