

MAIN STREET RETAIL/OFFICE BUILDING

20 W Main St. Shawnee, OK 74801



OFFERING SUMMARY

Sale Price:	\$495,000
Building Size:	24,500 SF
Lot Size:	7,000 SF
Price / SF:	\$20.20
Cap Rate:	8.15%
Year Built:	1904
Renovated:	2015

PROPERTY OVERVIEW

4 story income producing property located in the heart of Shawnee on Main Street with huge value add potential. The first floor has been redeveloped and is currently occupied by 5 retail and office tenants providing for a current estimated cap rate of 8.15%. By redeveloping the remaining three floors, an investor could dramatically increase the returns from the property. Shawnee has focused on breathing new life into Main Street with new sidewalks and parks making this a great opportunity to continue the revitalization of the area. The owner has installed new full glass retail frontage windows along Main and in May 2024, completed applying a new 25 year roof coating. Come check out this historic piece of Main Street!

PROPERTY HIGHLIGHTS

- Located on revitalized Main Street
- New full glass retail frontage
- New 25 year roof coating
- Income producing with huge value add potential



Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

Ryan Gilliland
405.249.7407
ryan@adeptcre.com

Zach Martin
405.823.1644
zach@adeptcre.com

ADDITIONAL PHOTOS

MAIN STREET RETAIL/OFFICE BUILDING

20 W Main St. Shawnee, OK 74801



Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

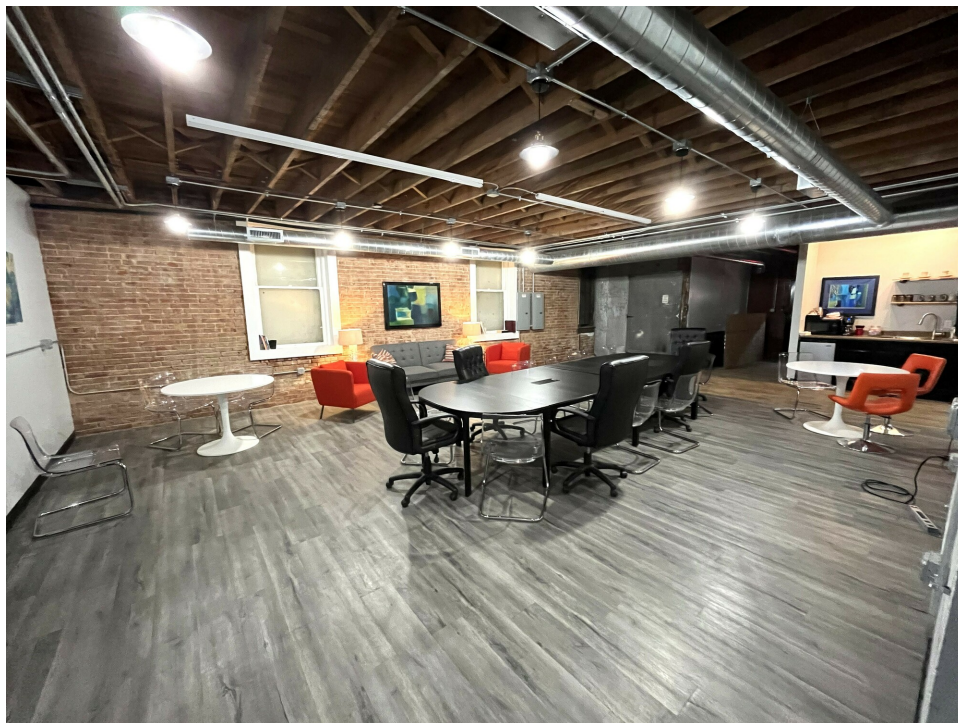
Ryan Gilliland
405.249.7407
ryan@adeptcre.com

Zach Martin
405.823.1644
zach@adeptcre.com

ADDITIONAL PHOTOS

MAIN STREET RETAIL/OFFICE BUILDING

20 W Main St. Shawnee, OK 74801



Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

Ryan Gilliland
405.249.7407
ryan@adeptcre.com

Zach Martin
405.823.1644
zach@adeptcre.com

MAIN STREET RETAIL/OFFICE BUILDING

20 W Main St. Shawnee, OK 74801



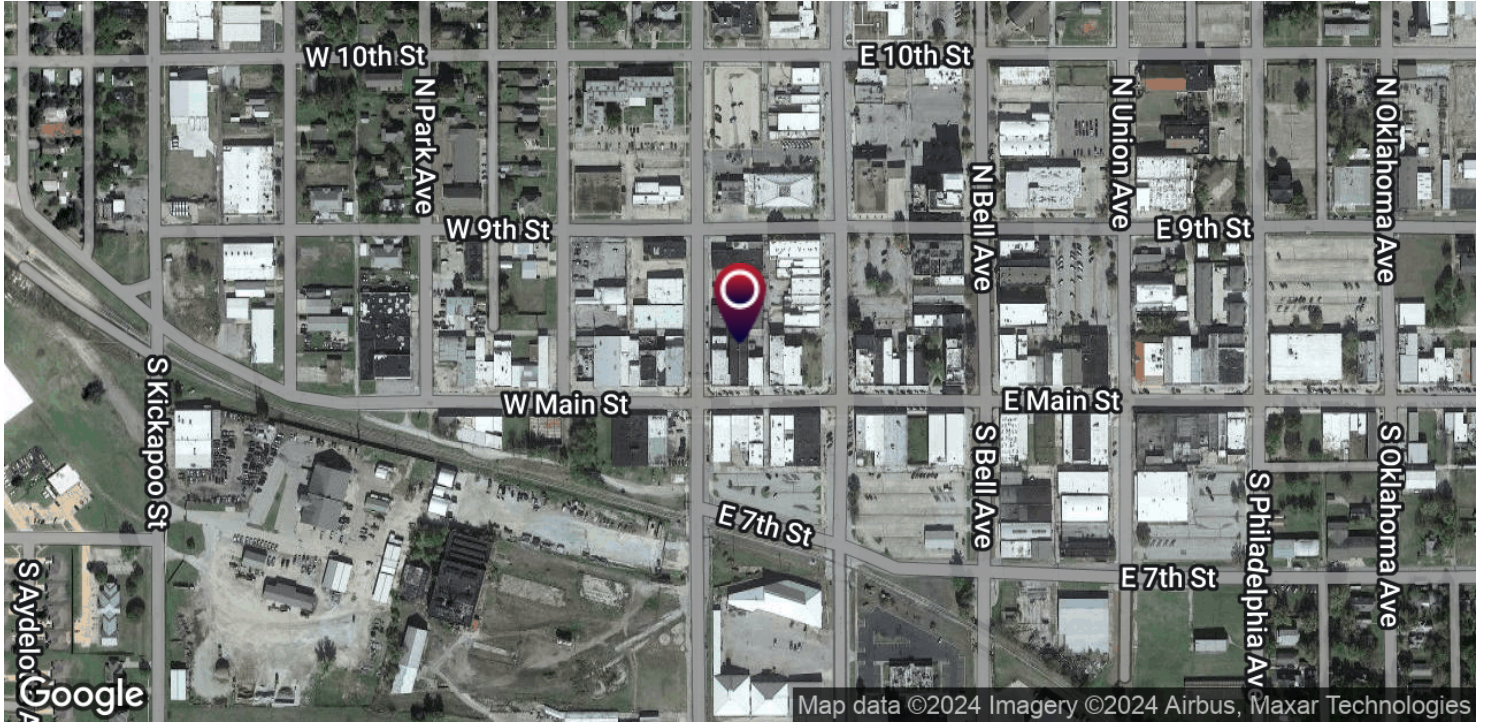
Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

Ryan Gilliland
405.249.7407
ryan@adeptcre.com

Zach Martin
405.823.1644
zach@adeptcre.com

MAIN STREET RETAIL/OFFICE BUILDING

20 W Main St. Shawnee, OK 74801



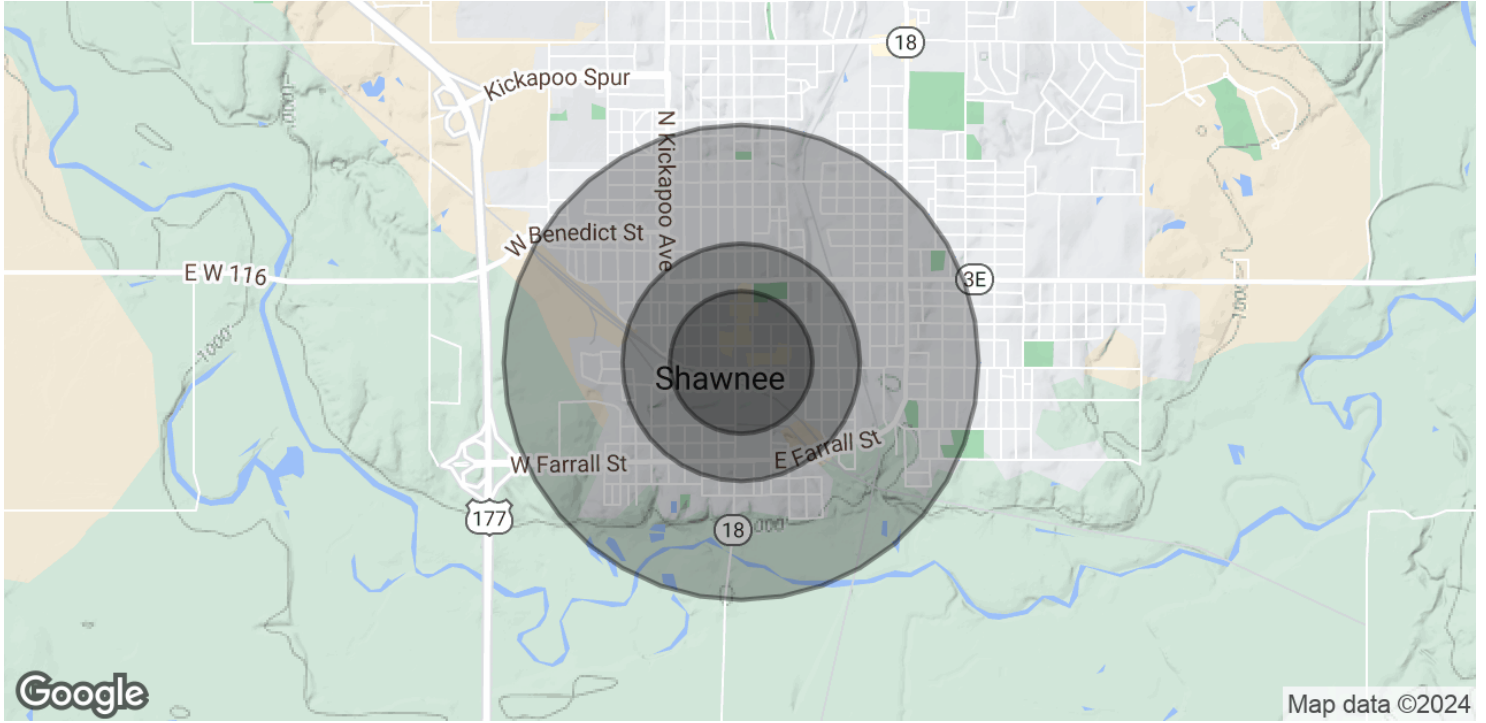
Adept Commercial Real Estate, LLC
1 NE 2nd Street, Suite 101
Oklahoma City, OK 73104

Ryan Gilliland
405.249.7407
ryan@adeptcre.com

Zach Martin
405.823.1644
zach@adeptcre.com

MAIN STREET RETAIL/OFFICE BUILDING

20 W Main St. Shawnee, OK 74801



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	404	1,618	6,200
Average Age	42	39	37
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	191	707	2,498
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$34,145	\$41,290	\$48,944
Average House Value	\$113,924	\$107,694	\$108,549

Demographics data derived from AlphaMap



Adept Commercial Real Estate, LLC
 1 NE 2nd Street, Suite 101
 Oklahoma City, OK 73104

Ryan Gilliland
 405.249.7407
 ryan@adeptcre.com

Zach Martin
 405.823.1644
 zach@adeptcre.com