

208 E. MAIN STREET

208 E Main St. Shawnee, OK 74801



OFFERING SUMMARY

Sale Price:	\$115,000
Building Size:	8,225 SF
Lot Size:	3,500 SF
Price / SF:	\$13.98
Year Built:	1920

PROPERTY OVERVIEW

Excellent opportunity to own a piece of Main Street Shawnee! The building could use a facelift, but has great bones. Shawnee has made drastic efforts and improvements along Main Street with new sidewalks and parks to foster foot traffic and commerce. The first floor would be optimized as retail with 15'4" ceiling height and includes a mezzanine overlooking the floor. The second floor boasts high ceilings ranging from 11'8" to 13'8" and could be built out as very cool office space or a residential unit. Current owner has just installed a new electric service panel to the building. Come see the potential at 208 E. Main!

PROPERTY HIGHLIGHTS

- Tall ceilings throughout
- Retail frontage along Main Street
- Open floor plan allowing for broad uses
- Mezzanine overlooking the first floor
- New electric service panel



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

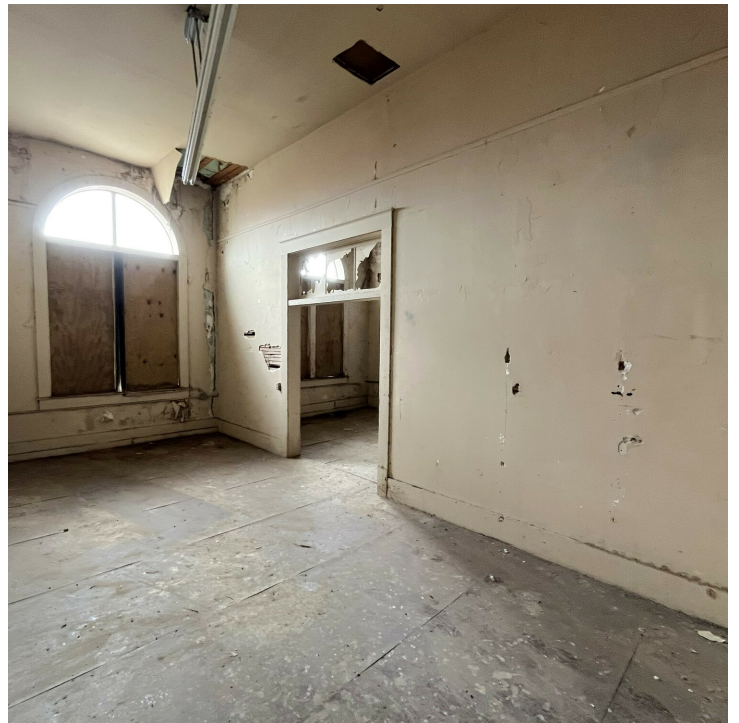
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ADDITIONAL PHOTOS

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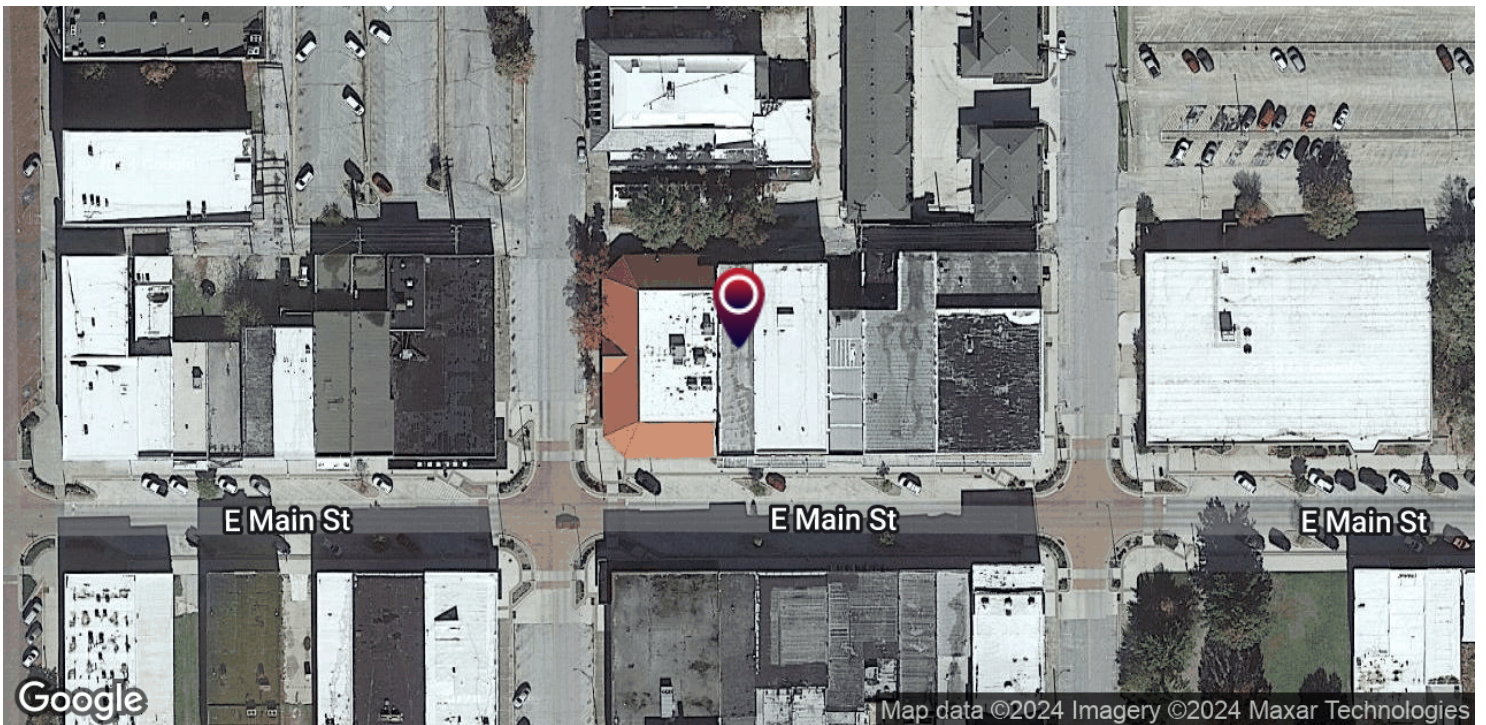
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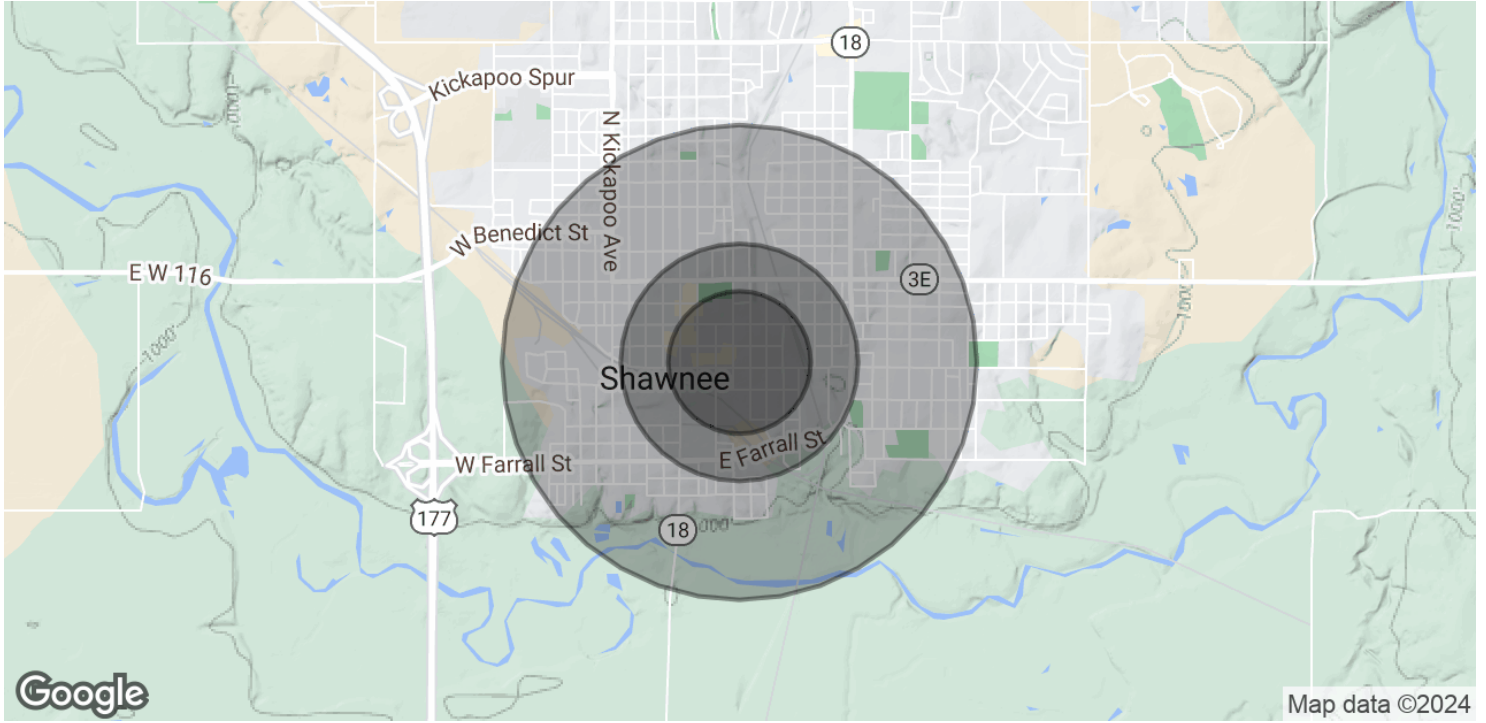
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	417	1,608	7,324
Average Age	42	40	37
Average Age (Male)	41	39	36
Average Age (Female)	43	41	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	200	709	2,915
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$34,609	\$41,226	\$49,394
Average House Value	\$117,276	\$115,439	\$112,035

Demographics data derived from AlphaMap



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