



## OFFERING SUMMARY

Sale Price:	\$700,000
Building Size:	10,000 SF
Available SF:	4,400 SF
Lot Size:	0.24 Acres
Price / SF:	\$70.00
Year Built:	1986
Zoning:	C-3

08042020

## PROPERTY OVERVIEW

This two tenant strip center is home to Anytime Fitness. The remaining space is currently available. Store front and side parking are available.

Property has recently been remodeled and fresh facade.

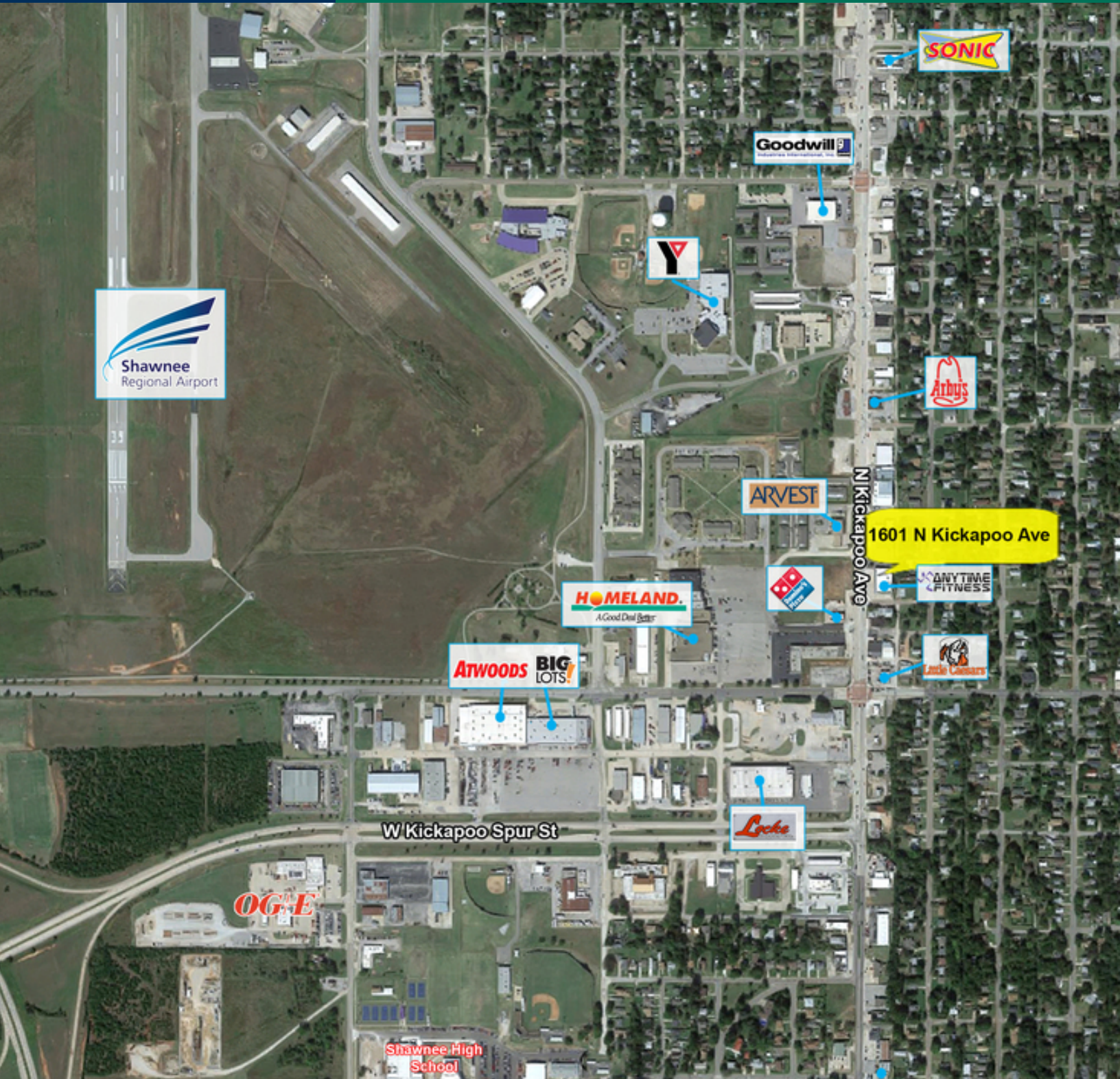
Ideally located on the highly traveled Kickapoo Ave, this property offers excellent visibility and access with prominent pylon signage.





# 1601 N Kickapoo | For Sale

1601 N Kickapoo Ave, Shawnee, OK 74804

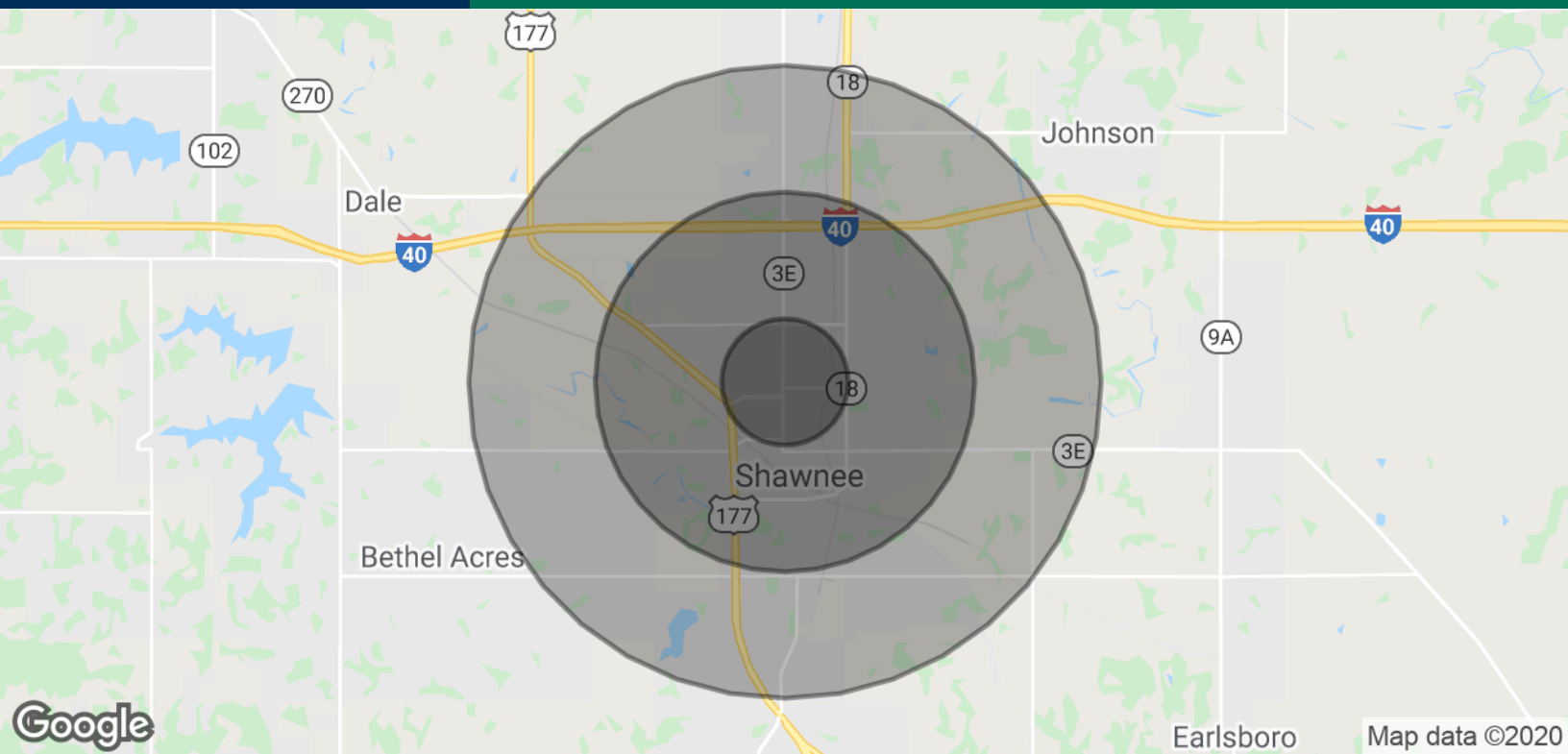


EV ERNST  
405.843.7474  
eernst@priceedwards.com  
priceedwards.com

The information contained herein is from sources deemed reliable. No representation is made to the accuracy herein. Photos herein are the property of their respective owners, and use of them without express written consent of the owner is prohibited.

# 1601 N Kickapoo | For Sale

1601 N Kickapoo Ave, Shawnee, OK 74804



## 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
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