

# FOR LEASE

6121 U.S. 177,  
Shawnee, OK 74804



# Johnson

Commercial Group

JohnsonCommercialGroup.com



## Offering Summary   Property Overview

**Size: 14,450 SF +/-**

**Lease Rate: \$6 SF/YR**

**Lease Type: MG**

**Lot Size: 4 Acres +/-**

**Zoning: Commercial**

**Year Built: 2001**

This 14,450 SF +/- industrial/flex property on approximately 4 acres offers a rare combination of warehouse space, office improvements, fenced yard area, and highway frontage in Shawnee, Oklahoma. The main building features 15' clear height, multiple overhead doors, loading dock access, 3-phase power, skylights, unit heaters, offices, kitchen area, and restrooms. A second office building includes a full kitchen, open workspace, laundry room, full restroom, and private offices. Additional site improvements include a 120' x 20' covered carport, well and septic, gated access, and highway signage, making this property ideal for industrial, service, storage, fleet, or owner-user operations.

**Chris Johnson**  
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405.435.3572



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REALTY

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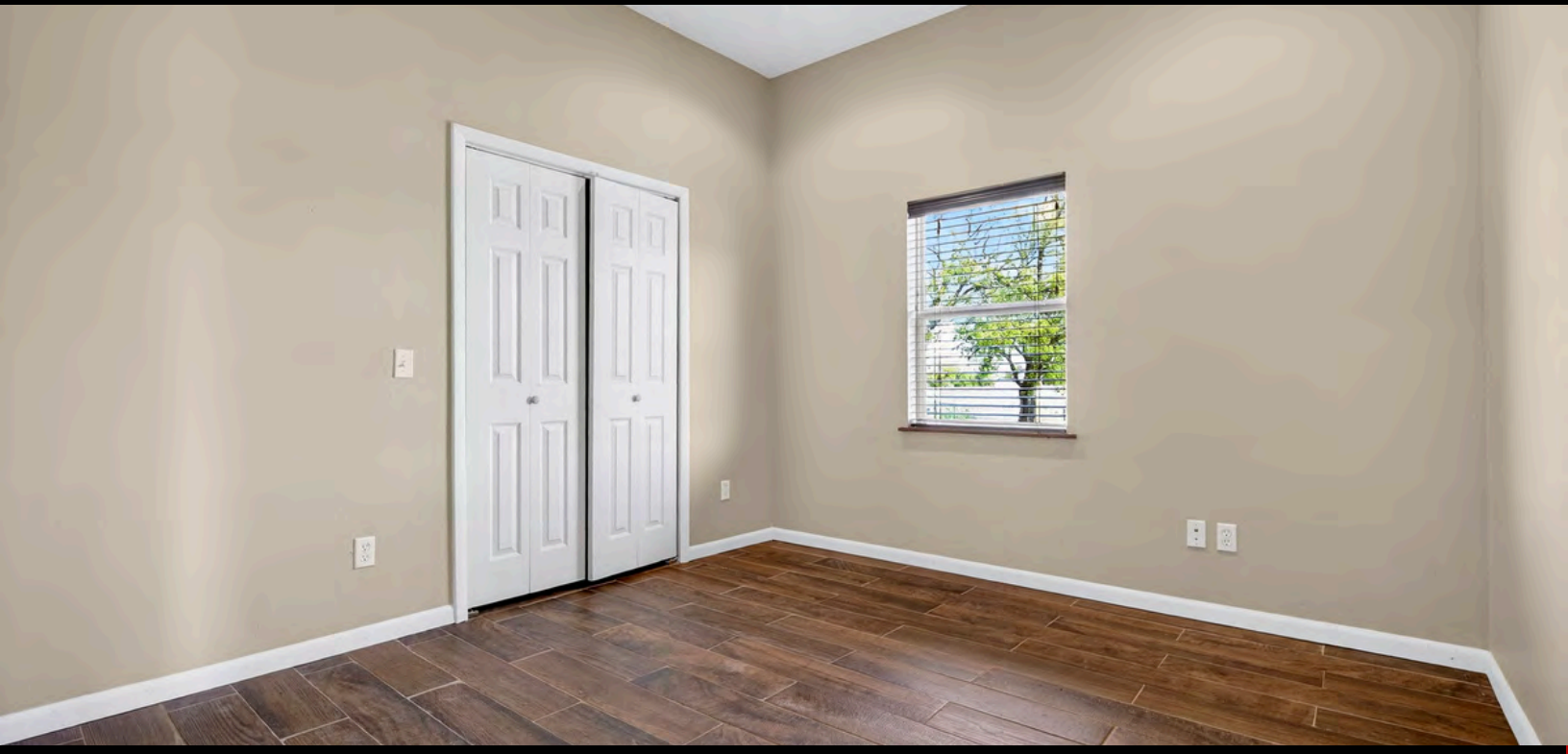
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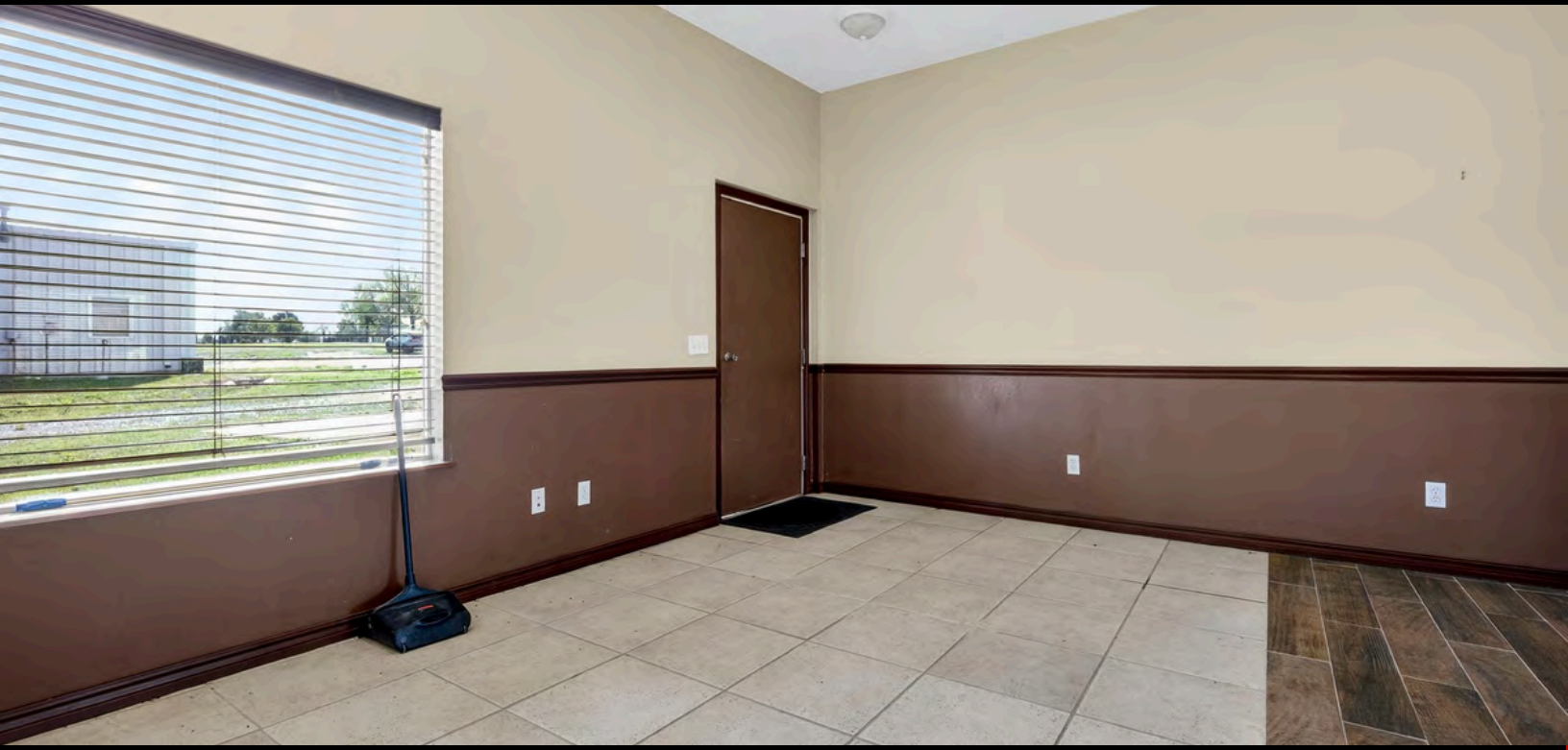
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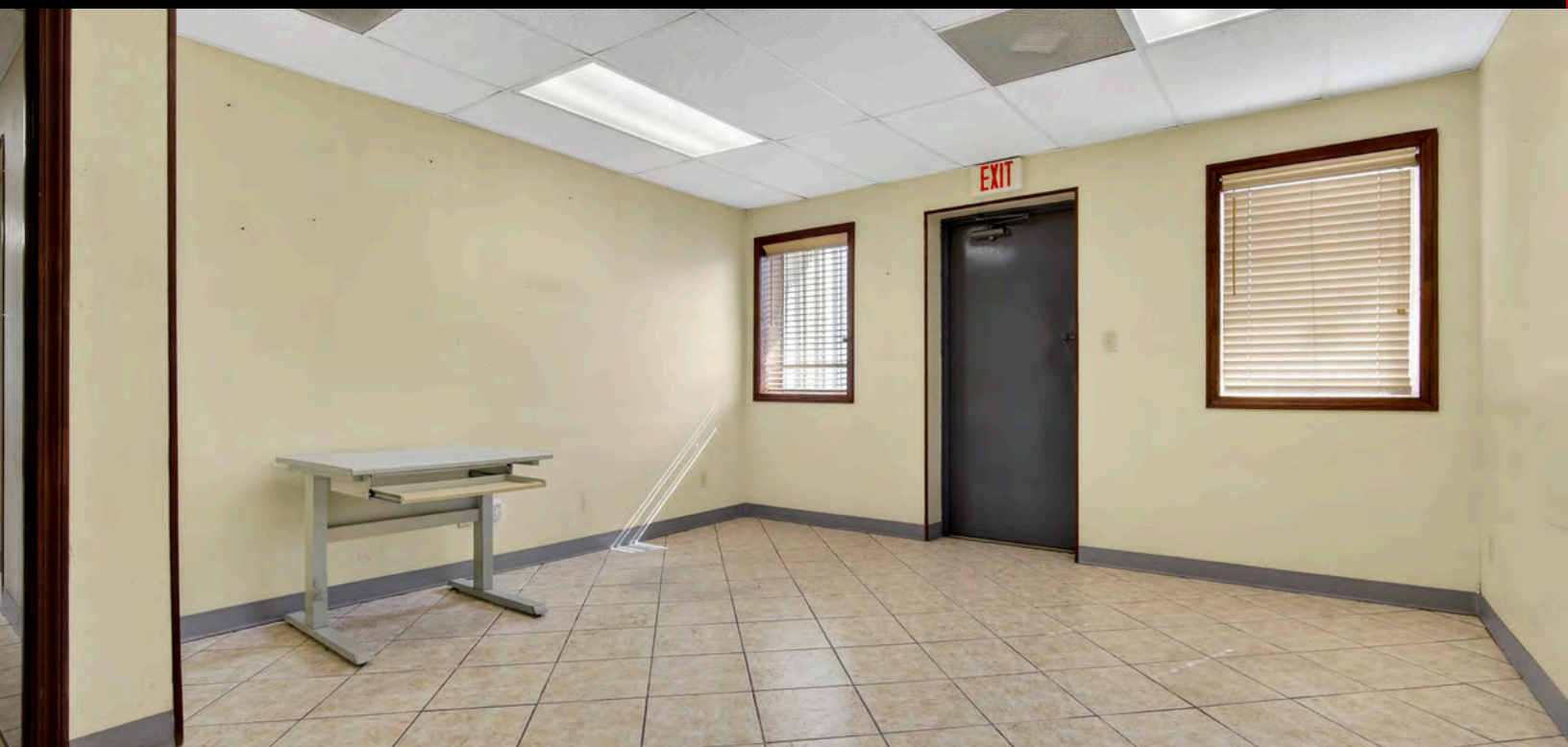
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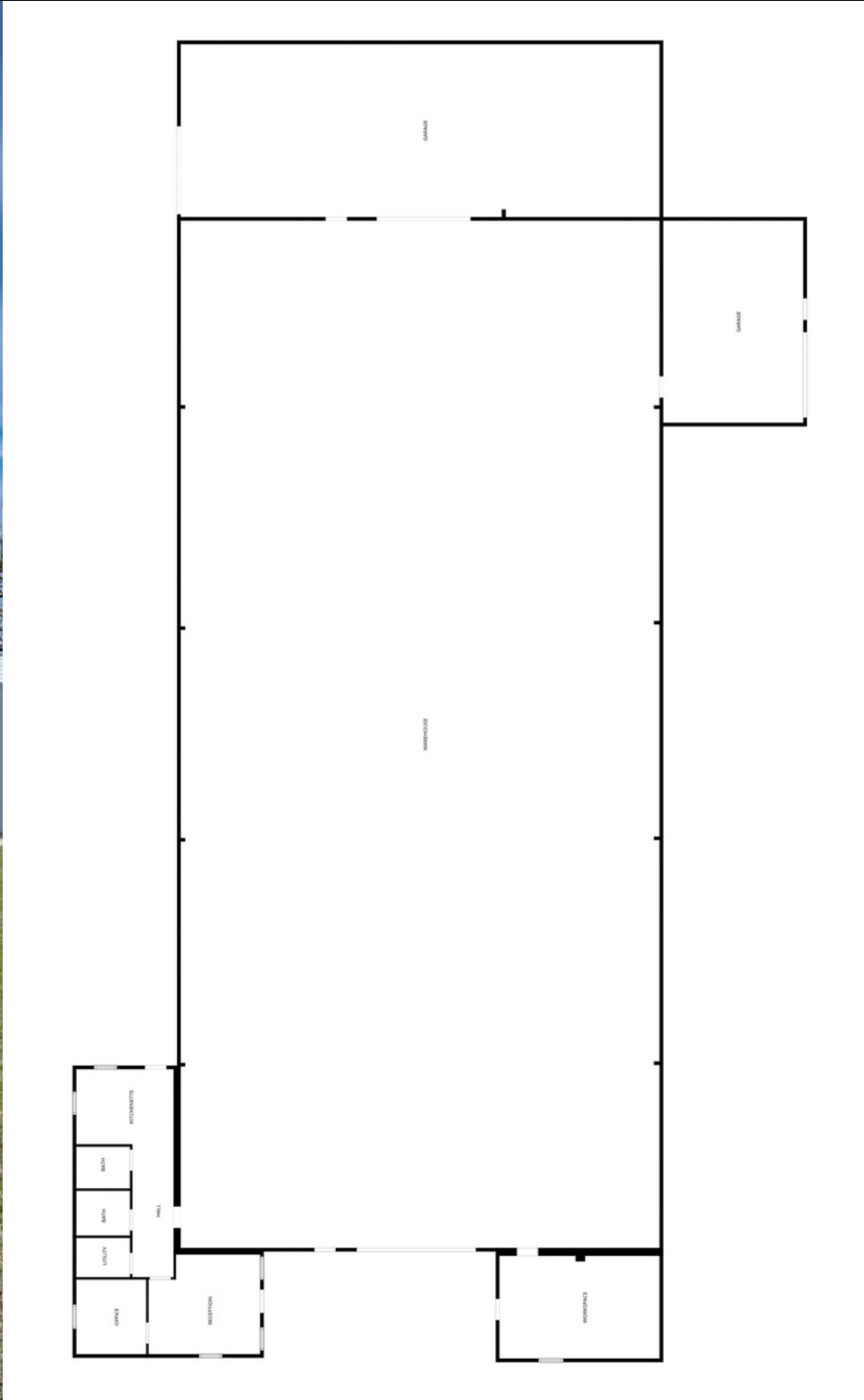
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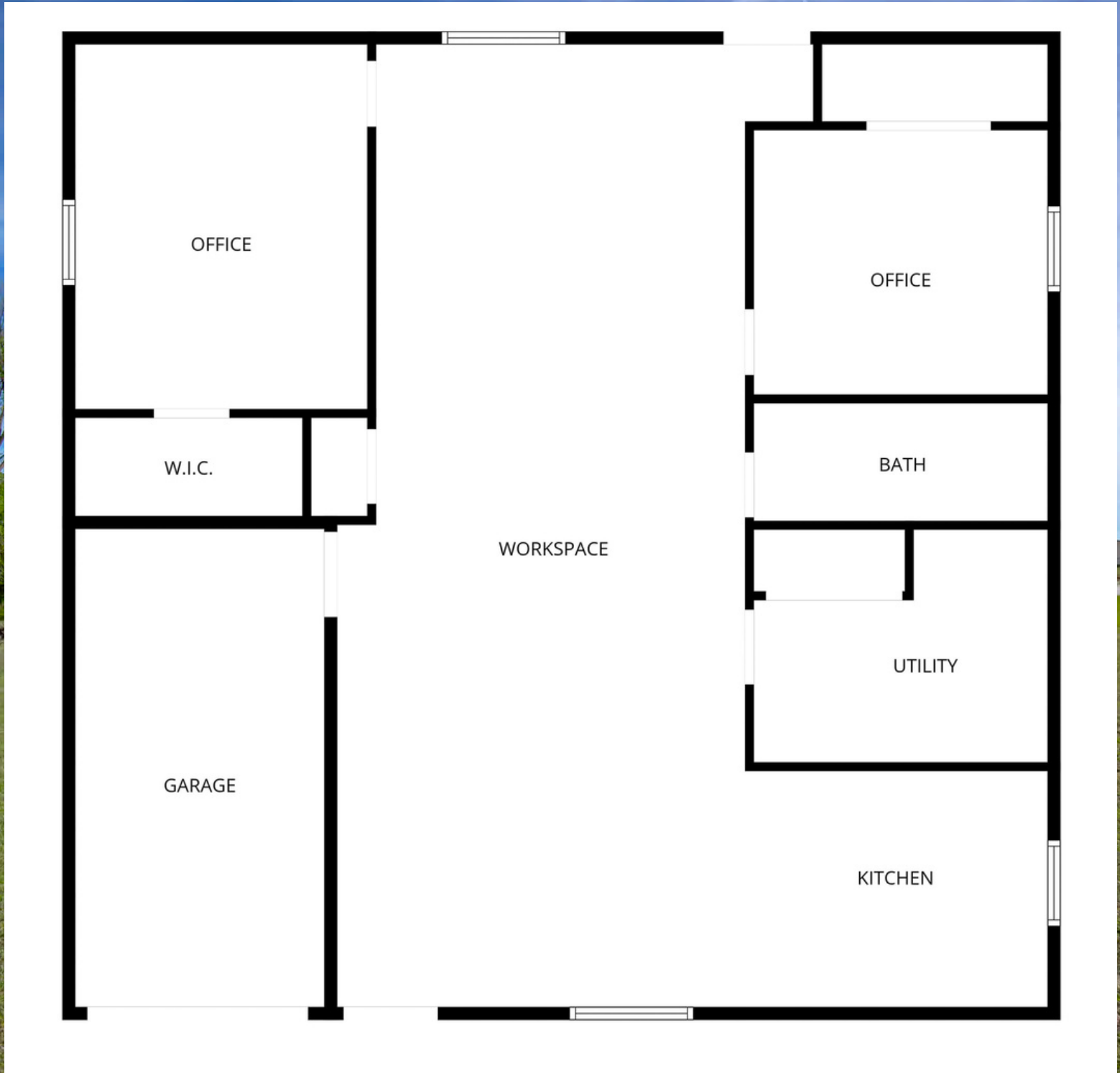
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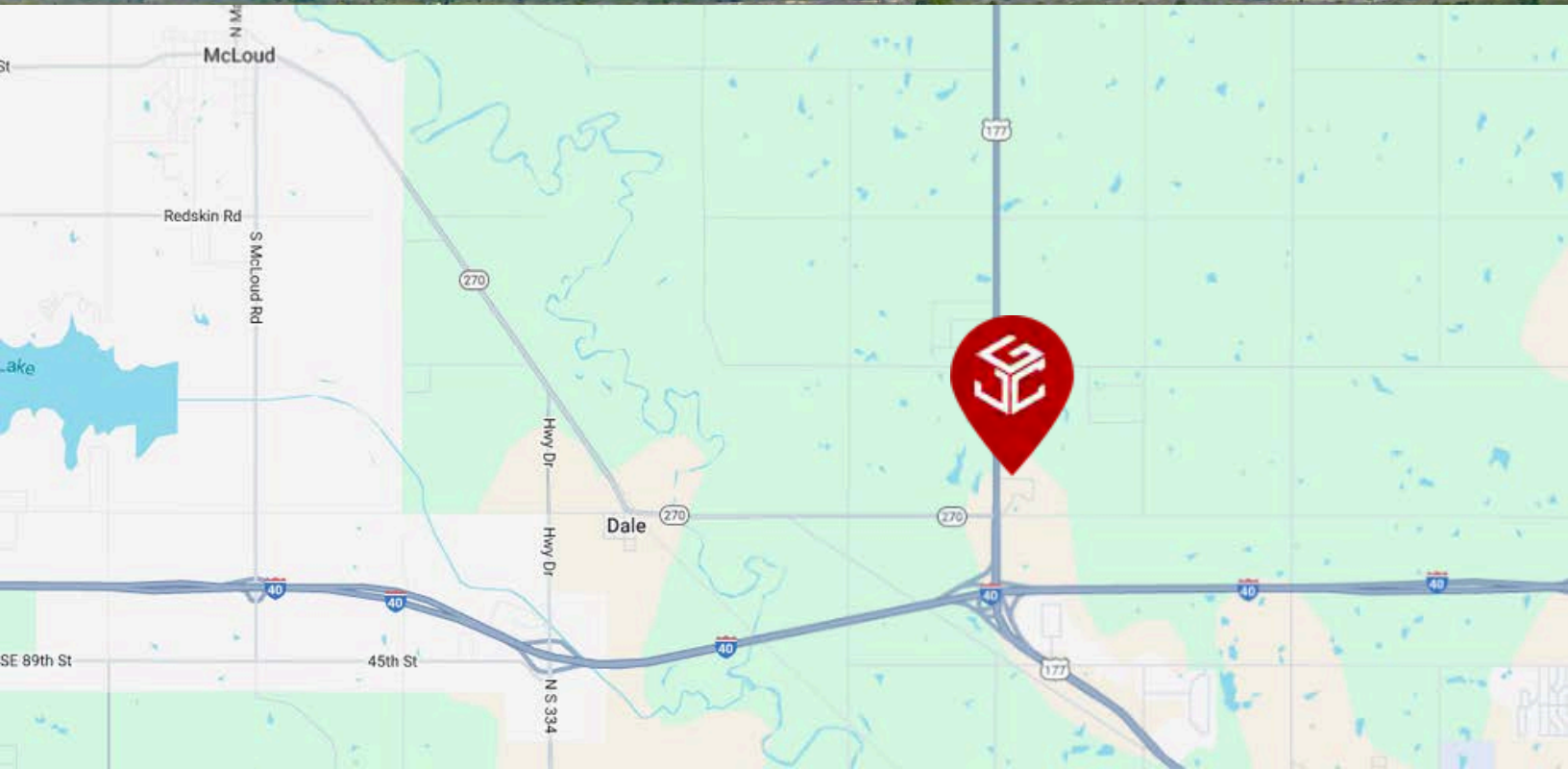
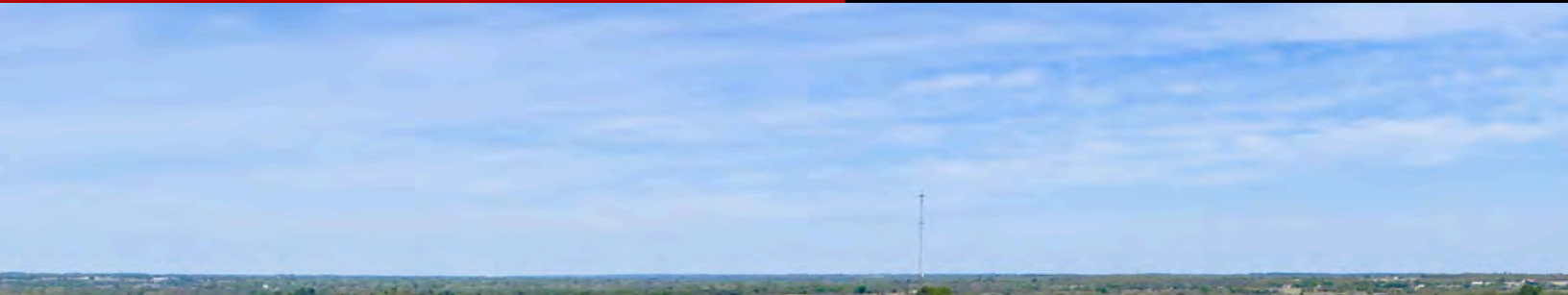
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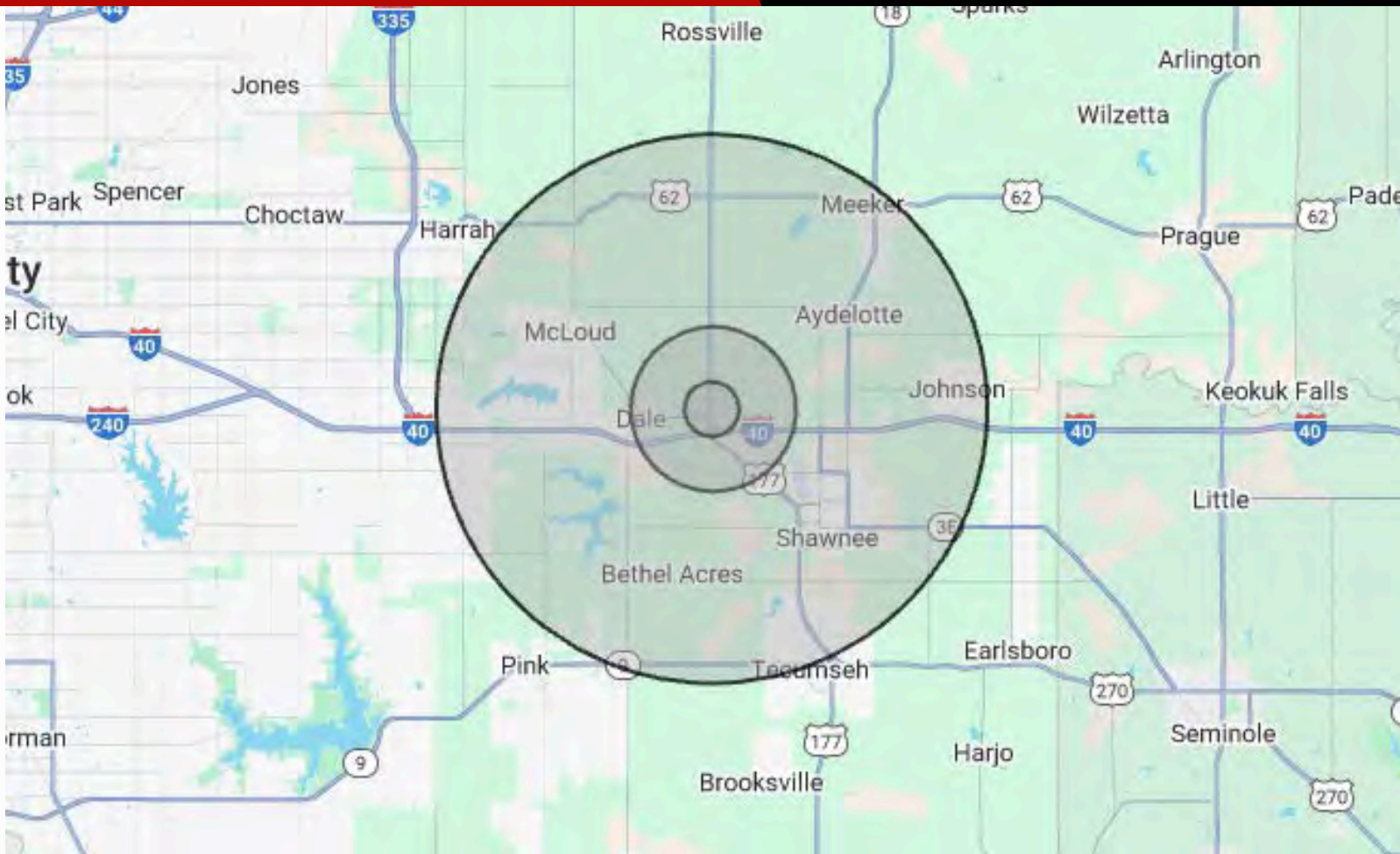
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## Demographics

### 1 MILE

### 3 MILE

### 10 MILE

Population	494	2,941	65,666
Average Age	41	41	38
Employment	84	515	25,881
Households	183	1,128	24,257
Ave. Household Income	\$80,533	\$74,880	\$69,386
Median Household Value	\$231,250	\$183,728	\$149,073

## Traffic Count

### Average Daily Volume

9,681 Vehicles

Demographic data provided by CoStar

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