

SALE PRICE: $995,000

Lease Rate: Negotiable

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Executive Summary



Details

Sale Price:	$995,000
Price per SF:	$71.89
Lease Rate:	Negotiable
Available SF:	13,840 SF
Lot Size:	1.01 Acres
Building Size:	13,840 SF
Zoning:	C-1
Built:	1986

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







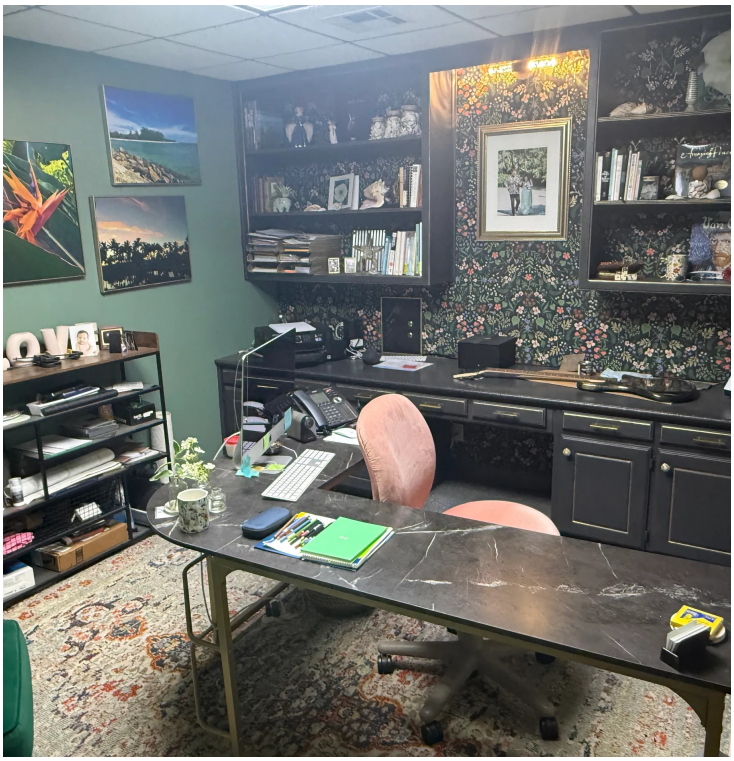


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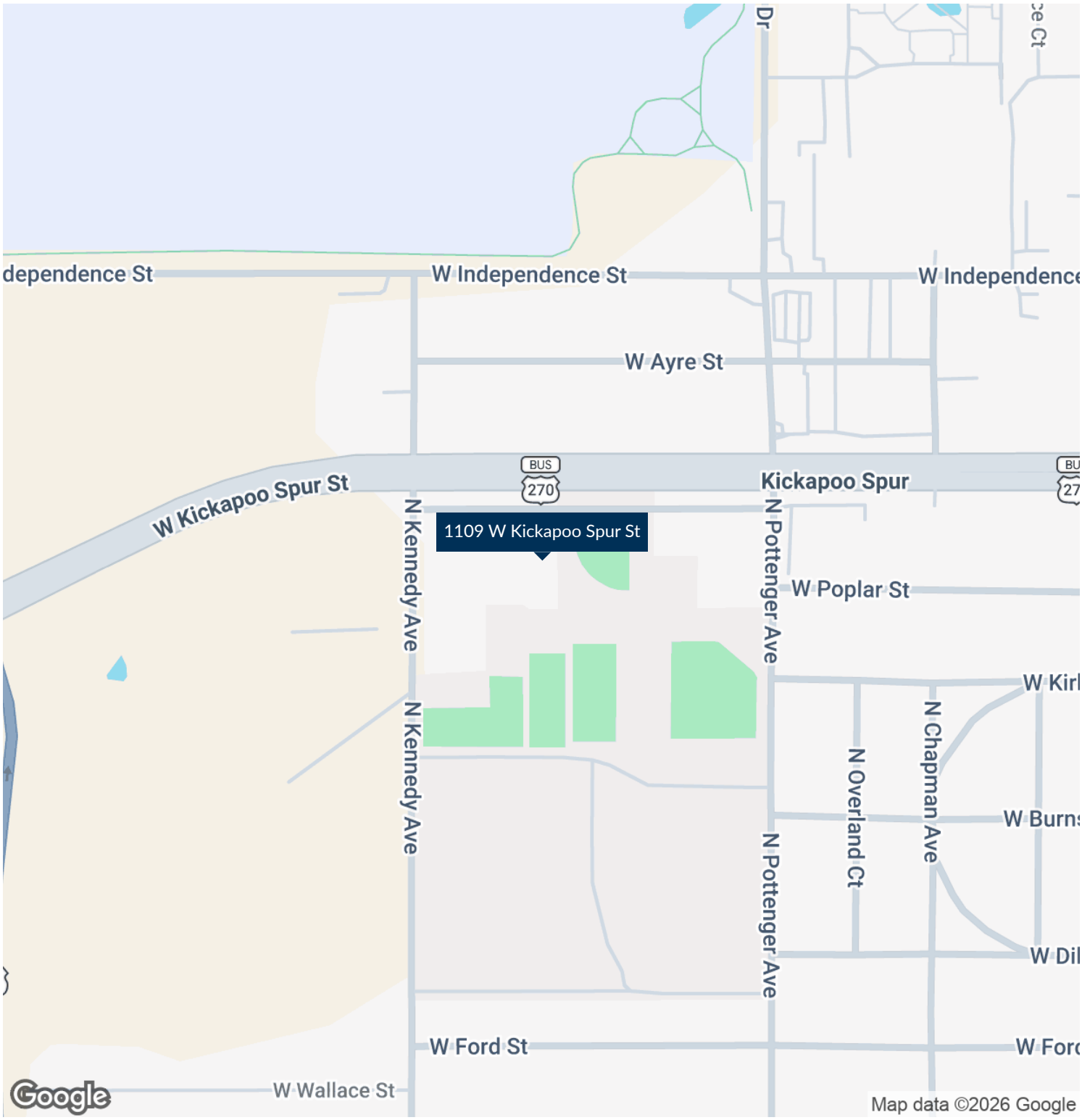




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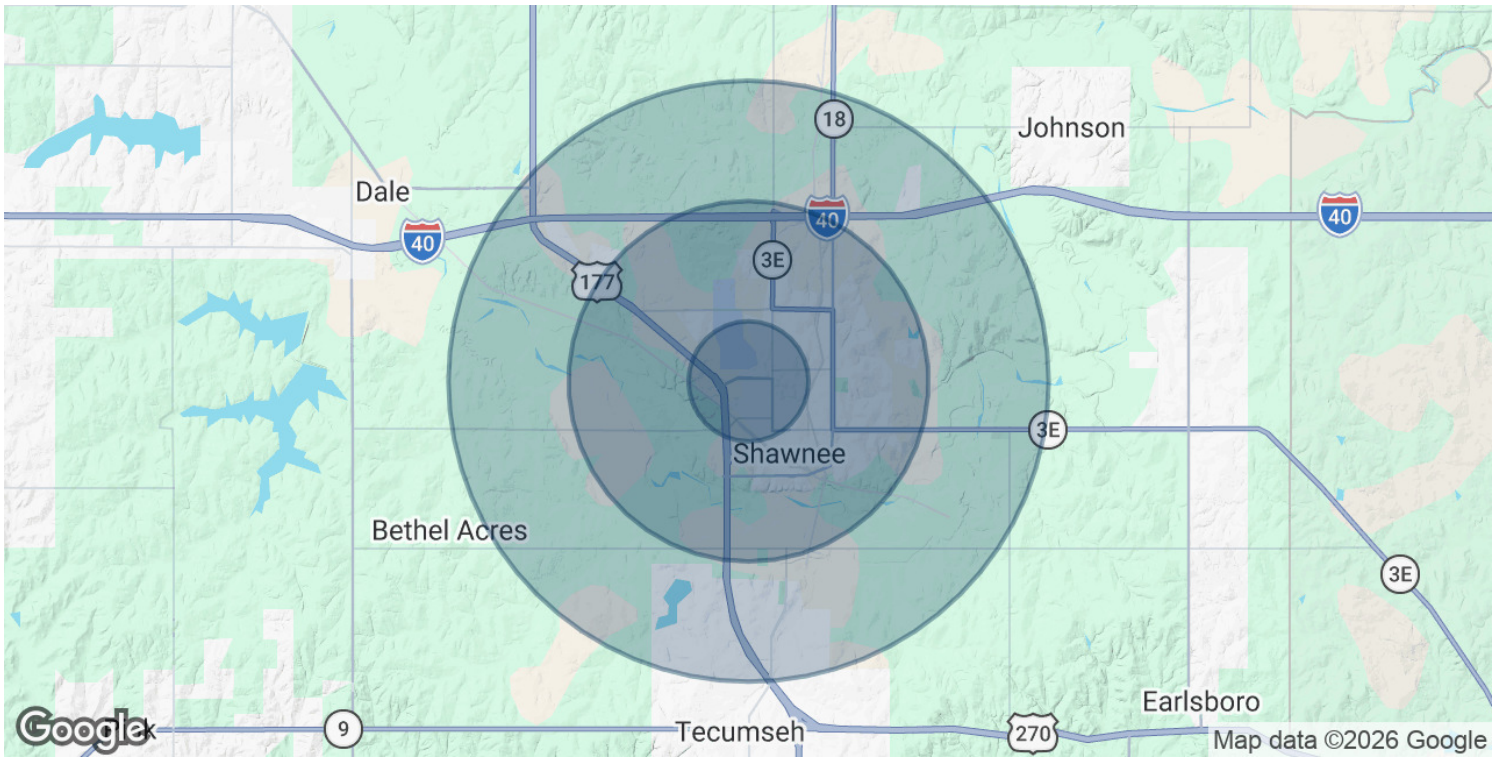
Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	6,733	27,384	34,967
Average Age	32.2	35.6	36.6
Average Age (Male)	33.7	34.0	34.9
Average Age (Female)	30.0	36.9	38.0

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,374	10,205	13,038
# of Persons per HH	2.8	2.7	2.7
Average HH Income	$60,784	$67,120	$69,786
Average House Value	$113,216	$149,548	$166,565

2023 American Community Survey (ACS) *10262026*

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