



PIONEER SQUARE | STILLWATER REGIONAL TRADE CENTER

Anchored by Hobby Lobby, Home Goods, Ollie's Bargain Outlet
 705 E. MCELROY DR. STILLWATER, OK 74075

FOR MORE INFORMATION:

Matt Mardis
 Principal, Paine & Associates
 918-481-5380 ext.13
 matt@paine-associates.com

Garrett Mahaney
 Principal, Paine & Associates
 918-481-5380 ext.11
 garrett@paine-associates.com

Brian Paine
 Principal, Paine & Associates
 918-481-5380 ext.12
 brian@paine-associates.com

Phillips Breckinridge
 Sales Associate, Paine & Associates
 918-629-6489
 phillips@paine-associates.com



OVERVIEW



LOCATION

705 E. McElroy Dr. Stillwater, OK 74133

RETAIL SPACE FOR LEASE

3,700-10,085 SF

CENTER DETAILS

202,633 SF GLA | 20.00 Acre Center
1976 Year Built, 2002 Renovated
1,085 Parking

JOIN

HOBBY LOBBY
HOME GOODS
OLLIE'S BARGAIN OUTLET
BATH & BODY WORKS
JOURNEYS
BUCKLE
MAURICES
KAY JEWELERS
FEDEX

GAMESTOP
GNC
SHARPE'S
TRANSCEND DANCE ACADEMY
LINA'S LITTLES PLAY CAFE
OASIS PHYSICAL THERAPY
RED RIVER CREDIT CORP.
ES BODYWORKS GYM

DEMOGRAPHICS (5 MI)

\$67,325 AVG. HH INCOME
\$3,542 POPULATION
25.8 YEARS MEDIAN AGE

TRAFFIC COUNTS

22,800 CPD NORTH PERKINS RD.
15,400 CPD E. HALL OF FAME AVE.
4,700 CPD E. MCELROY RD.

HIGHLIGHTS

TRADE AREA
VISIBILITY
AMPLE PARKING

TRADE AREA WALMART | HAMPTON INN | STARBUCKS | CHILIS | RAISING CANES | CHICK FIL A | BRAUMS | FIVE GUYS | CHICO'S | CHINA WOK | DUTCH BROS | TACO BUENO | TACO BELL | LITTLE CAESARS | SUBWAY | PIZZA HUT | T-MOBILE | AT&T | ALDI | DOLLAR TREE | HARBOR FREIGHT | PHILLIPS 66 | EZ PAWN | KUM & GO | LOWE'S | AMC | BUFFALO WILD WINGS | MATTRESS FIRM | RALLY HOUSE | GOODWILL | TOMMY'S EXPRESS | CAVENDERS | 5 BELOW | PETCO | BELK | ROSS | ACADEMY | RACK ROOM SHOES | BEST BUY | HOTWORX | OLIVE GARDEN | RIB CRIB | BURGER KING | DEL TACO | CANE'S | MICALISTER'S | WING STOP | CHIPOTLE | SCHLOTSKY'S | AT & T | VERIZON | BANC FIRST | SPIN CITY | PLANET FITNESS

1.7 Million Visits 2024 (placer.ai)

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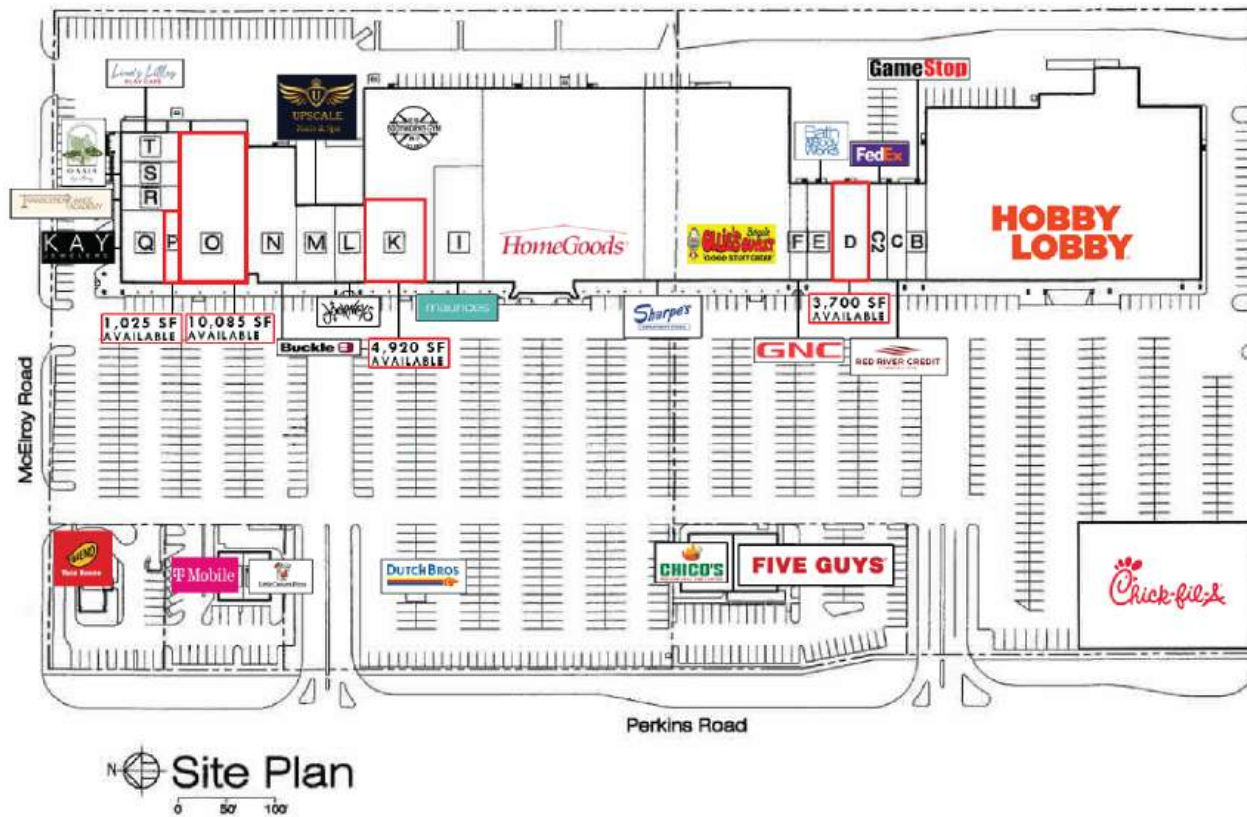
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SITE PLAN



LOCATION

705 E. McElroy Dr. Stillwater, OK 74133

RETAIL SPACE FOR LEASE

3,700 SF SUITE D \$16 PSF

4,920 SF SUITE K \$16 PSF

10,085 SF SUITE O \$16 PSF

1,025 SF SUITE P \$20 PSF

\$1.69 NNN (CAM \$0.58 PSF,

TAXES \$0.60 PSF, INS. \$0.51 PSF)

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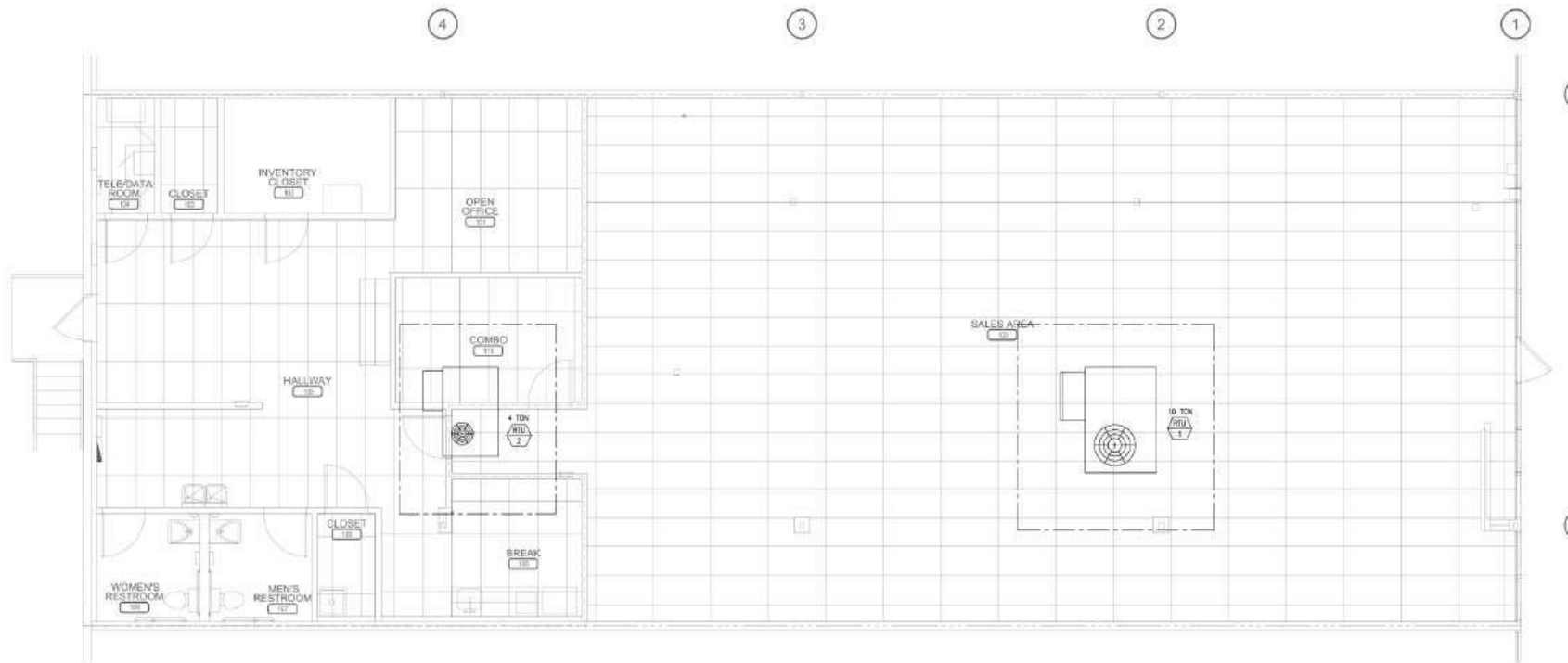
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FLOOR PLAN - SUITE D 3,700 SF



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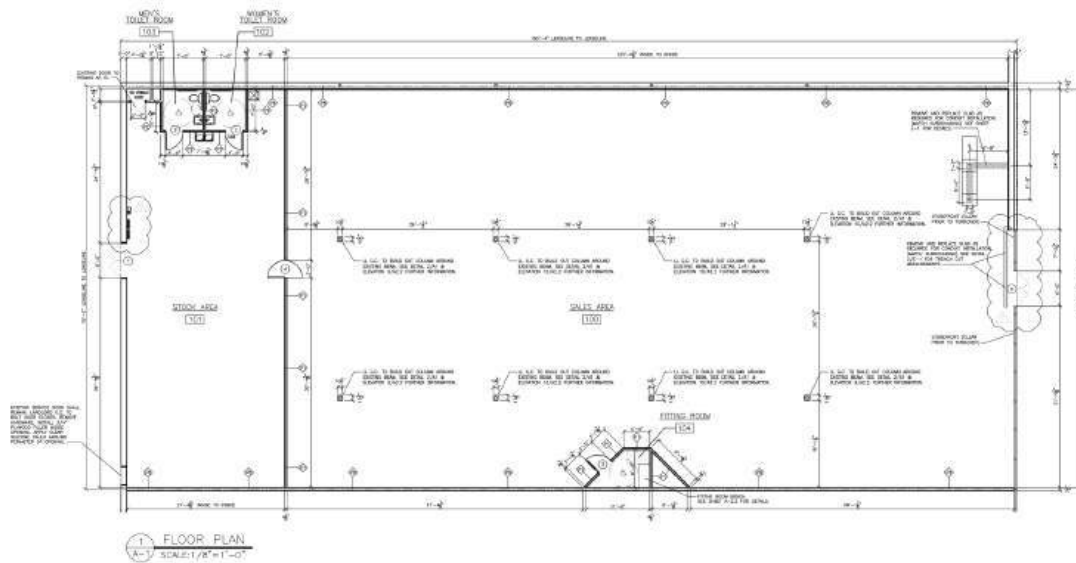
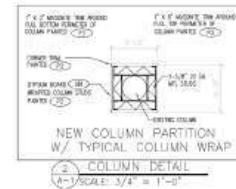
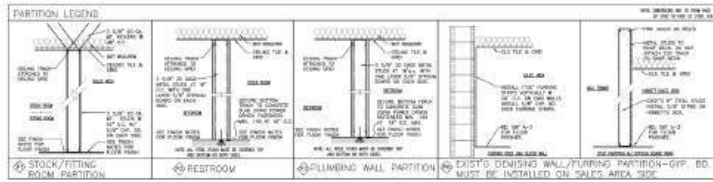
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FLOOR PLAN - SUITE O 10,085 SF

- NOTES:**
- 1. UNLESS OTHERWISE NOTED, VERIFY NEED OF BEARING COLUMN WITH LOCAL CODE PRIOR TO INSTALLATION OF CORNER WALLS (P.N. # COLUMN IS NOT PROVIDED, UNIT MUST BE OBTAINED). INSTALL OTHER NOTED WALLS & ROOF HEBBET SPORTS CONSTRUCTION DEPARTMENT.
 - 2. UNLESS NOTED, VERIFY THAT THERE IS ONE (1) DOOR INSTALLED TO THE DECK OR HEBERT'S SIDE OF EXISTING WALLS.
 - 3. MAINTAIN EXISTING FINISH WITH ALL ROOMS TO EXISTING EXTERIOR WALLS.



HIBBETT SPORTING GOODS, INC
 401 INDUSTRIAL LANE
 BIRMINGHAM, AL 35211
 CONTACT: HIBBETT CONSTRUCTION DEPARTMENT
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PIONEER SQUARE
 721 N. PERKINS RD.
 STILLWATER, OK
 74075

CONTRACTOR'S NOTE:
 CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE TIME OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS AT THE TIME OF CONSTRUCTION.

REVISIONS:

NO.	DATE	DESCRIPTION
1	10/20/2020	LANDING REVISIONS (1/1/21)

ENGINEER'S TITLE: _____
LOCATION: _____
DATE: OCT. 2020
SHEET: A-1.0

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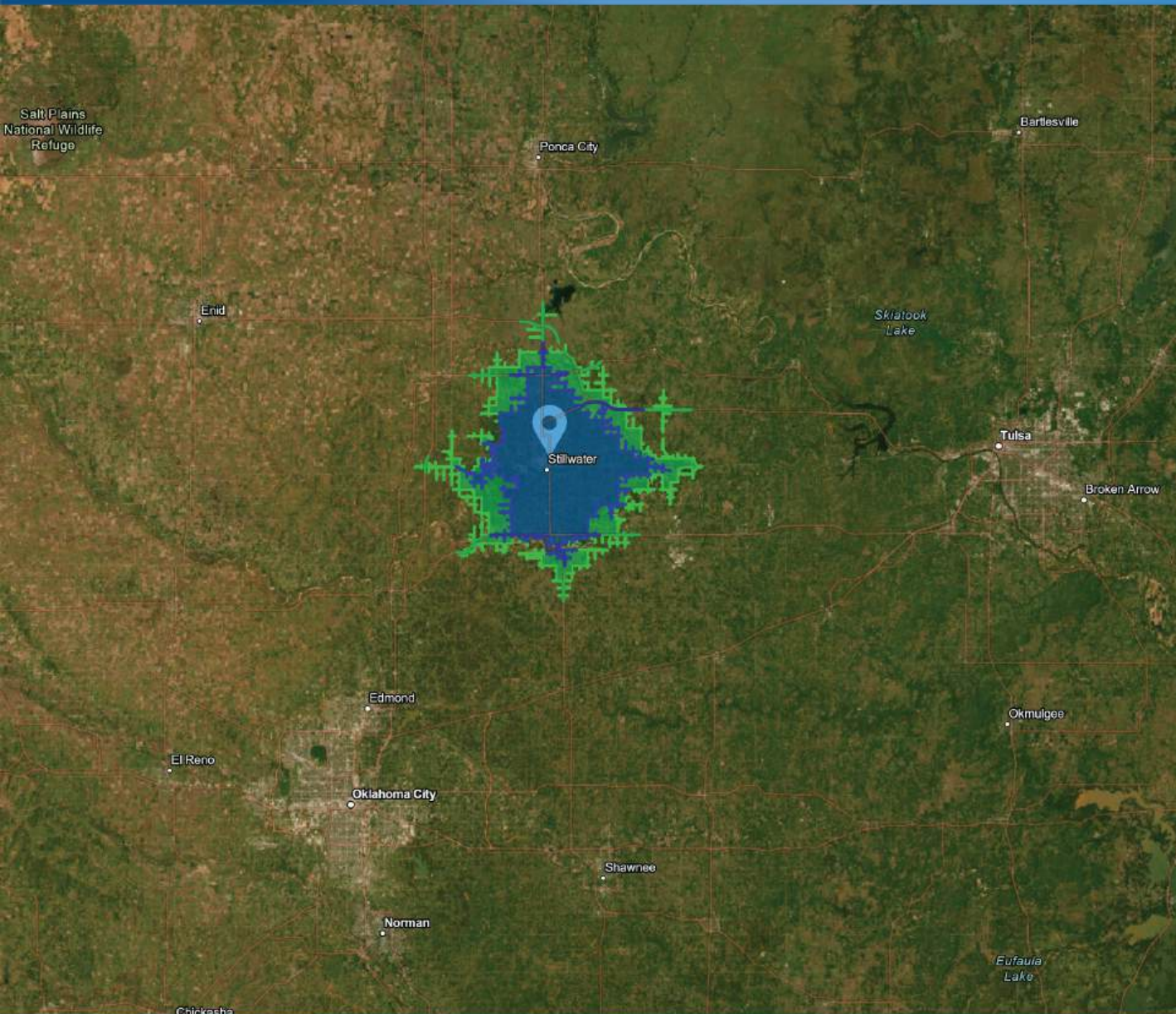
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DRIVETIME



20-25 MINUTE DRIVETIME DEMOGRAPHICS

20 MIN.

\$71,704 AVG. HH. Income
27.6 Years Median Age
65,996 Population

25 MIN.

\$73,156 AVG. HH. Income
28.2 Years Median Age
70,823 Population

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