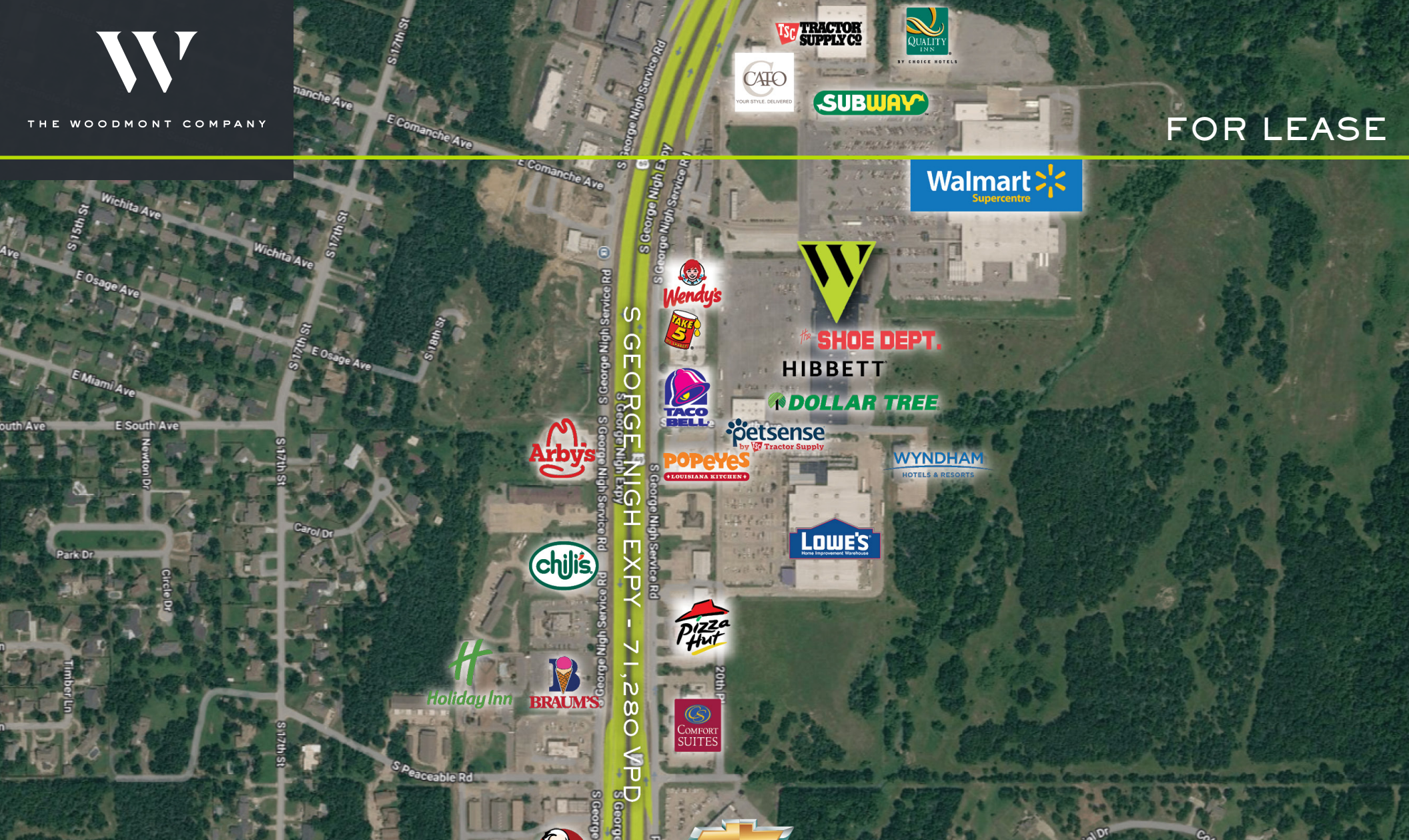




THE WOODMONT COMPANY

FOR LEASE



# MCALESTER SHOPPING CENTER

502 S. George Nigh Expy | McAlester, OK 74501

BRITTON LANKFORD | blankford@woodmont.com | 214.546.2622

GRANT GARY | ggary@woodmont.com | 817.732.4000

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WOODMONT.COM



The map displays the Kiamichi-Divide area in Oklahoma, highlighting the proposed bypass for US Highway 270. The bypass route is shown in yellow, starting from the west and heading east, bypassing the existing route through the city center. Key roads shown include E Washington Ave, E College Ave, E Van Buren Ave, E Adams Ave, E Jefferson Ave, E Choctaw Ave, E Chickasaw Ave, E Delaware Ave, E Wade-Watts Ave, E Kiowa Ave, E Seminole Ave, E Wichita Ave, E Osage Ave, E South Ave, and E Peaceable Rd. Local streets include S Strong Blvd, S 10th St, S 12th St, S 14th St, S 16th St, S 17th St, S 18th St, S 19th St, S 20th St, S 21st St, S 22nd St, S 23rd St, S 24th St, S 25th St, S 26th St, S 27th St, S 28th St, S 29th St, S 30th St, S 31st St, S 32nd St, S 33rd St, S 34th St, S 35th St, S 36th St, S 37th St, S 38th St, S 39th St, S 40th St, S 41st St, S 42nd St, S 43rd St, S 44th St, S 45th St, S 46th St, S 47th St, S 48th St, S 49th St, S 50th St, S 51st St, S 52nd St, S 53rd St, S 54th St, S 55th St, S 56th St, S 57th St, S 58th St, S 59th St, S 60th St, S 61st St, S 62nd St, S 63rd St, S 64th St, S 65th St, S 66th St, S 67th St, S 68th St, S 69th St, S 70th St, S 71st St, S 72nd St, S 73rd St, S 74th St, S 75th St, S 76th St, S 77th St, S 78th St, S 79th St, S 80th St, S 81st St, S 82nd St, S 83rd St, S 84th St, S 85th St, S 86th St, S 87th St, S 88th St, S 89th St, S 90th St, S 91st St, S 92nd St, S 93rd St, S 94th St, S 95th St, S 96th St, S 97th St, S 98th St, S 99th St, S 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- Located within McAlester's largest commercial shopping center, serving as a major retail destination for the area
- Excellent visibility and accessibility along S. George Nigh Expy with approximately 20,000 vehicles per day
- Strong surrounding consumer base with an average population of approximately 130,000 within a 5-mile radius
- Positioned among established national and regional retailers, generating consistent daily traffic
- Ideal opportunity for retail, restaurant, medical, or service-oriented users seeking high-exposure frontage
- Centrally located within McAlester's primary retail corridor with convenient access and ample surrounding amenities



*the* **SHOE DEPT.**



**HIBBETT®**



| Distance       | 3 Miles  | 5 Miles  | 10 Miles |
|----------------|----------|----------|----------|
| Population     | 17,638   | 21,758   | 27,181   |
| Avg. HH Income | \$73,940 | \$75,040 | \$79,726 |

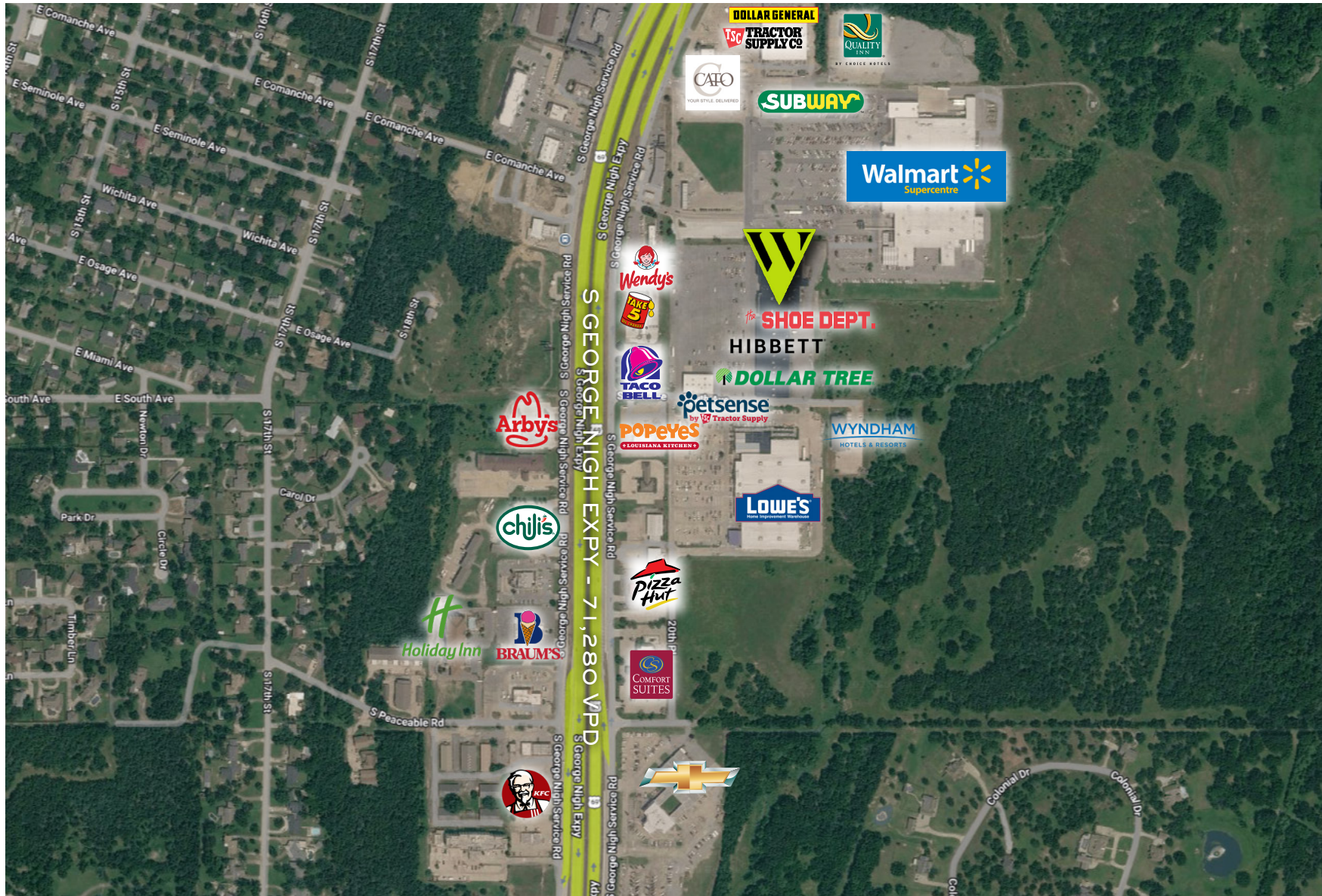
2

# PROPERTY AERIAL



THE WOODMONT COMPANY

502 S. GEORGE HIGH EXPY | MCALESTER, OK 74501

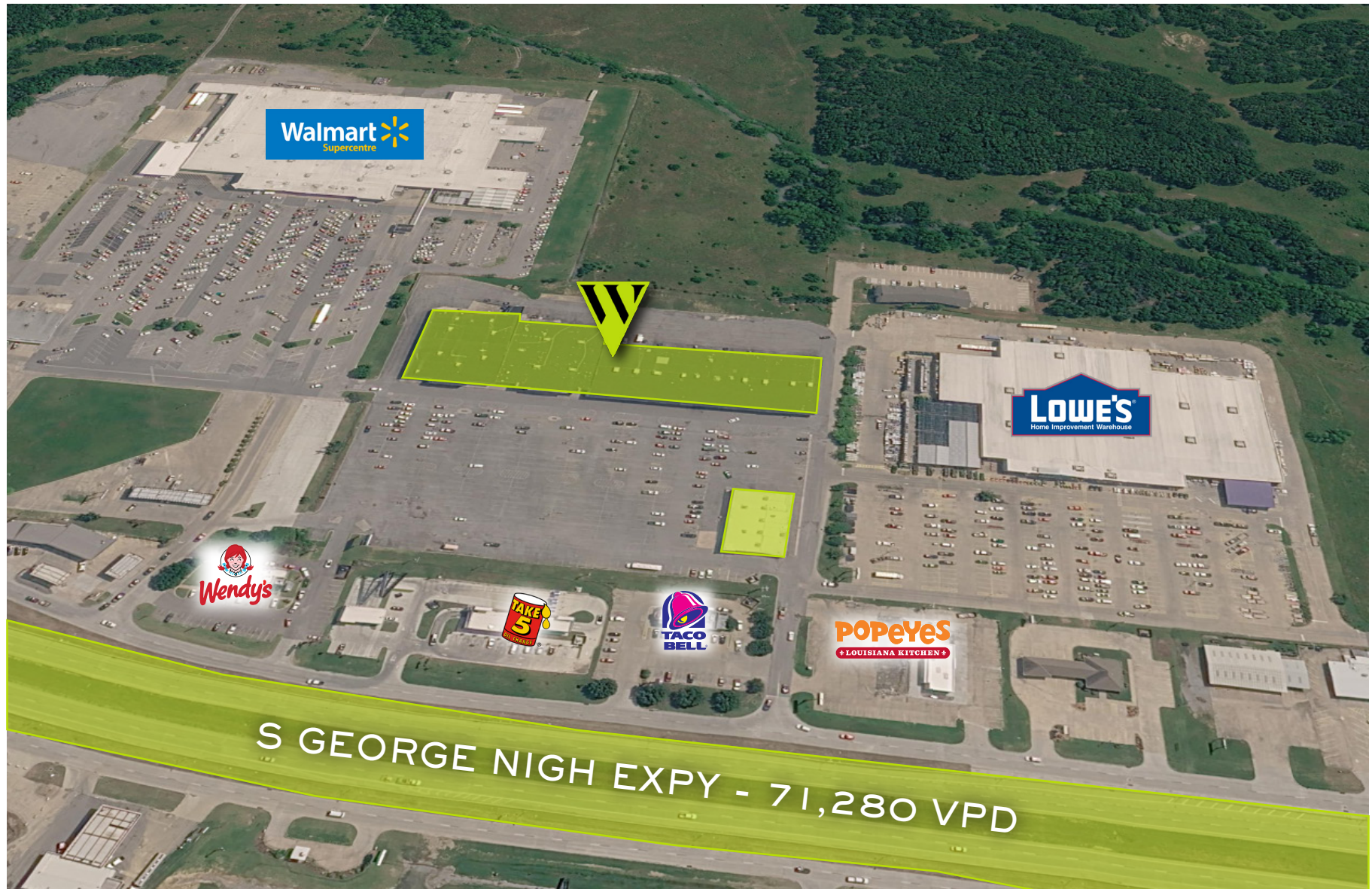


# PROPERTY AERIAL



THE WOODMONT COMPANY

502 S. GEORGE NIGH EXPY | MCALESTER, OK 74501

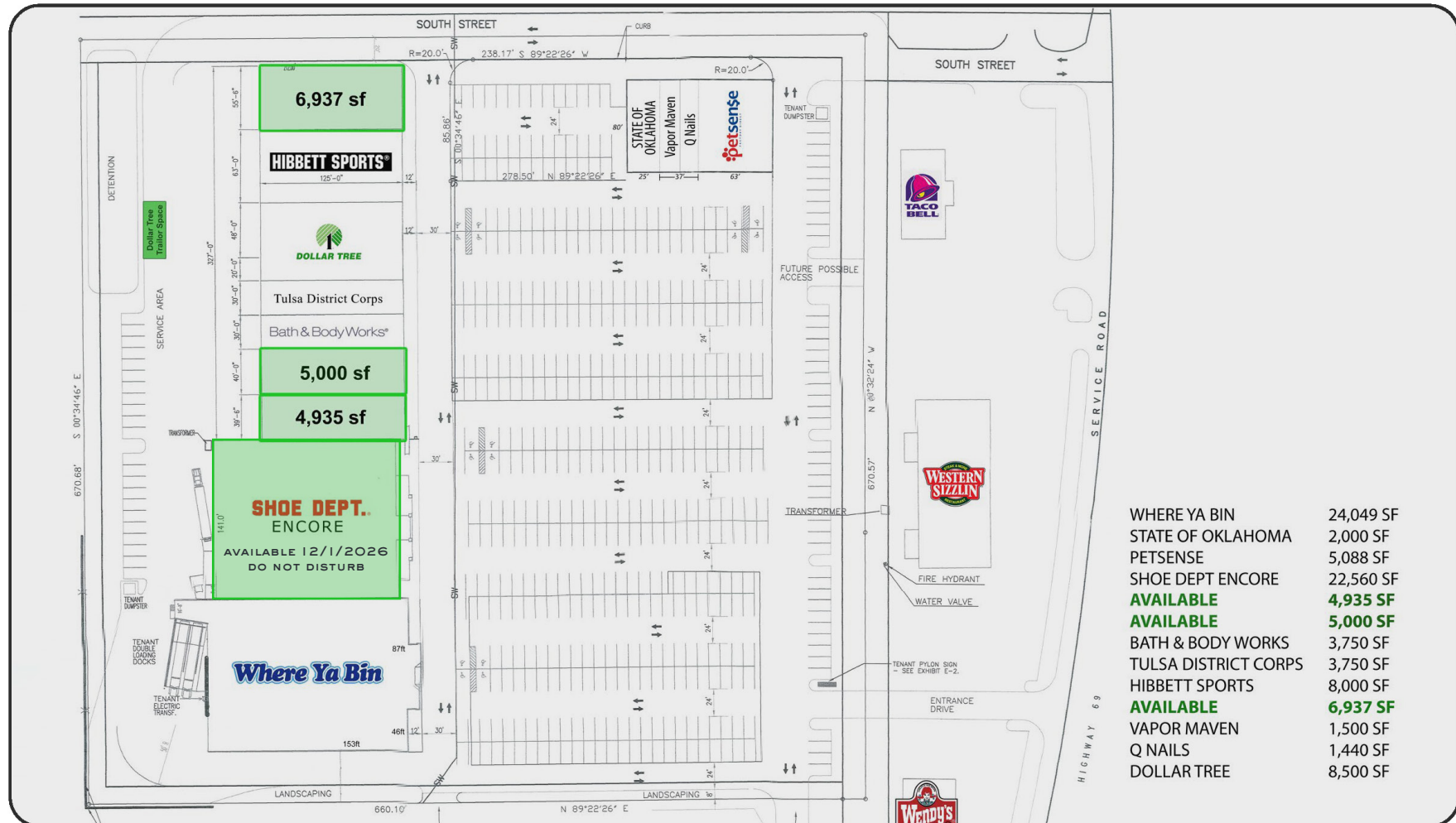


# PROPERTY SITE PLAN



THE WOODMONT COMPANY

502 S. GEORGE HIGH EXPY | MCALESTER, OK 74501



MARKET ANALYSIS | WALMART SUPERCENTER

502 S. GEORGE HIGH EXPY | MCALESTER, OK 74501

Visits by Radius: Walmart Supercenter

|  | 1 MILE | 3 MILES | 5 MILES | 10 MILES | 20 MILES | CUSTOM |
|--|--------|---------|---------|----------|----------|--------|
|--|--------|---------|---------|----------|----------|--------|

|              |        |        |         |         |         |   |
|--------------|--------|--------|---------|---------|---------|---|
| Total Visits | 11.02K | 92.15K | 147.89K | 147.89K | 209.48K | — |
|--------------|--------|--------|---------|---------|---------|---|

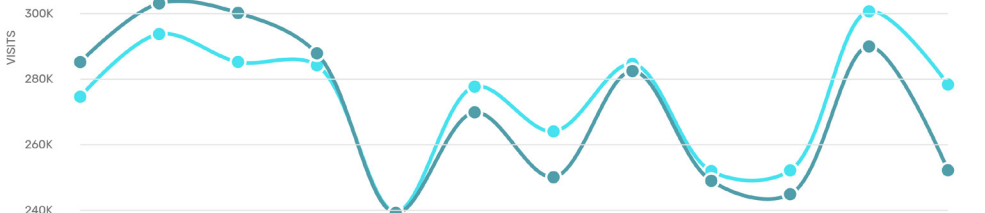
|                |    |    |    |    |    |   |
|----------------|----|----|----|----|----|---|
| AVG Dwell Time | 35 | 38 | 42 | 42 | 41 | — |
|----------------|----|----|----|----|----|---|

Visits by Drive Time: Walmart Supercenter

|  | 5 MIN | 10 MIN | 15 MIN | 30 MIN | CUSTOM |
|--|-------|--------|--------|--------|--------|
|--|-------|--------|--------|--------|--------|

|              |       |        |         |         |   |
|--------------|-------|--------|---------|---------|---|
| Total Visits | 5.68K | 83.67K | 104.92K | 186.36K | — |
|--------------|-------|--------|---------|---------|---|

|                |    |    |    |    |   |
|----------------|----|----|----|----|---|
| AVG Dwell Time | 36 | 37 | 38 | 41 | — |
|----------------|----|----|----|----|---|

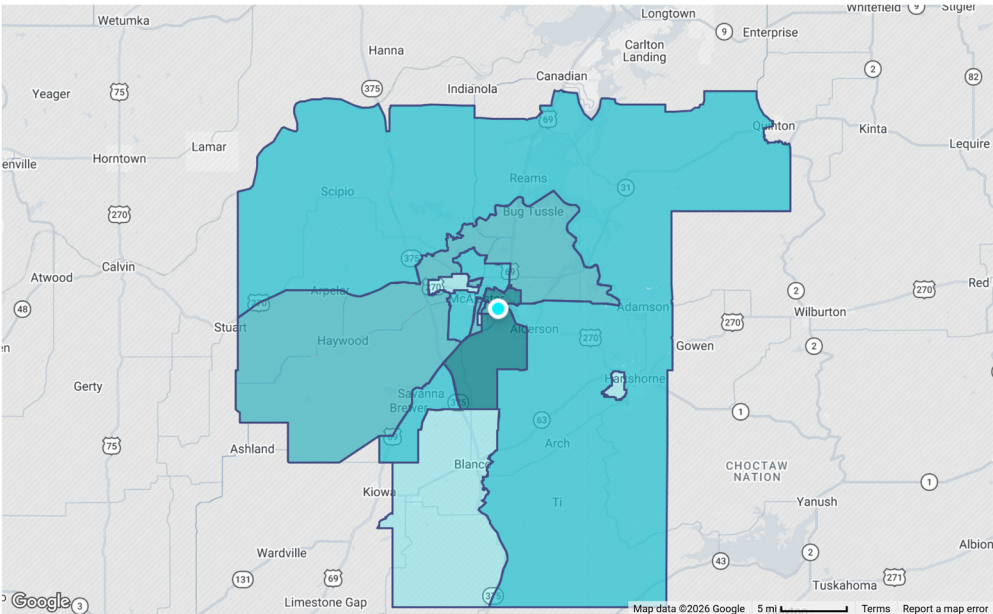


Walmart Supercenter  
May 2025 - Apr 2026  
273.94K AVG  
Monthly Visits

Walmart Supercenter  
May 2024 - Apr 2025  
271.19K AVG  
Monthly Visits

Trade Area

Walmart Supercenter



TRADE AREA KEY



Tenants: Walmart Supercenter

STORE SIZE ↓

DEFAULT RANK



Walmart Sup...

217.72K

26 of 118

Total Visits in State

| VISITS  | 2025 % Δ | FREQ |
|---------|----------|------|
| 278.38k | 10.37%   | 4.59 |

\*According to data obtained from Advan

## PROPERTY PHOTOS



THE WOODMONT COMPANY

502 S. GEORGE HIGH EXPY | MCALESTER, OK 74501



# WHY MCALESTER, OKLAHOMA?



THE WOODMONT COMPANY

502 S. GEORGE HIGH EXPY | MCALESTER, OK 74501

## MCALESTER, OK

McAlester, Oklahoma serves as the commercial, healthcare, and employment hub of southeastern Oklahoma, providing a stable foundation for continued retail investment. A broad regional trade area, consistent consumer demand, and a diversified employment base position the market as an attractive destination for national and regional retailers seeking long-term opportunities.

### POPULATION GROWTH & MARKET EXPANSION

McAlester's population is estimated at approximately 18,000 residents, with the city serving a significantly larger multi-county trade area that extends throughout southeastern Oklahoma. As the region's primary destination for shopping, healthcare, and professional services, McAlester benefits from consistent consumer traffic generated by surrounding rural communities that rely on the city for many daily and specialty needs.

### HOUSEHOLD INCOME & CONSUMER SPENDING POWER

Median household income in McAlester is approximately \$50,000, with average household income exceeding \$70,000 and per capita income near \$30,000. While income levels remain moderate, the city's extensive regional draw supports a strong mix of grocery, dining, healthcare, service-oriented retail, and essential shopping, providing a stable customer base for retailers.

### RETAIL SALES PERFORMANCE

Total annual retail sales in McAlester exceed \$1 billion, with retail sales significantly outperforming what would be expected based solely on the city's population. These figures underscore McAlester's role as the dominant retail center for southeastern Oklahoma and demonstrate its ability to capture consumer spending from a broad surrounding trade area.

### HOUSING GROWTH & FUTURE DEMAND

Healthcare, government, manufacturing, logistics, education, and correctional facilities remain key drivers of the local economy, providing stable year-round employment and supporting long-term consumer demand. Continued investment in these sectors reinforces housing demand, workforce stability, and sustained economic activity throughout the region.

### STRATEGIC LOCATION & TRADE AREA REACH

McAlester's location along U.S. Highway 69, with convenient access to the Indian Nation Turnpike and Interstate 40, provides excellent regional connectivity throughout Oklahoma and neighboring states. These transportation corridors support both consumer accessibility and commercial distribution while expanding the city's trade area well beyond its resident population.

### UNDERSERVED RETAIL MARKET

Retail development in McAlester remains measured relative to its regional importance, creating opportunities for additional retail, dining, and service-oriented businesses. As the primary shopping destination for southeastern Oklahoma, the city continues to attract consumers seeking retail options that are not readily available in surrounding communities.

### LONG-TERM STABILITY & INVESTMENT APPEAL

McAlester's combination of regional market dominance, diversified employment, strong transportation access, and an established trade area creates a stable environment for commercial investment. This project provides retailers with the opportunity to establish a presence in a proven regional market while serving a broad and loyal consumer base across southeastern Oklahoma.

