

FOR LEASE

SOUTHLAND SHOPPING CENTER

1724 SOUTH 4TH STREET, CHICKASHA, OK 73018

RETAIL

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PRICE REDUCED



ESTABLISHED RETAIL CENTER IN CHICKASHA, OK

ANCHORED BY SAVE A LOT, CVS, DOLLAR TREE AND MORE

This busy community shopping center is located on the northwest corner of Grand Avenue and 4th Street, just north of the H.E. Bailey Turnpike in Chickasha, Oklahoma.

+ Available Space:

- Space 1734 - 960 SF*
- Space 1742 - 2,400 SF*
- Space 1744 - 1,200 SF*
- Up to 20,081 SF*
 - Space 1902A - 7,250 SF*
 - Space 1902B - 5,031 SF*
 - Space 1922 - 7,800 SF*

+ Lease Rates:

- ~~WAS - \$8.00-\$13.00 PSF~~
- **NOW - \$5.00-\$13.00 PSF**

+ Co-Tenants include:

- CVS, Save A Lot, Hibbett Sports, Maurices, Rue 21, PetSense, Dollar Tree, AT&T, Rent-A-Center, Game Stop, Taco Bell, Billy Sims Barbeque, Regional Finance and many more

+ Trade area neighbors include:

- Walmart Supercenter, Tractor Supply, Walgreen's, Atwood's, Interurban Restaurant, Best Western, A&E Grill, Arby's, McDonald's, Pizza Hut, Stage, Dollar General, Auto Zone, O'Reilly Auto Parts, Supercuts, Arvest Bank, Cato, Sally Beauty Supply and many more

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www.retailtxok.cbre.us

CBRE

* Per Landlord

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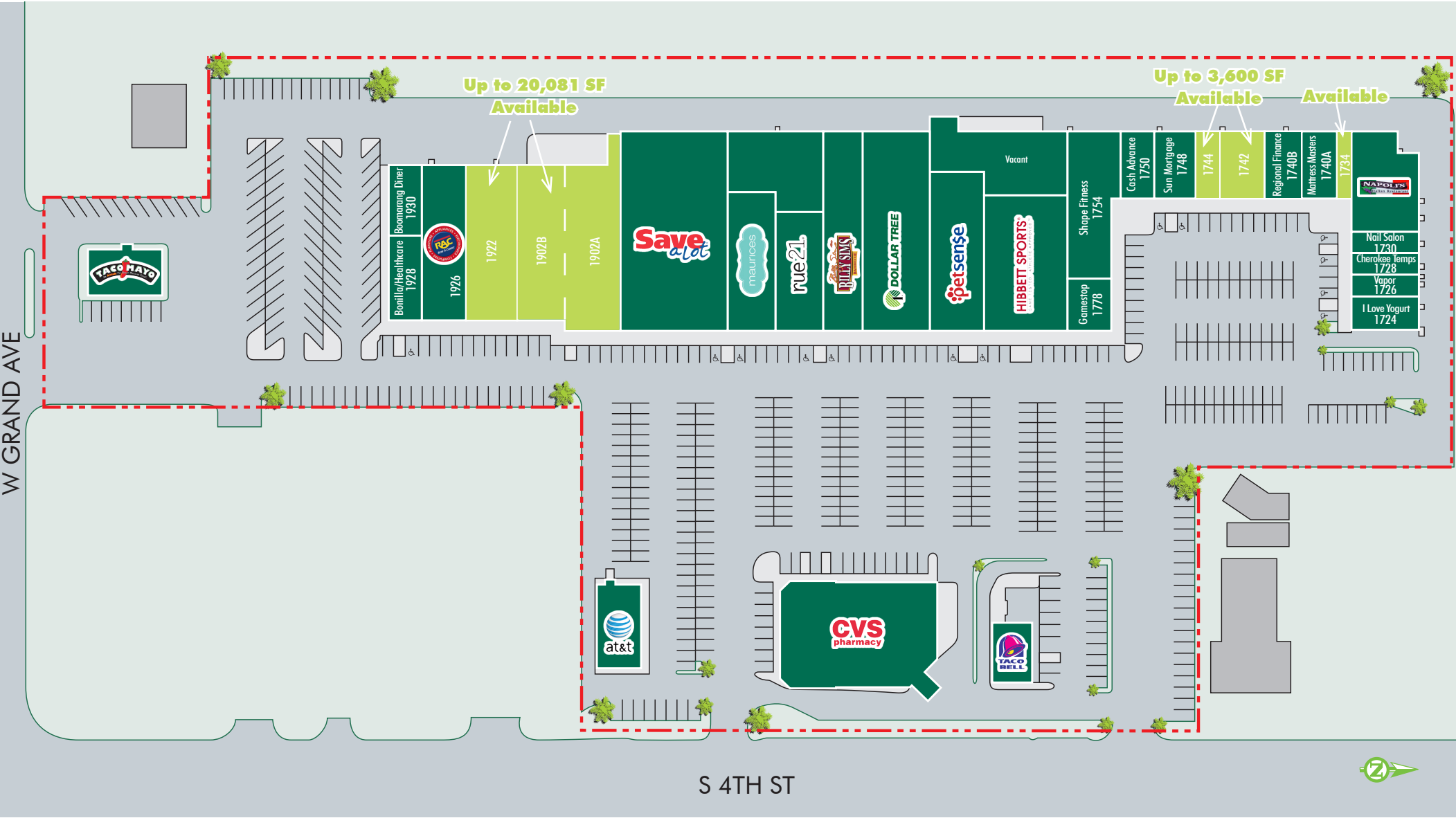
CBRE

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CENTER SIZE: 121,511 SF*

Tenants/Available Space*:

- Space 1724 - 1,920 SF, I Love Yogurt
- Space 1726 - 1,200 SF, Vapors
- Space 1728 - 1,200 SF, Cherokee Temps
- Space 1730 - 1,200 SF, Nail Salon
- Space 1732 - 5,000 SF, Napoli's Italian Restaurant
- Space 1734 - 960 SF, Available
- Space 1740A - 1,800 SF, Mattress Masters
- Space 1740B - 2,010 SF, Regional Finance
- Space 1742 - 2,400 SF, Available
- Space 1744 - 1,200 SF, Available
- Space 1748 - 2,400 SF, Sun Mortgage
- Space 1750 - 1,800 SF, Cash Advance
- Space 1754 - 11,677 SF, Shape Fitness
- Space 1778 - 1,800 SF, GameStop
- Space 1780 - 8,312 SF, Hibbett Sports
- Space 1782 - Taco Bell
- Space 1786 - 6,000 SF, Pet Sense
- Space 1814 - 8,754 SF, Dollar Tree
- Space 1814A - 2,600 SF, Billy Sims BBQ
- Space 1820 - 4,500 SF, Rue 21
- Space 1828 - 3,000 SF, AT&T
- Space 1830 - 5,040 SF, Maurices
- Space 1850 - 16,438 SF, Save A Lot
- Space 1902A - 7,250 SF, Available (Former Goodwill)
- Space 1902B - 5,031 SF, Available (Former Goodwill)
- Space 1922 - 7,800 SF, Available (Former Sears)
- Space 1926 - 4,900 SF, Rent-A-Center
- Space 1928 - 2,160 SF, Bonilla/Healthcare
- Space 1930 - 1,940 SF, Boom-a-rang Diner

2019 Demographics

	3 Miles	5 Miles	7 Miles
Population	16,702	18,971	21,026
Households	6,548	7,433	8,210
Average Household Income	\$55,129	\$57,165	\$58,860
Daytime Employment	9,932	10,735	11,029

Traffic Counts

West Grand Avenue	12,300 VPD
South 4th Street	18,100 VPD
H.E. Bailey Turnpike	21,900 VPD

Source: Oklahoma Department of Transportation

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OKLAHOMA REAL ESTATE COMMISSION

DISCLOSURE TO SELLER OR BUYER OF BROKERAGE DUTIES, RESPONSIBILITIES AND SERVICES

This notice may be part of or attached to any of the following:

- ☐ Buyer Brokerage Agreement ☐ Listing Brokerage Agreement ☐ Option Agreement
☐ Sales Agreement ☐ Exchange Agreement ☐ Other _____

1. Duties and Responsibilities. A Broker who provides Brokerage Services to one or both parties shall describe and disclose in writing the Broker's duties and responsibilities prior to the party or parties signing a contract to sell, purchase, option, or exchange real estate.

A Broker shall have the following duties and responsibilities which are mandatory and may not be abrogated or waived by a Broker, whether working with one party, or working with both parties:

- A. treat all parties to the transaction with honesty and exercise reasonable skill and care;
- B. unless specifically waived in writing by a party to the transaction:
 - 1) receive all written offer and counteroffers;
 - 2) reduce offers or counteroffers to a written form upon request of any party to a transaction; and
 - 3) present timely all written offers and counteroffers.
- C. inform, in writing, the party for whom the Broker is providing Brokerage Services when an offer is made that the party will be expected to pay certain closing costs, Brokerage Service costs and the approximate amount of the costs;
- D. keep the party for whom the Broker is providing Brokerage Services informed regarding the transaction;
- E. timely account for all money and property received by the Broker;
- F. keep confidential information received from a party or prospective party confidential. The confidential information shall not be disclosed by a Broker without the consent of the party disclosing the information unless consent to the disclosure is granted in writing by the party or prospective party disclosing the information, the disclosure is required by law, or the information is made public or becomes public as the result of actions from a source other than the Broker. The following information shall be considered confidential and shall be the only information considered confidential in a transaction:
 - 1) that a party or prospective party is willing to pay more or accept less than what is being offered,
 - 2) that a party or prospective party is willing to agree to financing terms that are different from those offered,
 - 3) the motivating factors of the party or prospective party purchasing, selling, optioning or exchanging the property, and
 - 4) information specifically designated as confidential by a party unless such information is public.
- G. disclose information pertaining to the Property as required by Residential Property Condition Disclosure Act;
- H. comply with all requirements of the Oklahoma Real Estate Code and all applicable statutes and rules;
- I. when working with one party or both parties to a transaction, the duties and responsibilities set forth in this section shall remain in place for both parties.

2. Brokerage Services provided to both parties to the transaction. The Oklahoma broker relationships law (Title 59, Oklahoma Statutes, Section 858-351 – 858-363) allows a real estate Firm to provide brokerage services to both parties to the transaction. This could occur when a Firm has contracted with a Seller to sell their property and a prospective Buyer contacts that same Firm to see the property. If the prospective Buyer wants to make an offer on the property, the Firm must now provide a written notice to both the Buyer and Seller that the Firm is now providing brokerage services to both parties to the transaction. The law states that there are mandatory duties and responsibilities that must be performed by the broker for each party.

3. Broker providing fewer services. If a Broker intends to provide fewer Brokerage Services than those required to complete a transaction, the Broker shall provide written disclosure to the party for whom the Broker is providing services. The disclosure shall include a description of those steps in the transaction that the Broker will not provide and state that the Broker assisting the other party in the transaction is not required to provide assistance with these steps in any manner.

4. Confirmation of disclosure of duties and responsibilities. The duties and responsibilities disclosed by the Broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.

I understand and acknowledge that I have received this notice on _____ day of _____, 20_____.

(Print Name) _____ (Signature) _____

(Print Name) _____ (Signature) _____