

# N Kickapoo Ave

\*POTENTIAL FOR 6 ACRES M/L  
FOR REDEVELOPMENT\*

Brochure

4001 N Kickapoo Ave  
Shawnee, OK 74804



**ROSE ROCK**  
COMMERCIAL GROUP  
"A Commercial Division of **Exit** Realty Premier"



## OFFERING SUMMARY

ADDRESS	4001 N Kickapoo Ave Shawnee OK 74804
COUNTY	Pottawatomie
MARKET	Shawnee
BUILDING SF	5,576 SF
LAND ACRES	1.24
LAND SF	54,014 SF
YEAR BUILT	1978
APN	000006010004001100
OWNERSHIP TYPE	Fee Simple

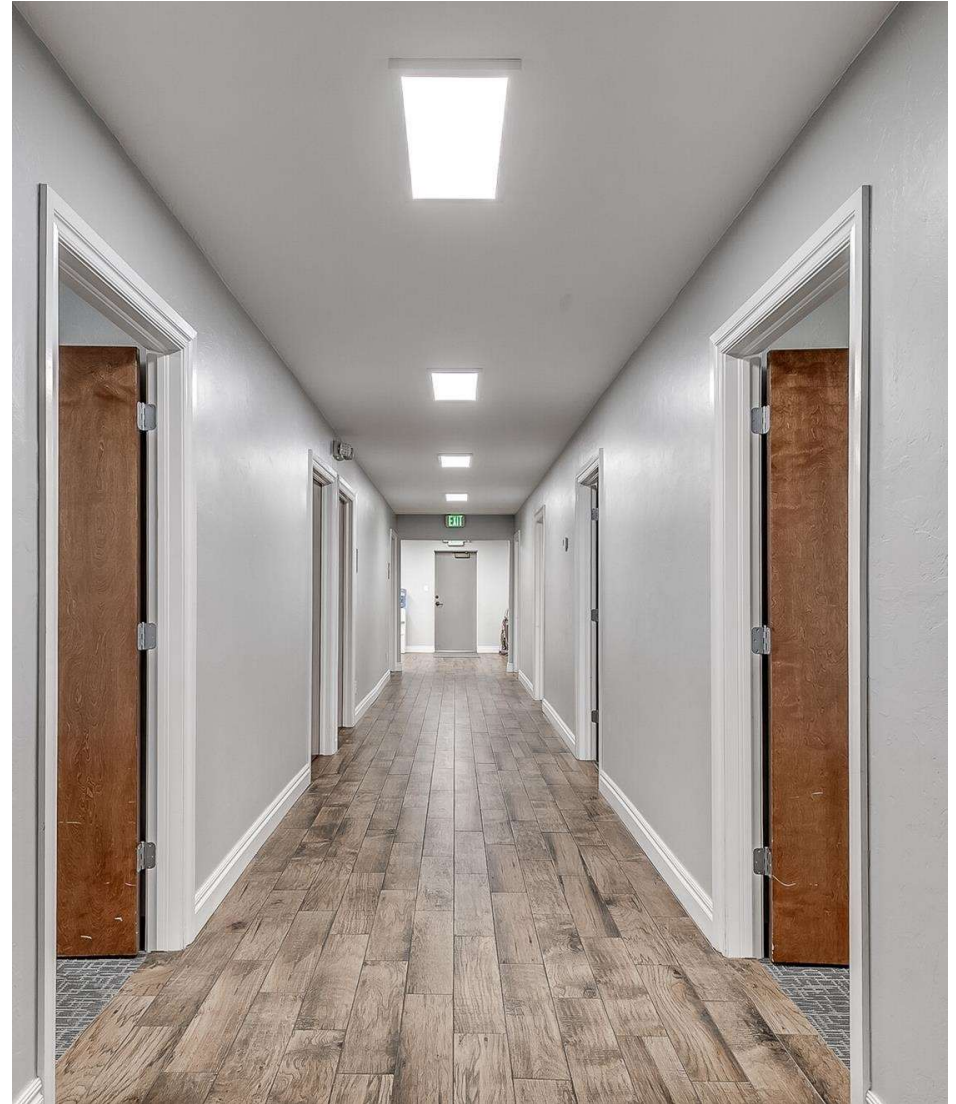
## FINANCIAL SUMMARY

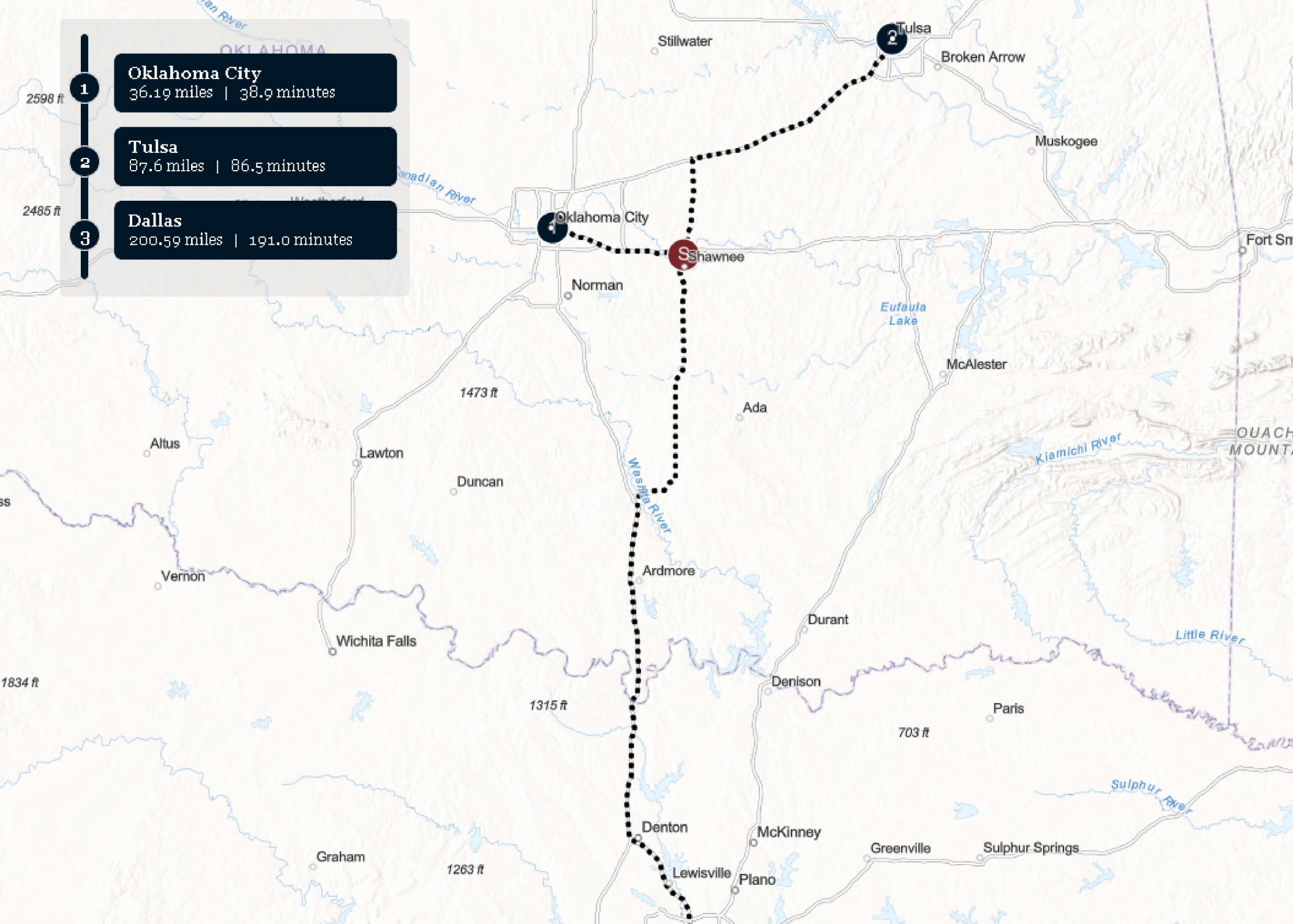
PRICE	\$499,000
PRICE PSF	\$89.49

DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
2025 Population	5,061	36,432	59,348
2025 Median HH Income	\$49,818	\$47,689	\$52,208
2025 Average HH Income	\$71,341	\$67,939	\$73,246

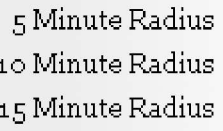
## Investment Highlights

- ❖ Commercial property with Kickapoo frontage. Property is currently a church with 1.24 acres. The opportunity exists to obtain neighboring properties to increase this redevelopment to nearly 6 acres. This is a prime development opportunity with up-and-coming commercial developments in the immediate area.
- ❖ 6 classrooms/office, large room for multiple uses
- ❖ Recent upgrades include plumbing, flooring, LED panel lights and two new bathrooms











## GLOBAL

NUMBER OF UNITS	1
BUILDING SF	5,576
LAND SF	54,014
LAND ACRES	1.24
# OF PARCELS	1
YEAR BUILT	1978
ZONING TYPE	A-1
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
TRAFFIC COUNTS	19800
PARKING RATIO	6.28/1000 SF

## NEIGHBORING PROPERTIES

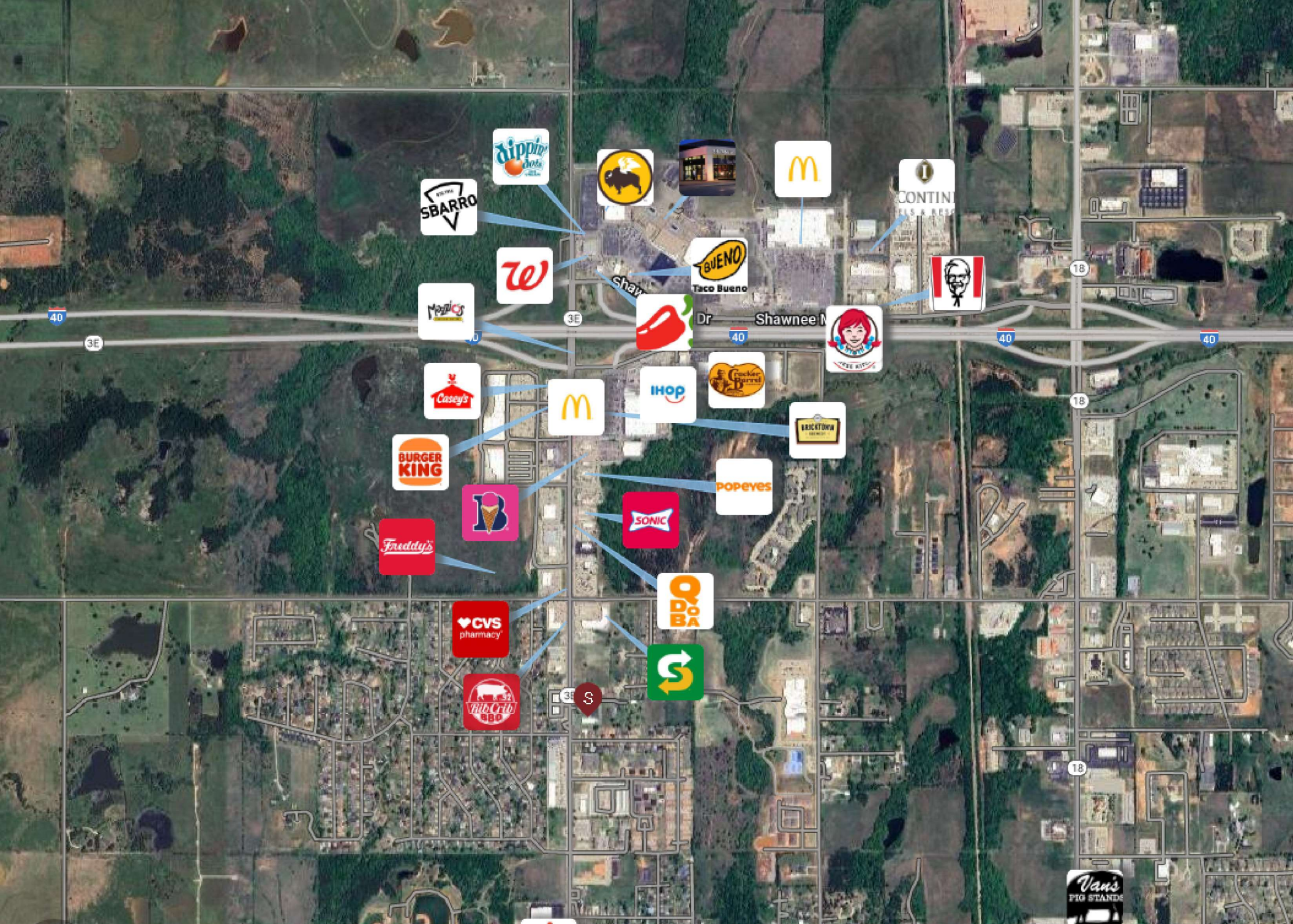
NORTH	Commercial
SOUTH	Residential
EAST	Residential
WEST	Commercial

## CONSTRUCTION

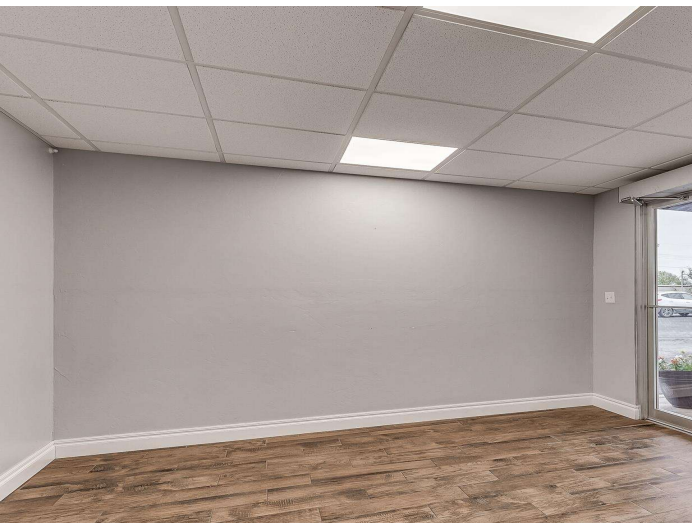
FOUNDATION	Concrete
FRAMING	Wood/Steel
EXTERIOR	Brick
PARKING SURFACE	Asphalt
ROOF	Metal















4.17 acres

.50 acres

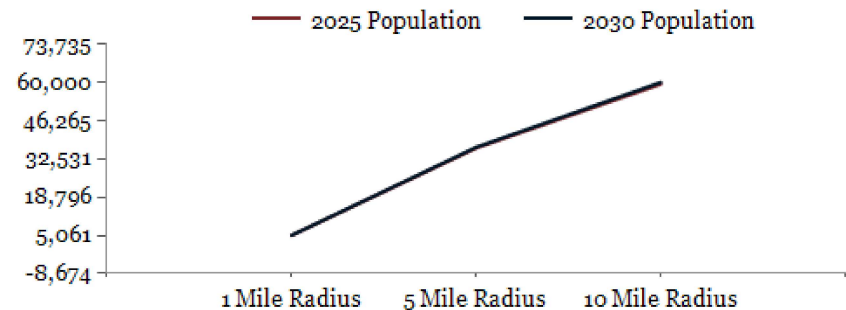
PIC•COLL



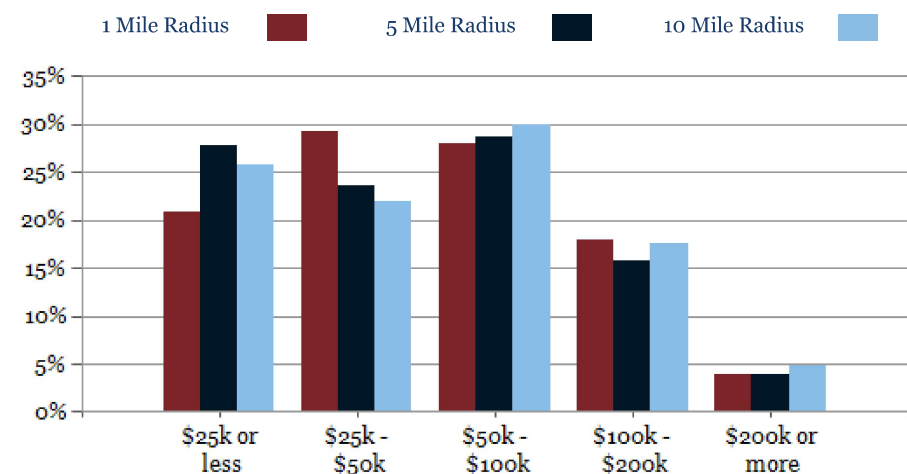
POPULATION	1 MILE	5 MILE	10 MILE
2000 Population	4,430	32,931	52,632
2010 Population	4,113	34,177	55,679
2025 Population	5,061	36,432	59,348
2030 Population	5,094	36,741	60,000
2025-2030: Population: Growth Rate	0.65%	0.85%	1.10%

2025 HOUSEHOLD INCOME	1 MILE	5 MILE	10 MILE
less than \$15,000	209	2,340	3,386
\$15,000-\$24,999	137	1,526	2,434
\$25,000-\$34,999	198	1,500	2,165
\$35,000-\$49,999	285	1,782	2,762
\$50,000-\$74,999	305	2,414	3,970
\$75,000-\$99,999	156	1,566	2,782
\$100,000-\$149,999	234	1,833	3,194
\$150,000-\$199,999	63	354	743
\$200,000 or greater	66	555	1,068
Median HH Income	\$49,818	\$47,689	\$52,208
Average HH Income	\$71,341	\$67,939	\$73,246

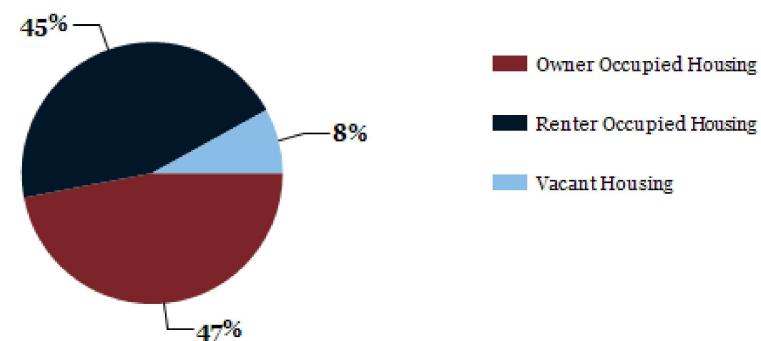
HOUSEHOLDS	1 MILE	5 MILE	10 MILE
2000 Total Housing	1,707	14,216	22,340
2010 Total Households	1,527	13,176	21,236
2025 Total Households	1,653	13,870	22,504
2030 Total Households	1,680	14,064	22,870
2025 Average Household Size	2.53	2.49	2.54
2025-2030: Households: Growth Rate	1.60%	1.40%	1.60%



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

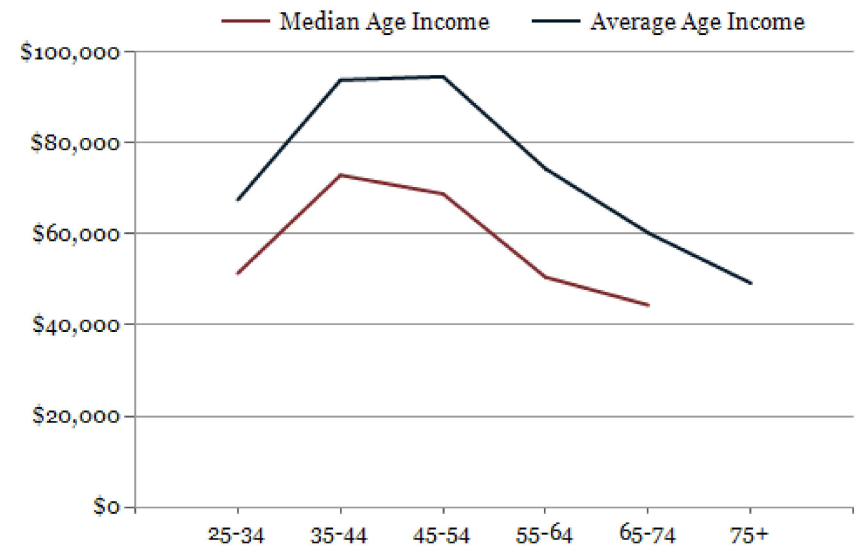
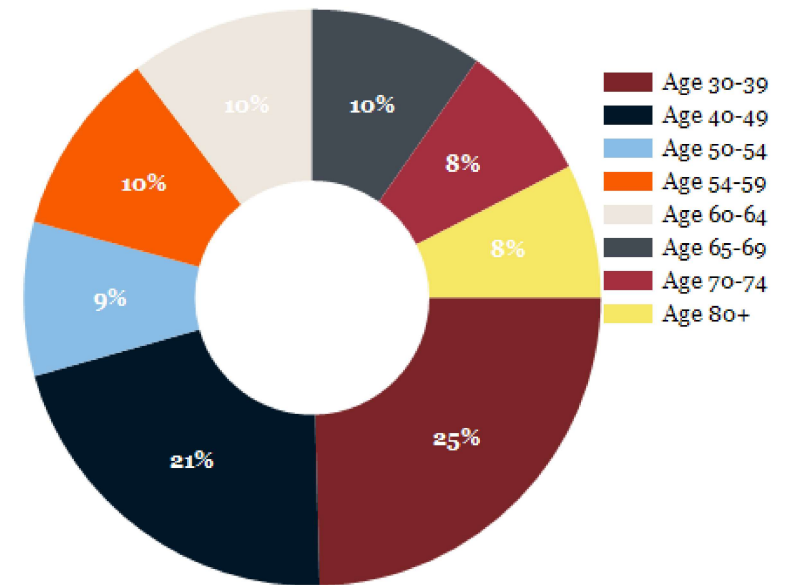


Source: esri



2025 POPULATION BY AGE	1 MILE	5 MILE	10 MILE
2025 Population Age 30-34	286	2,336	3,580
2025 Population Age 35-39	280	2,145	3,439
2025 Population Age 40-44	241	2,181	3,615
2025 Population Age 45-49	243	1,947	3,318
2025 Population Age 50-54	199	1,936	3,403
2025 Population Age 55-59	239	1,971	3,371
2025 Population Age 60-64	238	2,209	3,790
2025 Population Age 65-69	223	1,967	3,402
2025 Population Age 70-74	180	1,638	2,775
2025 Population Age 75-79	173	1,285	2,215
2025 Population Age 80-84	114	829	1,407
2025 Population Age 85+	139	761	1,232
2025 Population Age 18+	4,103	28,264	45,713
2025 Median Age	30	37	38
2030 Median Age	32	38	39

2025 INCOME BY AGE	1 MILE	5 MILE	10 MILE
Median Household Income 25-34	\$51,415	\$52,067	\$55,411
Average Household Income 25-34	\$67,558	\$66,998	\$71,924
Median Household Income 35-44	\$72,954	\$61,074	\$69,218
Average Household Income 35-44	\$93,873	\$83,772	\$91,583
Median Household Income 45-54	\$68,860	\$61,861	\$70,451
Average Household Income 45-54	\$94,656	\$83,683	\$93,599
Median Household Income 55-64	\$50,531	\$48,388	\$55,467
Average Household Income 55-64	\$74,362	\$69,544	\$76,550
Median Household Income 65-74	\$44,396	\$39,562	\$42,390
Average Household Income 65-74	\$60,267	\$58,803	\$60,507
Average Household Income 75+	\$49,233	\$49,889	\$49,861





# N Kickapoo Ave

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Rose Rock Commercial Group and it should not be made available to any other person or entity without the written consent of Rose Rock Commercial Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Rose Rock Commercial Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Rose Rock Commercial Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Rose Rock Commercial Group has not verified, and will not verify, any of the information contained herein, nor has Rose Rock Commercial Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*

**Joshua O'Neal**

Rose Rock Commercial Group  
(405) 923-5328  
joshua@roserockcg.com  
Lic: 209809

**Alicia Painter**

Exit Realty Premier  
(405) 312-8890  
alicia@exitrealtyok.com  
Lic: 141933



**ROSE ROCK**  
**COMMERCIAL GROUP**  
"A Commercial Division of Exit Realty Premier"

www.roserockcg.com

powered by CREOP