1601 N Kickapoo | For Sale

1601 N Kickapoo Ave, Shawnee, OK 74804



OFFERING SUMMARY		PROPERTY OVERVIEW
Sale Price:	\$700,000	This two tenant strip center is home to Anytime Fitness. The remaining space is currently available. Store front and side parking are available.
Building Size:	10,000 SF	
Available SF:	4,400 SF	Property has recently been remodeled and fresh facade.
Lot Size:	0.24 Acres	Ideally located on the highly traveled Kickapoo Ave, this property offers excellent visibility and access with prominent pylon signage.
Price / SF:	\$70.00	
Year Built:	1986	
Zoning:	C-3	

04172020

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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

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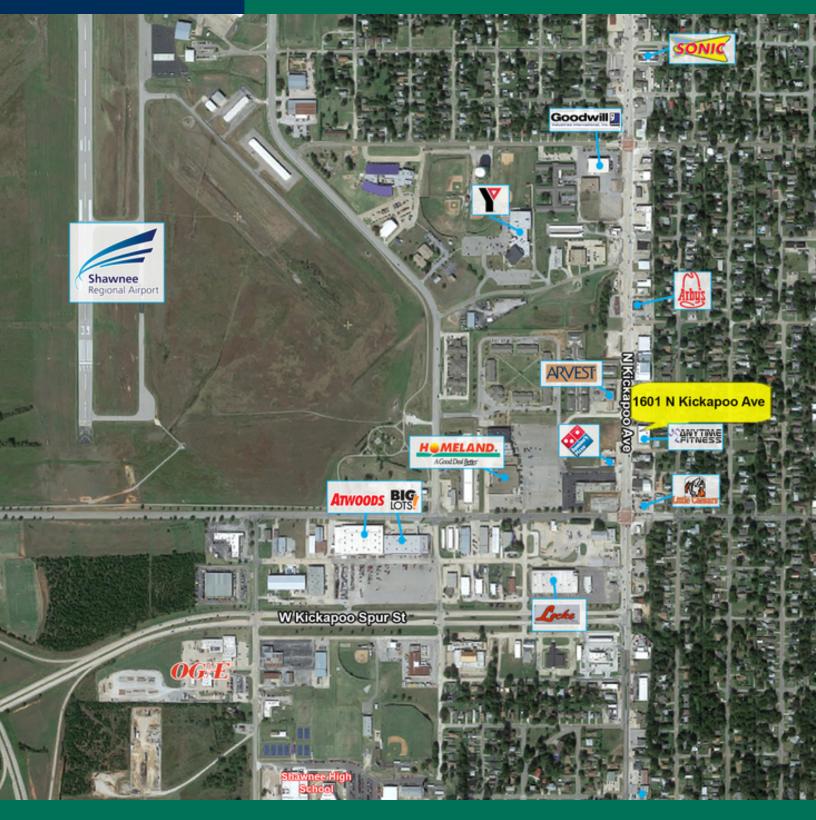
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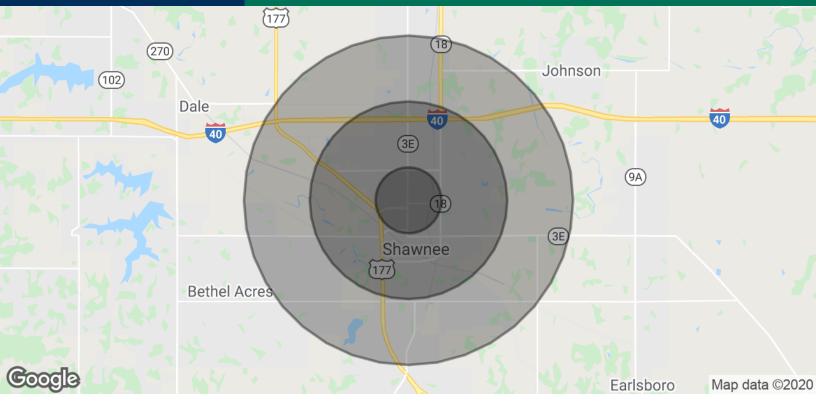


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,006	30,037	39,208
Average age	32.8	34.2	35.4
Average age (Male)	29.8	32.2	33.3
Average age (Female)	35.2	35.5	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES

		5 MILEES	5 MILEES
Total households	3,034	11,479	14,929
# of persons per HH	2.6	2.6	2.6
Average HH income	\$45,437	\$45,796	\$47,273
Average house value	\$78,210	\$82,268	\$95,789
* Demographic data derived from 2010 US Census			

TRAFFIC COUNTS

N Kickapoo	north	14,600
N Kickapoo	south	11,400

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