

BAKER FIRST
COMMERCIAL REAL ESTATE



RESPONSIVE



RELIABLE



RESULTS

BROKERAGE - DEVELOPMENT -
CONSTRUCTION - PROPERTY MANAGEMENT

504 SHAWNEE MALL DRIVE SHAWNEE, OK 74804

FOR LEASE: \$15.50/SF

FOR SALE: \$1,115,000

FOR MORE INFORMATION CONTACT:

ROD N. BAKER, CCIM

P. 405.947.7200

F. 405.947.7270

E. BAKERR@BAKERFIRST.COM

W. WWW.BAKERFIRST.COM

PROPERTY INFORMATION:

USE: RETAIL

TERMS: LEASE OR SELL

TOTAL SF: 6,000

VISIBILITY: GOOD/HIGH

PROPERTY HIGHLIGHTS:

- 6,000 SQFT
- I-40 AND KICKAPOO
(JUST SOUTH OF I-40)
- PAD SITE IN FRONT OF
SHAWNEE MALL
- ANCHOR TENANTS: DILLARDS,
SEARS, JC PENNEY, WAL MART
- 24,200 CARS PASS THE SITE
PER DAY (2005)

DEMOGRAPHICS (CCIM): 2008

RADIUS: POPULATION: HOUSEHOLD INCOME:

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



DOWNTOWN OKLAHOMA CITY, OK



20 LARGEST AREA EMPLOYERS:

1. STATE OF OKLAHOMA:	38,000
2. TINKER AIR FORCE BASE:	27,000
3. US POSTAL SERVICE:	8,700
4. INTEGRIS HEALTH:	7,000
5. OKLA. CITY PUBLIC SCHOOLS:	5,900
6. FAA AERONAUTICAL CENTER:	5,600
7. CHESAPEAKE ENERGY:	4,900
8. DEVON ENERGY:	4,600
9. CITY OF OKLA. CITY:	4,700
10. AT&T:	4,600
11. OU HEALTH SERVICES CENTER:	4,200
12. OU MEDICAL CENTER:	3,250
13. OGE ENERGY:	3,132
14. MERCY HEALTH:	2,750
15. HOBBY LOBBY STORES:	2,522
16. UPS:	2,300
17. DELL:	2,100
18. COX COMMUNICATIONS:	2,000
19. DEACONESS HOSPITAL:	1,900
20. OKLAHOMA COUNTY:	1,800

*THIS LIST WAS COMPILED BY THE ECONOMIC DEVELOPMENT DIVISION OF THE GREATER OKLAHOMA CITY CHAMBER FROM A VARIETY OF SOURCES.



WWW.BAKERFIRST.COM

SHAWNEE, OK

