

# 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

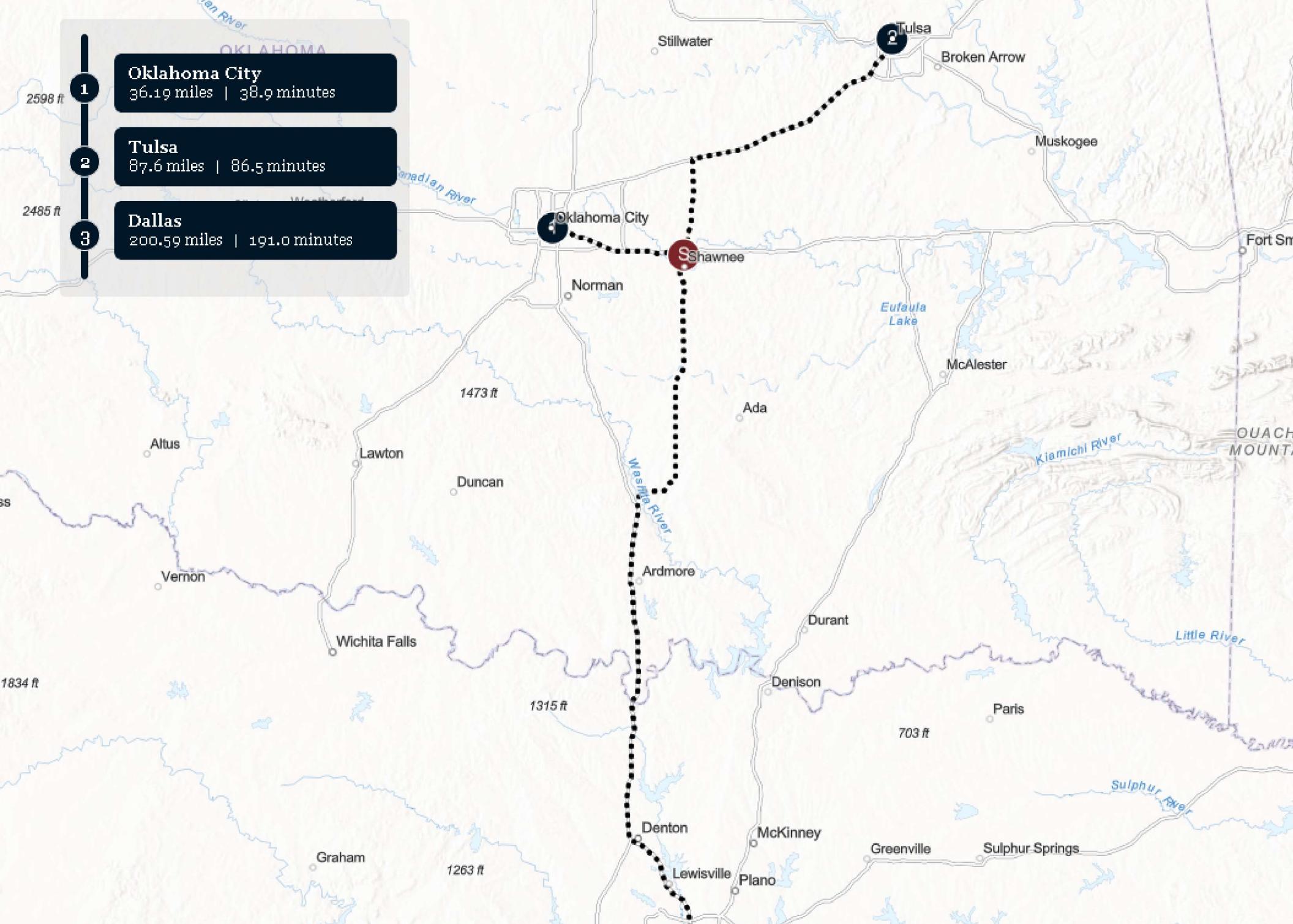
PRICE	\$499,000
PRICE PSF	\$89.49

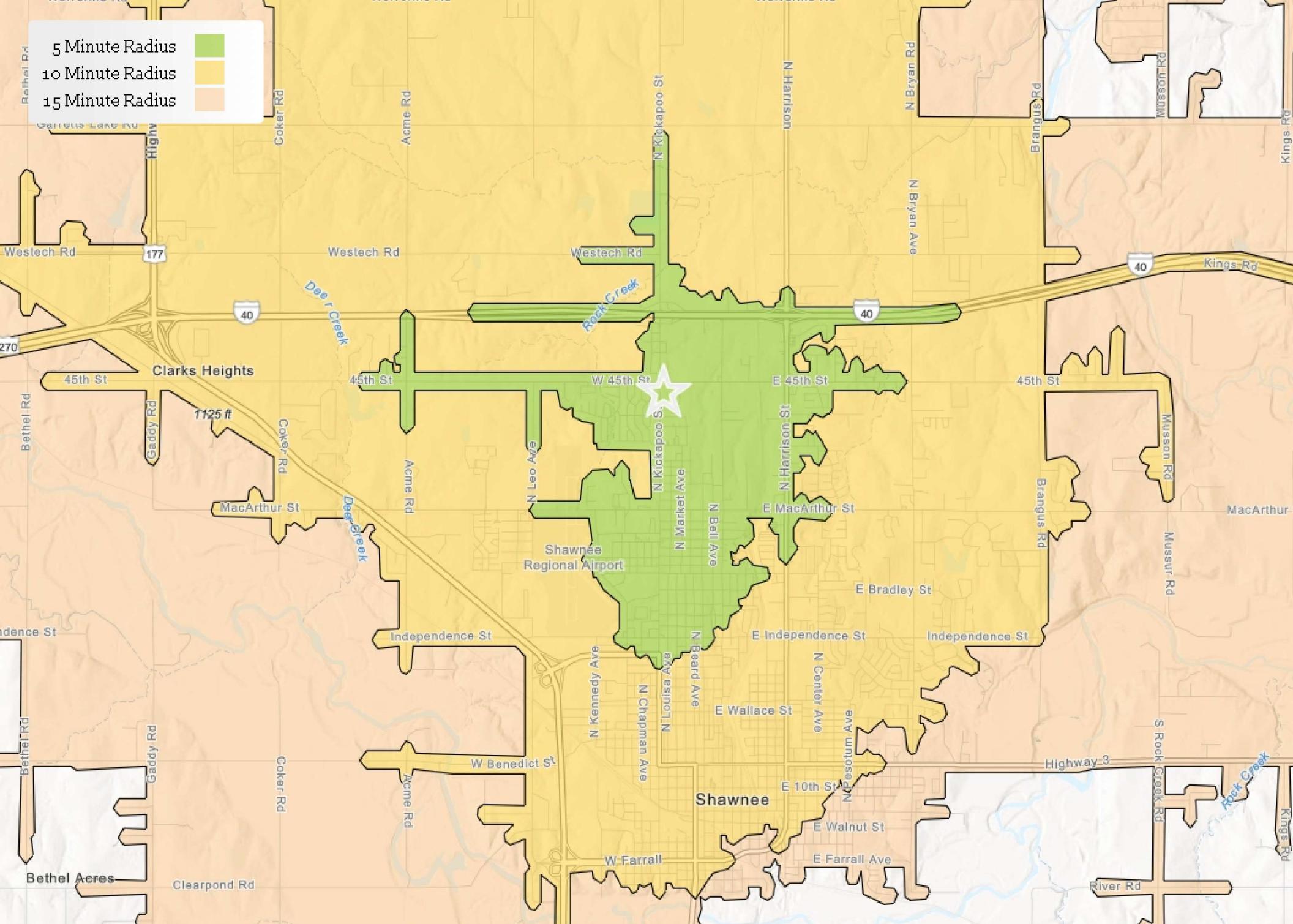
DEMOGRAPHICS	1 MILE	5 MILE	10 MILE
2025 Population	5,061	36,432	59,348
2025 Median HH Income	\$49,818	\$47,689	\$52,208
2025 Average HH Income	\$71,341	\$67,939	\$73,246

## 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

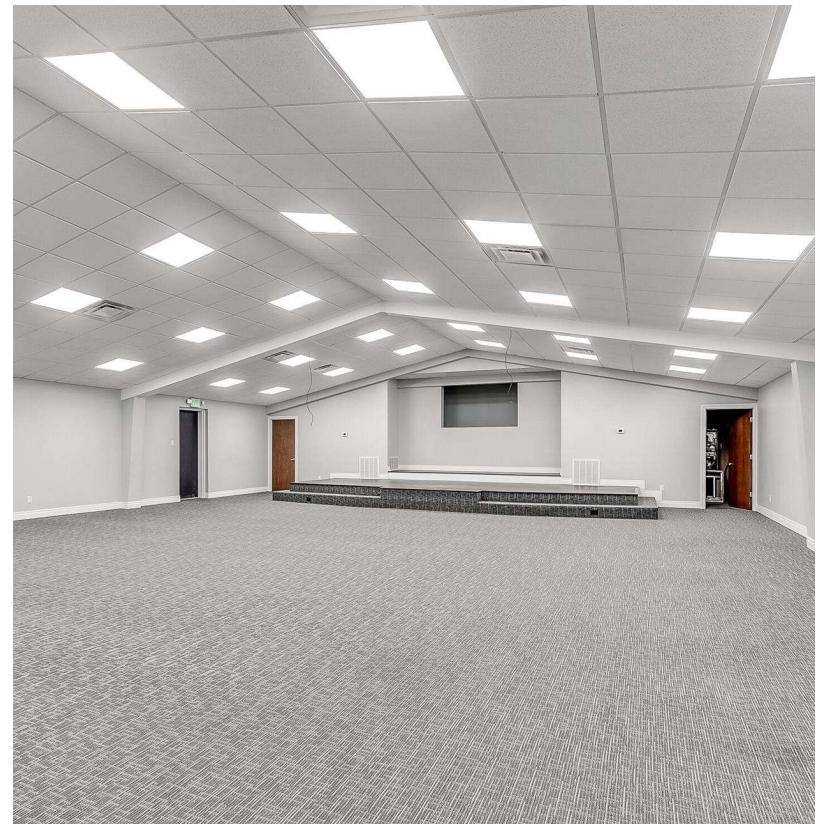
NUMBER OF UNITS	1
BUILDING SF	5,576
LAND SF	54,014
LAND ACRES	1.24
# OF PARCELS	1
YEAR BUILT	1978
ZONING TYPE	A-1
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
TRAFFIC COUNTS	19800
PARKING RATIO	6.28/1000 SF

## NEIGHBORING PROPERTIES

NORTH	Commercial
SOUTH	Residential
EAST	Residential
WEST	Commercial

## CONSTRUCTION

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





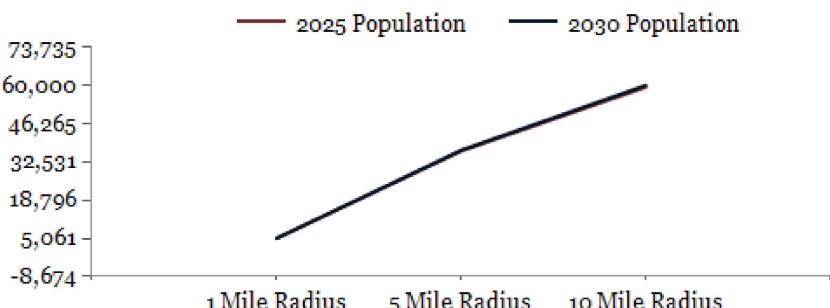




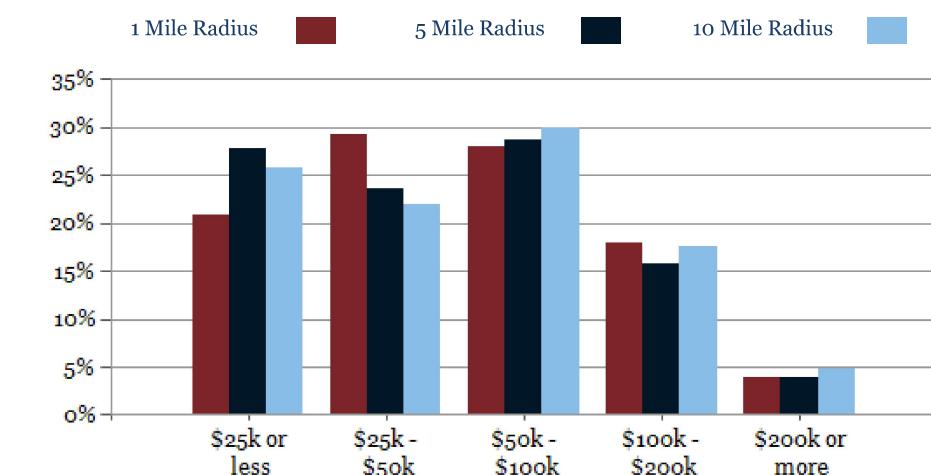
POPULATION	1 MILE	5 MILE	10 MILE
2000 Population	4,430	32,931	52,632
2010 Population	4,113	34,177	55,679
2025 Population	5,061	36,432	59,348
2030 Population	5,094	36,741	60,000
2025-2030: Population: Growth Rate	0.65%	0.85%	1.10%

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

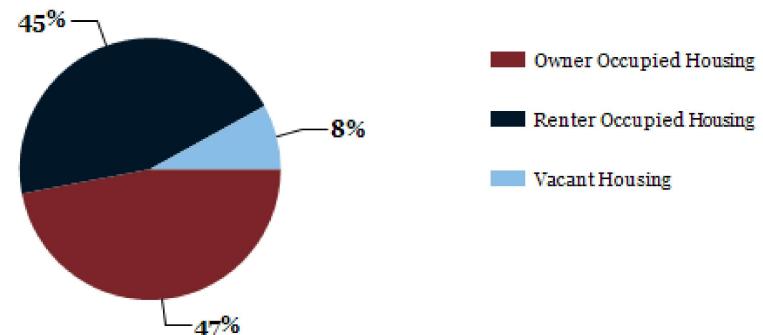
HOUSEHOLDS	1 MILE	5 MILE	10 MILE
2000 Total Housing	1,707	14,216	22,340
2010 Total Households	1,527	13,176	21,236
2025 Total Households	1,653	13,870	22,504
2030 Total Households	1,680	14,064	22,870
2025 Average Household Size	2.53	2.49	2.54
2025-2030: Households: Growth Rate	1.60%	1.40%	1.60%



### 2025 Household Income



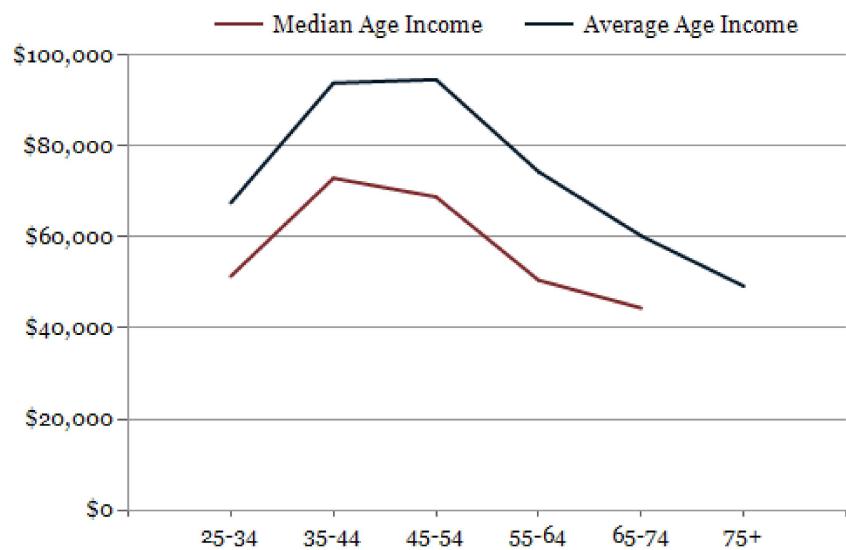
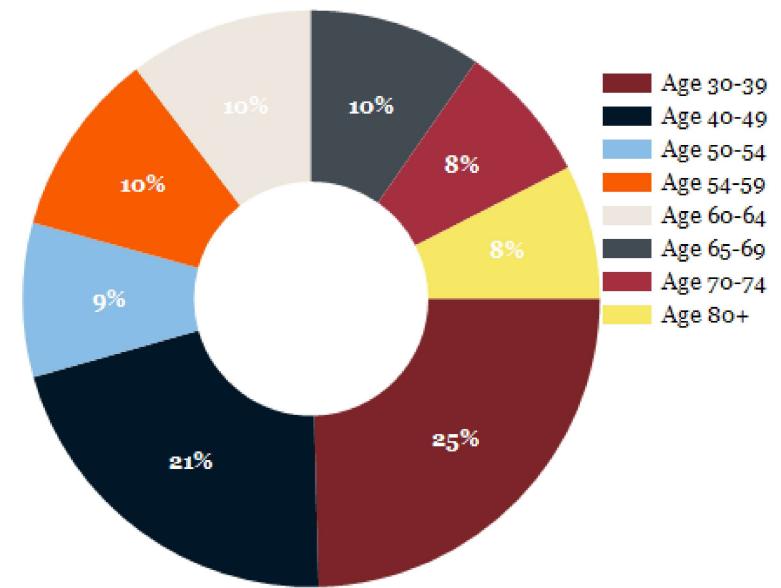
### 2025 Own vs. Rent - 1 Mile Radius



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

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