

PRIME RETAIL SPACE

The Palmer Company
COMMERCIAL REAL ESTATE SERVICES

Fmr. Blockbuster Video NW/c; Hall of Fame & Perkins - Stillwater, OK

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Edmond, OK 73034

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Project Description: Total GLA: 7,000 sf
Available: 1,200 to 2,902 square feet (sublease from AT&T)
Bay Depth: 60'
Lease Rate: **\$22.00** psf + CAM, Tax & Insurance pro-rata

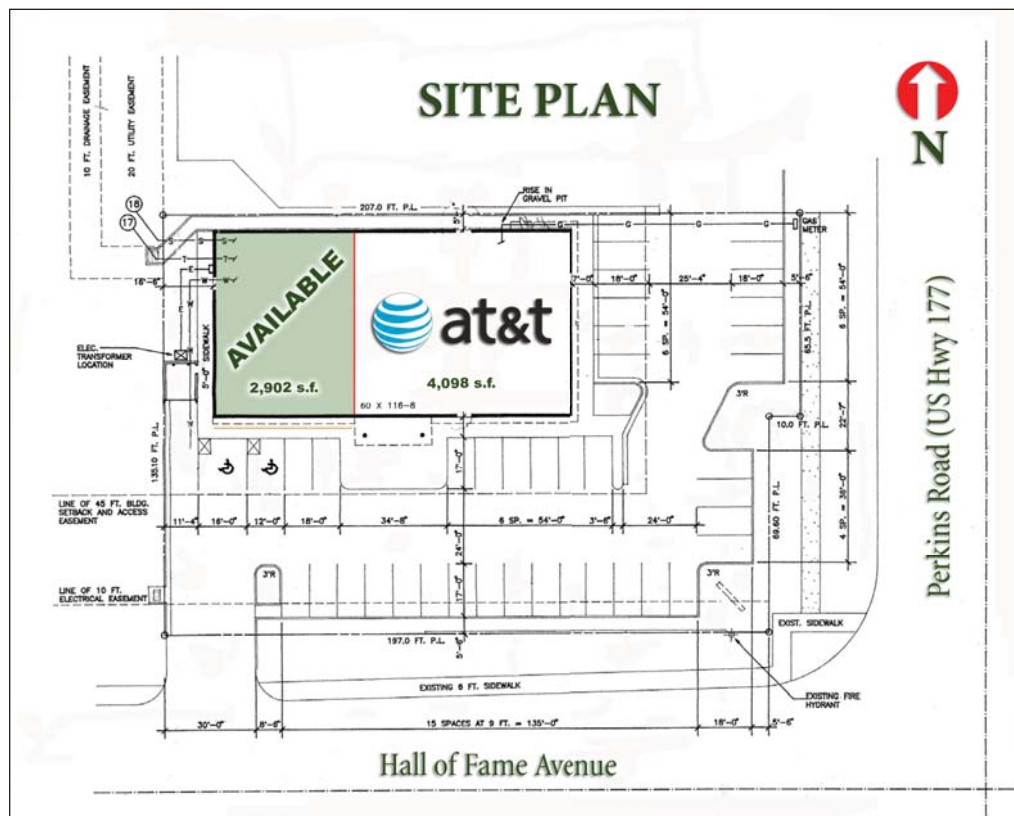
Location: Strategically located at the crossroads of Stillwater's heaviest concentration of retail shopping development. The 'hard-corner' site offers excellent visibility.

Market: The City of Stillwater serves as the central shopping destination for Payne County and the surrounding area and is the home of Oklahoma State University, the state's second-largest university with approximately 21,000 students. The strength of the retail market was recently underscored by the opening of a new Wal-Mart Supercenter at SH 51 and Country Club Road in West Stillwater and the completion of Lakeview Pointe, a community center developed by CBL Properties and anchored by Belk, Ross, Petco, Pier 1 Imports and other national and local retailers. Best Buy is taking over a vacant Linens 'n Things box at Lakeview Pointe and is expected to open in summer 2010. The existing Wal-Mart at Perkins and Virginia 2 blocks south of the subject property recently underwent major interior and exterior renovation.

Retail Sales: Sales subject to sales tax collections in Payne County experienced steady growth of 4.62% per year between 2000 to 2007. Total retail sales volume for the City of Stillwater reached \$544,680,687 in 2009, a slight decrease from 2008 sales but still part of an 8-year trend averaging almost 4% per year annual increases since 2000.

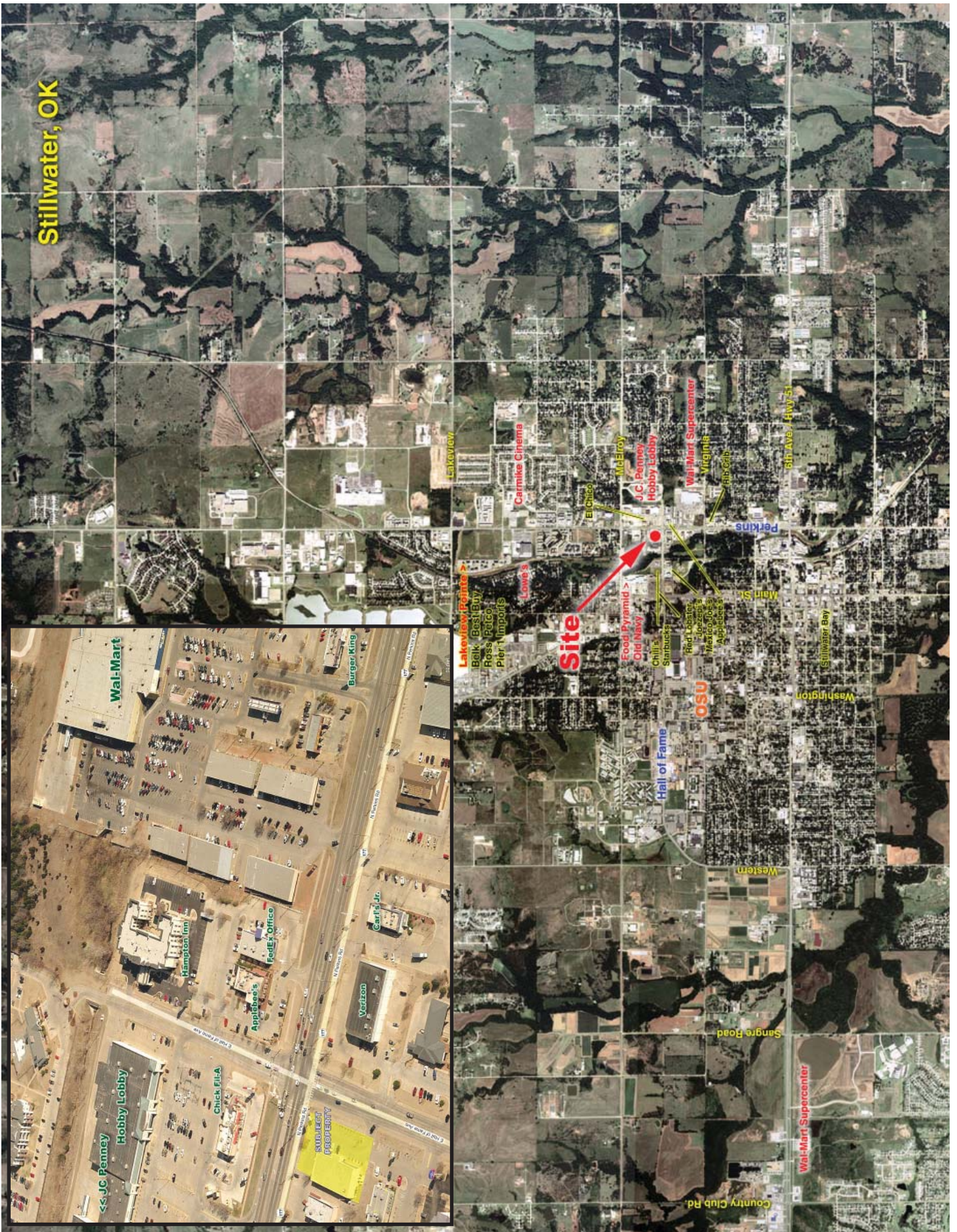
Area development/activity: Retailers in the immediate vicinity include **Wal-Mart Supercenter, Staples, JC Penney, Lowe's, Hobby Lobby, Old Navy, Carmike Cinema, Chick Fil-A, FedEx Office, Starbucks, Chipotle Mexican Grill, Verizon Wireless, Chili's, Mexico Joes, Hastings, Red Lobster, Burger King, Applebees and Perkins**, among other national, local and regional companies.

Traffic counts/access: Traffic on Perkins Road is estimated at 21,000+ VPD. Access from Perkins is available via a shared access drive to the north and a direct approach on Hall of Fame Avenue.



Broker makes no representation as to the environmental or other conditions of the property and recommends that potential purchasers and/or lessees investigate fully prior to making any offer. Information contained herein has been obtained from the owner of the property or other sources deemed reliable and Broker does not guarantee the accuracy of the information. Lease rates and terms subject to change without notice. Offered subject to errors, omissions, prior lease or sale and withdrawal from the market without notice.

Stillwater, OK



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