

BAKER FIRST COMMERCIAL



RESPONSIVE



RELIABLE



RESULTS

BROKERAGE - DEVELOPMENT -  
CONSTRUCTION - PROPERTY MANAGEMENT -  
INVESTMENTS

## 504 SHAWNEE MALL DRIVE SHAWNEE, OK 74804

FOR LEASE: \$18.00/SF

FOR SALE: \$1,250,000

### PROPERTY INFORMATION:

USE: RETAIL

TERMS: LEASE OR SELL

TOTAL SF: 6,000

VISIBILITY: GOOD/HIGH

CURRENT TENANT: AT&T

EFFECTIVE SEPTEMBER 2010

### PROPERTY HIGHLIGHTS:

I-40 AND KICKAPOO

(JUST SOUTH OF I-40)

PAD SITE IN FRONT OF

SHAWNEE MALL

ANCHOR TENANTS: DILLARDS,  
SEARS, JC PENNEY, WAL MART

### DEMOGRAPHICS

RADIUS: POPULATION: HOUSEHOLD INCOME:

1	1,814	\$46,455
3	16,537	\$45,035
5	34,153	\$50,731

### CONTACT:

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BAKER FIRST IS AT YOUR SERVICE...

- COMMERCIAL BROKERAGE SERVICES
- PROPERTY MANAGEMENT
- DESIGN/DEVELOP/BUILD
- CONSTRUCTION
- INVESTMENTS

OVER THE PAST 15 YEARS, ALLIANCE PROPERTY DEVELOPMENT, AN AFFILIATE OF BAKER FIRST, HAS COMPLETED VARIOUS NEW CONSTRUCTION AND REMODEL/EXPANSION PROJECTS INCLUDING:

- EDUCATIONAL FACILITIES
- STORAGE FACILITIES
- RETAIL CENTERS
- OFFICE BUILDINGS
- WAREHOUSE BUILDINGS
- RESTAURANTS
- MULTIFAMILY PROJECTS
- PUBLIC PROJECTS

