

FOR LEASE

LEASE RATE

2303 – 2559 Ponderosa Drive

Chickasha, Oklahoma 73018 | Retail Shopping Center

\$10.00/sf/yr

NNN | 1,110 - 7,307 SF Available

5

SPACES AVAILABLE

1,110 SF

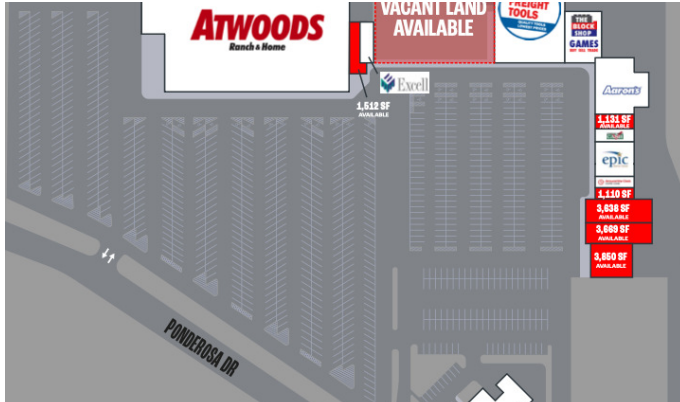
MIN SIZE

7,307 SF

MAX SIZE (COMBINED)

NNN

LEASE TYPE



PROPERTY DESCRIPTION

Position your business in a bustling shopping center on Ponderosa Drive, benefiting from significant daily foot traffic and a prominent location near W Almar Drive and Highway 277.

Located near the most prominent intersection in Chickasha with excellent visibility off I-44, the center is occupied by both local and national brand tenants including Atwoods and Harbor Freight.

Spaces range from 1,110 to 7,307 SF (contiguous 2553B + 2555) with adaptable layouts suitable for various retail or service-oriented businesses.

PROPERTY DETAILS

Property Type	Retail / Shopping Center
Lease Rate	\$10.00 SF/yr
Lease Type	NNN
Available	1,110 - 7,307 SF
Lease Term	Negotiable
Suites	5
Location	SE Corner I-44 & Hwy 277
County	Grady County
Zip Code	73018

PROPERTY HIGHLIGHTS

- Adaptable layouts suitable for retail or service businesses
- High visibility, high traffic location off I-44
- Monument signage available
- Anchored by Atwoods and Harbor Freight nearby
- Avg HH income \$82,655 to \$86,087 within 10 miles
- Population nearing 24,220 within 10 miles
- Competitive rate at \$10.00 SF/yr (NNN)

LOCATION ADVANTAGES

WHY THIS LOCATION

- + Direct I-44 frontage and visibility
- + SE corner of I-44 & Hwy 277
- + Most prominent intersection in Chickasha
- + National and local brand tenants on site
- + Strong daily foot traffic to the center

AVAILABLE SPACES

SUITE	TENANT	SIZE	LEASE TYPE	LEASE RATE
2303 Ponderosa Dr	Available	1,512 SF	NNN	\$10.00 SF/yr
2553A Ponderosa Dr	Available	1,110 SF	NNN	\$10.00 SF/yr
2553B Ponderosa Dr	Available	3,638 SF	NNN	\$10.00 SF/yr
2555 Ponderosa Dr	Available	3,669 SF	NNN	\$10.00 SF/yr
2559 Ponderosa Dr	Available	3,850 SF	NNN	\$10.00 SF/yr

DEMOGRAPHICS SUMMARY

Population (10 mi)	23,869
Population (5 mi)	19,204
Population (3 mi)	16,983
Avg HH Income (10 mi)	\$86,087
Total Households (10 mi)	9,108
Avg Home Value (10 mi)	\$162,078

SALT Commercial Real Estate

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