

# Shawnee Mall

4901 N Kickapoo Ave. Shawnee, OK 74804



**PEGASUS RETAIL**  
1301 Cornell Parkway - Suite 1000, Oklahoma City, OK, 73108  
Cell/Text - 405.204.1088 www.pegasusretail.com

**X TEAM**  
INTERNATIONAL



## HIGHLIGHTS

- Shawnee Mall is a 455,420sf shopping mall located along I-40 in Shawnee, OK with major anchors such as Dillard's, JCPenney, Kohl's, AMC Theaters and Dunham's Sports. It is also situated next door to the area's Walmart Supercenter. Other notable retailers in the shopping center include Ross, Bath & Body Works, Shoe Dept., The Buckle, Buffalo Wild Wings, Jo-Ann Fabrics, The Garage Burgers and Beer, Panda Express, Chili's and Walgreens.
- Shawnee is approximately 35 minutes East of Oklahoma City, OK and has added over 300,000sf of new national and regional retail in the last 5 years. The City has multiple major interstate expansions in the area. The regional draw from far East and Southeast contributes to the great success of many retailers."
- Shawnee is home to Oklahoma Baptist University. OBU has 1,979 students and was ranked "Top 10 Regional College in the West" by U.S. News and World Report, for 28 consecutive years.
- Business tax rates are among the lowest in the nation.
- Shawnee property values have increased 41% in the last 10 years
- Sales tax collections for Pottawatomie County increased by 49% in the last 5 years

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**Anthony Johnson**  
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**SITE**

**Shawnee Mall**

INTERSTATE 40

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N Kickapoo Ave

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27,351 VPD

13,806 VPD

W 45th St.



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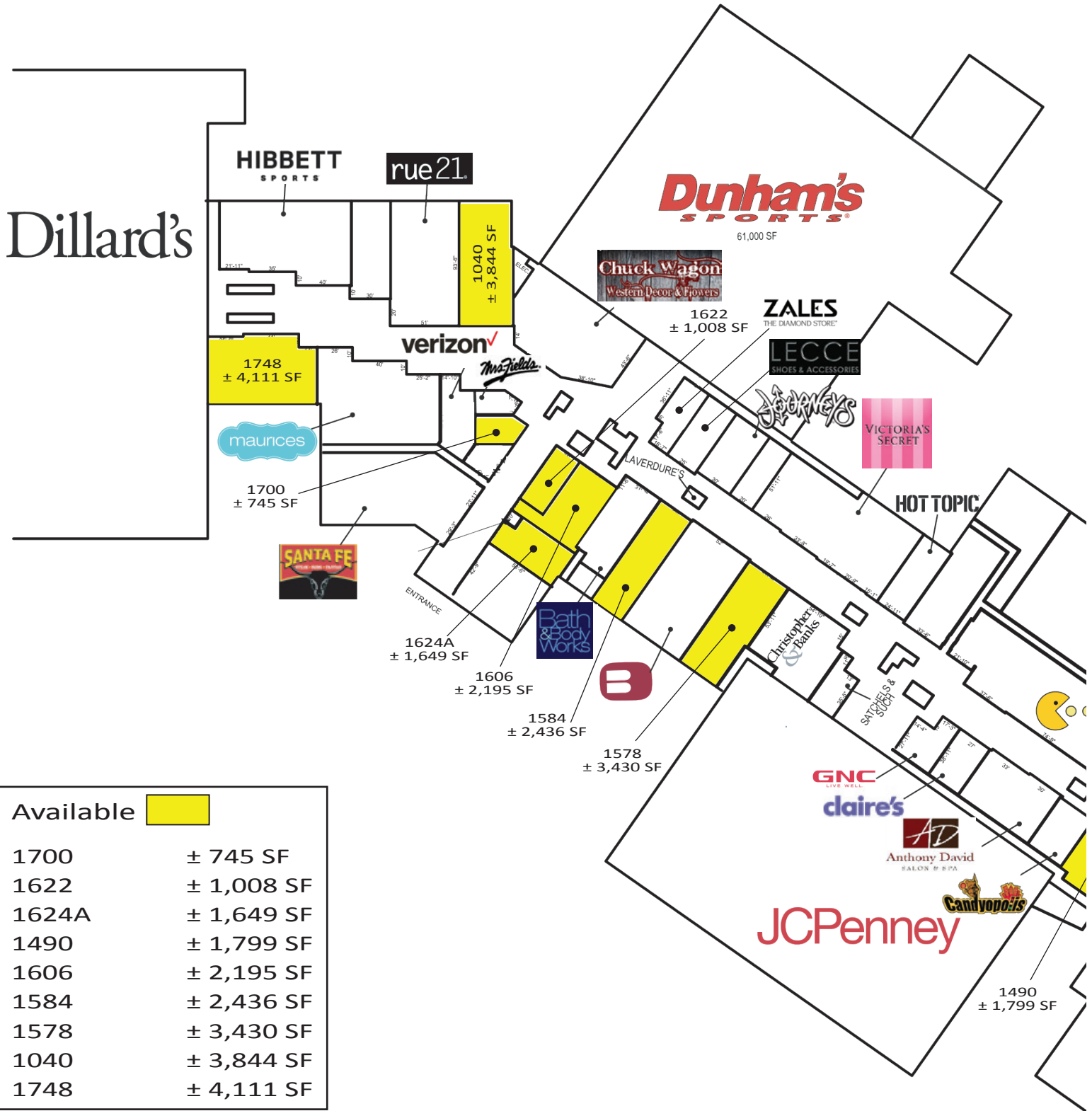
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Available	Square Footage
1700	± 745 SF
1622	± 1,008 SF
1624A	± 1,649 SF
1490	± 1,799 SF
1606	± 2,195 SF
1584	± 2,436 SF
1578	± 3,430 SF
1040	± 3,844 SF
1748	± 4,111 SF

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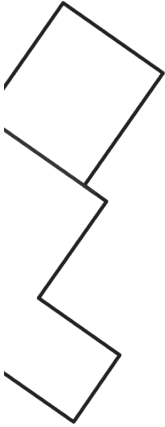
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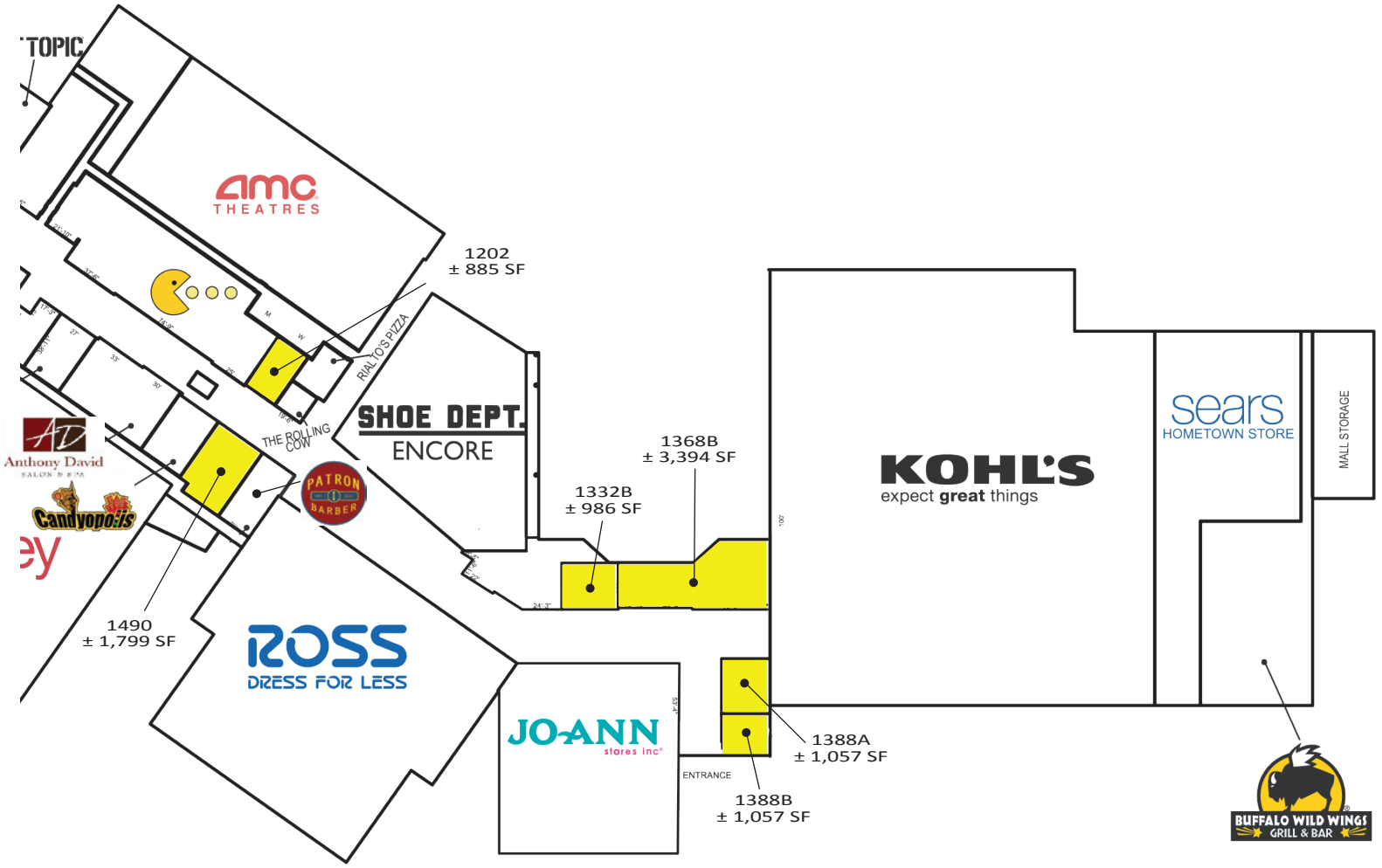


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Available	
1202	± 885 SF
1332B	± 986 SF
1388A	± 1,057 SF
1388B	± 1,057 SF
1490	± 1,799 SF
1368B	± 3,394 SF



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## DEMOGRAPHICS 5 MILE RADIUS



**POPULATION**  
36,167



**TOTAL HOUSEHOLDS**  
14,524



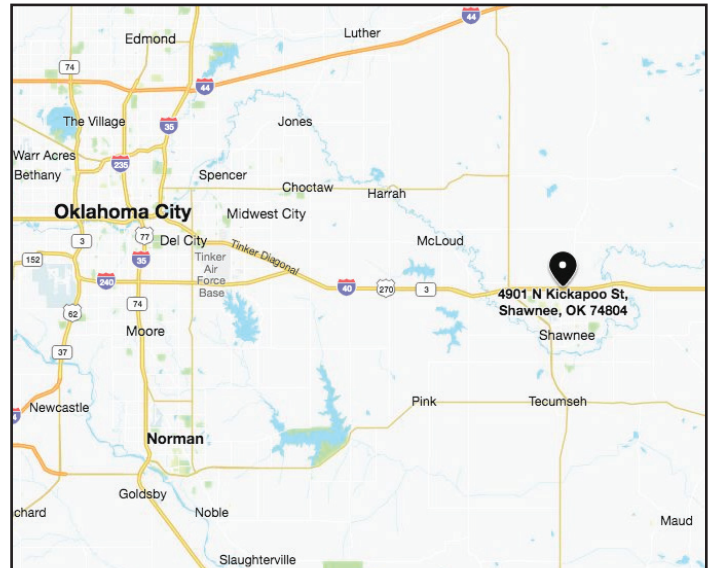
**AVERAGE HH INCOME**  
\$58,128

## DAILY TRAFFIC COUNTS



**KICKAPOO STREET**  
19,129 VPD

**INTERSTATE 40**  
27,351 VPD



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