



#### OFFERING SUMMARY

Sale Price:	\$275,000
Building Size:	3,000 SF
Available SF:	3,000 SF
Lot Size:	0.28 Acres
Price / SF:	\$91.67
Year Built:	1998

08042020

#### PROPERTY OVERVIEW

This well-maintained warehouse building is being offered for sale.

There are 2 overhead doors, one at ground level and the other is truck level and two standard doors.

Excellent visibility, access and presence on the highly traveled N. Kickapoo Ave, making this an ideal location for storage or warehouse.







# 1821 N KICKAPOO | FOR SALE

1821 N Kickapoo Ave, Shawnee, OK 74804

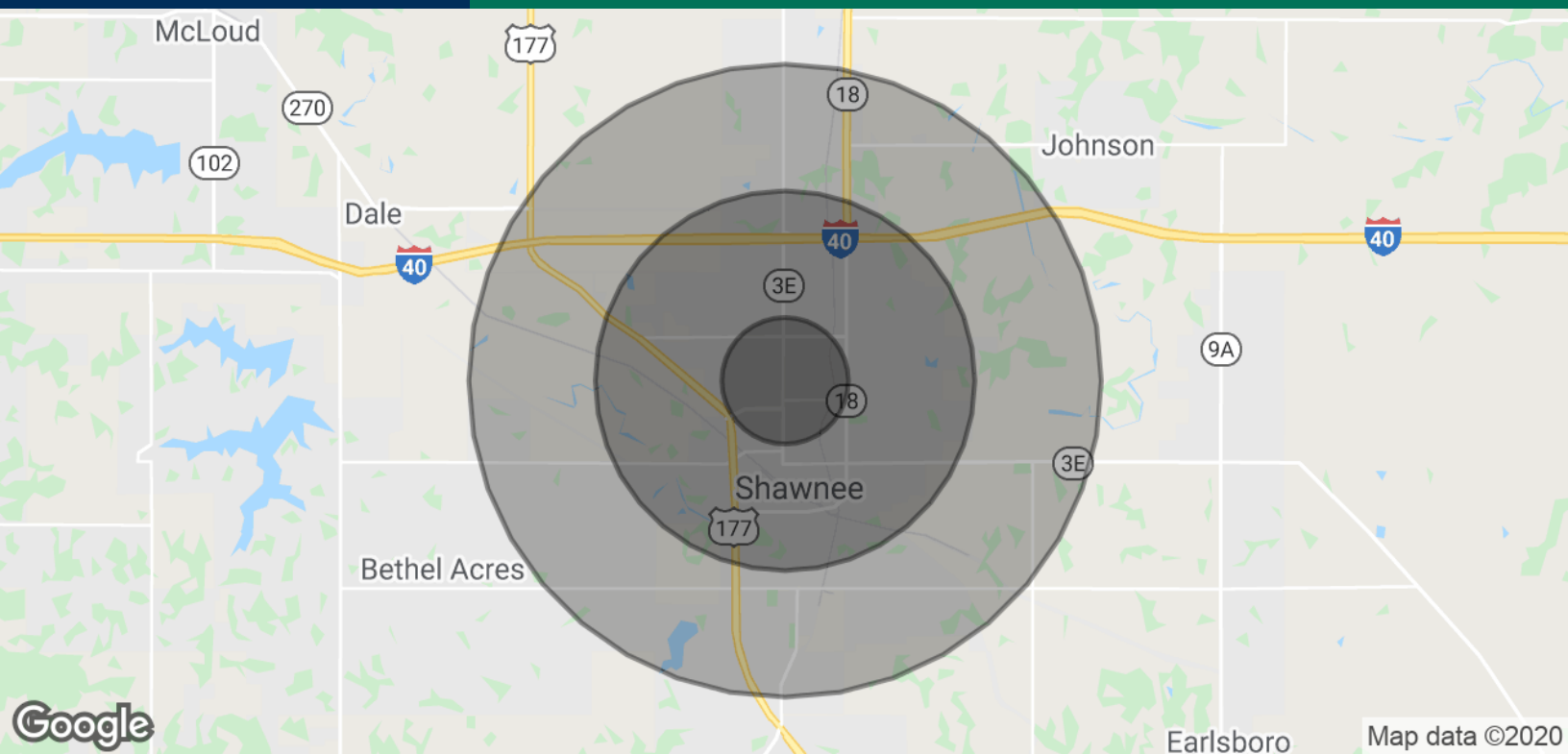


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,790	29,685	38,598
Average age	32.8	34.3	35.4
Average age (Male)	29.8	32.3	33.3
Average age (Female)	35.1	35.6	36.7

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,950	11,342	14,686
# of persons per HH	2.6	2.6	2.6
Average HH income	\$45,990	\$46,472	\$47,170
Average house value	\$78,221	\$83,063	\$96,760

\* Demographic data derived from 2010 US Census

## TRAFFIC COUNTS

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