

RETAIL SPACE FOR SALE

1109 WEST KICKAPOO SPUR STREET

Shawnee, OK 74801

NICK GRAY
405.615.9904
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KAYDN KAHKESH
405.401.3297
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	13,840 SF
Lot Size:	1.01 Acres
Price / SF:	\$71.89
Year Built:	1986
Zoning:	C-1
Market:	Shawnee, OK

PROPERTY OVERVIEW

Strategically located along S. Kickapoo Spur, this commercial property For Sale and For Lease offers strong visibility and convenient access within one of Shawnee's established retail and service corridors. Positioned near major traffic routes and surrounded by national and local businesses, the site benefits from consistent daily traffic and easy connectivity throughout the city. Current Business is still operational but plans to relocate. Please DO NOT disturb the tenant.



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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

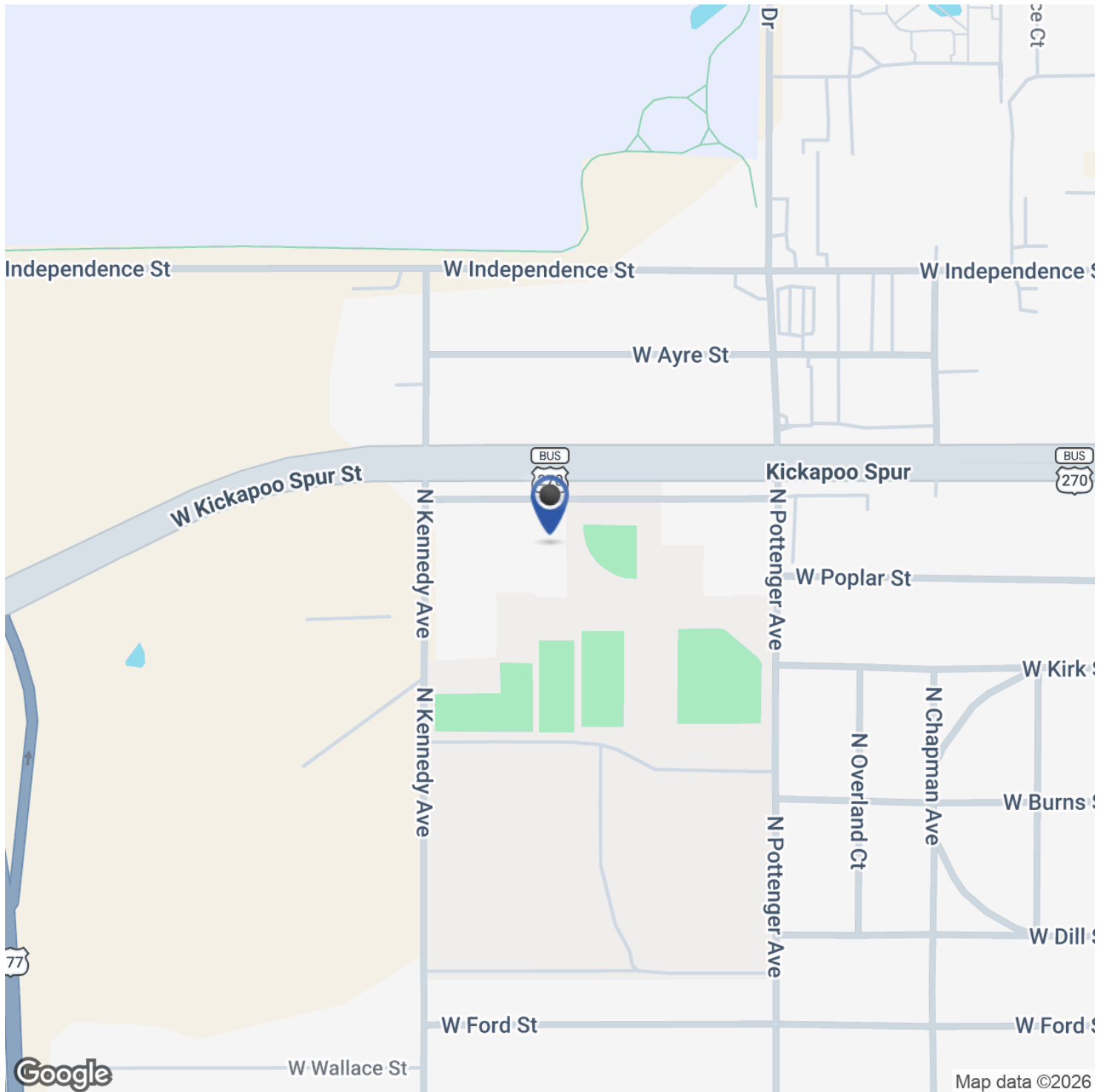


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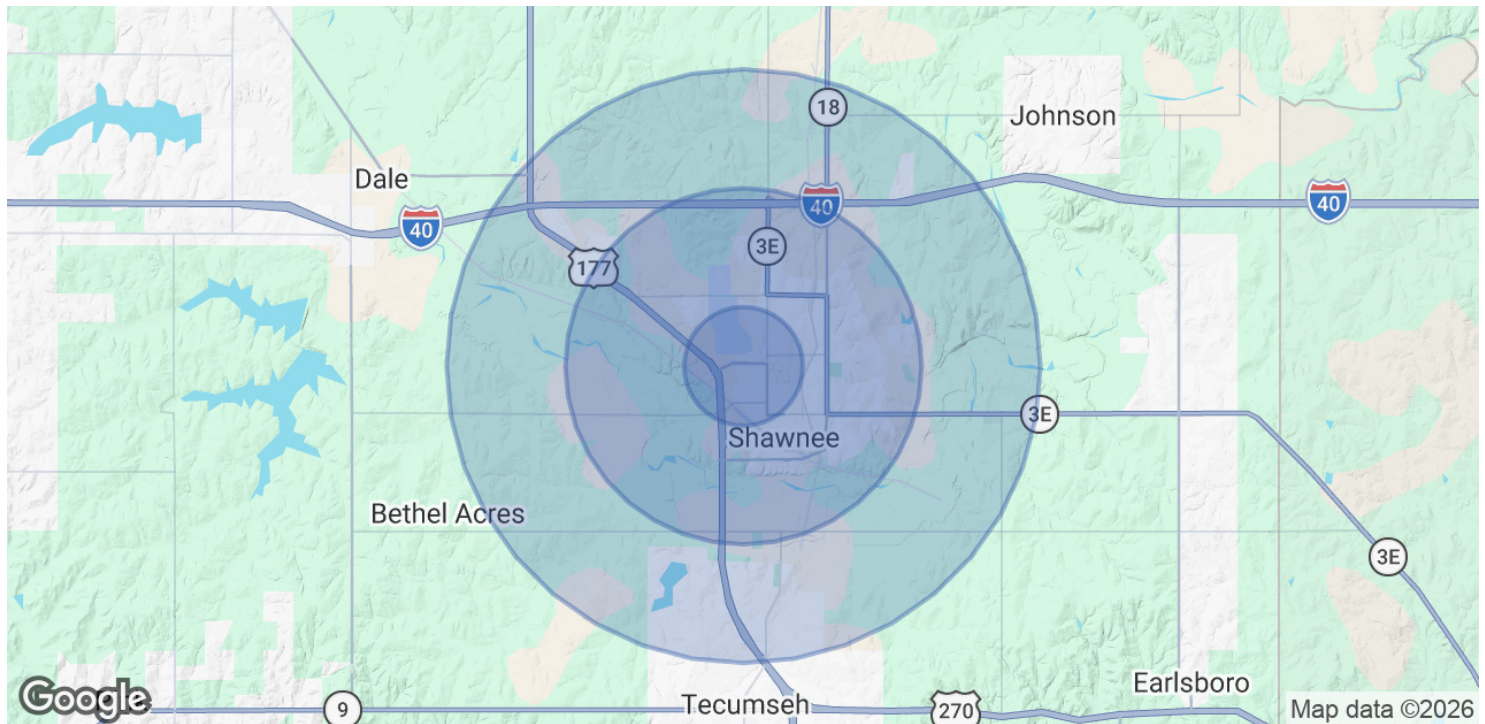
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,966	29,895	38,148
Average Age	37	39	39
Average Age (Male)	36	37	38
Average Age (Female)	39	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,288	11,339	14,465
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$56,349	\$63,940	\$68,259
Average House Value	\$124,763	\$170,383	\$183,187

2020 American Community Survey (ACS)

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