

FOR LEASE | 1,600 SF AVAILABLE - END CAP

3929 N Kickapoo Ave, Suite A, Shawnee, OK 74804

\$22/SF/YR + NNN



PRIME CAPITAL
REAL ESTATE GROUP

Stephanie Taylor

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PROPERTY SUMMARY

Lease Rate	\$22/SF/YR
NNN	\$5.74/SF/YR
Building SqFt	6,100 SqFt
Year Built	1995
Lot Size (acres)	3.93
Property Type	Retail
Zoning Type	Commercial
County	Pottawatomie

INVESTMENT SUMMARY

3929 N Kickapoo Ave – Suite A offers a prime ±1,600 SF end-cap retail opportunity with drive-thru in one of Shawnee’s most established commercial corridors. The space features a second-generation Dirty Dough cookie store buildout, allowing for reduced tenant downtime and faster occupancy for specialty food, dessert, or small restaurant users.

The property benefits from close proximity to Oklahoma Baptist University (OBU), a major demand driver generating consistent traffic from students, faculty, staff, and campus visitors. This built-in customer base supports strong day and evening demand for quick-service and grab-and-go concepts.

With high visibility along N Kickapoo Ave, limited competing drive-thru spaces of similar size, and sustained university-driven demand, Suite A presents a compelling leasing opportunity with long-term stability and broad tenant appeal.



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PROPERTY HIGHLIGHTS

- Highly desirable end-cap space offering enhanced visibility, increased customer exposure, and improved traffic flow compared to inline retail suites.
- Rare drive-thru capability for a space of this size, significantly increasing tenant demand and supporting high-turnover food, dessert, and beverage concepts.
- Former cookie store layout allows for faster delivery, reduced capital expenditure, and flexible reuse for specialty food, dessert, or small restaurant operators.
- Located along Shawnee's primary retail corridor, providing strong daily traffic counts, excellent signage opportunities, and consistent drive-by exposure.
- Minutes from OBU, generating steady demand from students, faculty, staff, and visitors—ideal for quick-service, grab-and-go, and late-day food concepts.
- Surrounded by national, regional, and local retailers, restaurants, and service providers that drive daily traffic and repeat visitation.
- Functional layout designed for food service operations with the flexibility to accommodate a variety of specialty concepts.
- Shared on-site parking with convenient ingress/egress supports both drive-thru and walk-in customers.
- Few comparable drive-thru end-cap spaces under 2,000 SF in the Shawnee market, enhancing leasing velocity and long-term desirability.



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LOCATION HIGHLIGHTS

- Located on N Kickapoo Ave, Shawnee's primary retail and restaurant corridor
- Immediate proximity to Shawnee Mall, national retailers, restaurants, and service users
- Easy access to I-40, providing regional connectivity and customer draw
- Surrounded by dense retail, dining, and daily-needs services that drive consistent traffic throughout the day
- Strong synergy with nearby food, beverage, and service tenants
- N Kickapoo Ave is one of Shawnee's highest-trafficked corridors, supporting strong daily exposure
- Excellent ingress/egress with convenient access for both inbound and outbound traffic
- Drive-thru access enhances convenience and expands operating dayparts
- End-cap positioning provides increased visibility and circulation compared to inline spaces
- Shawnee population of approximately 30,000+ residents with stable growth
- Balanced demographic profile with families, working professionals, and students
- Median household income supports fast-casual, dessert, and specialty food concepts
- Auto-oriented market with strong demand for convenient dining and grab-and-go offerings

This location is well-positioned to capture impulse traffic, repeat local customers, and destination dining visits.



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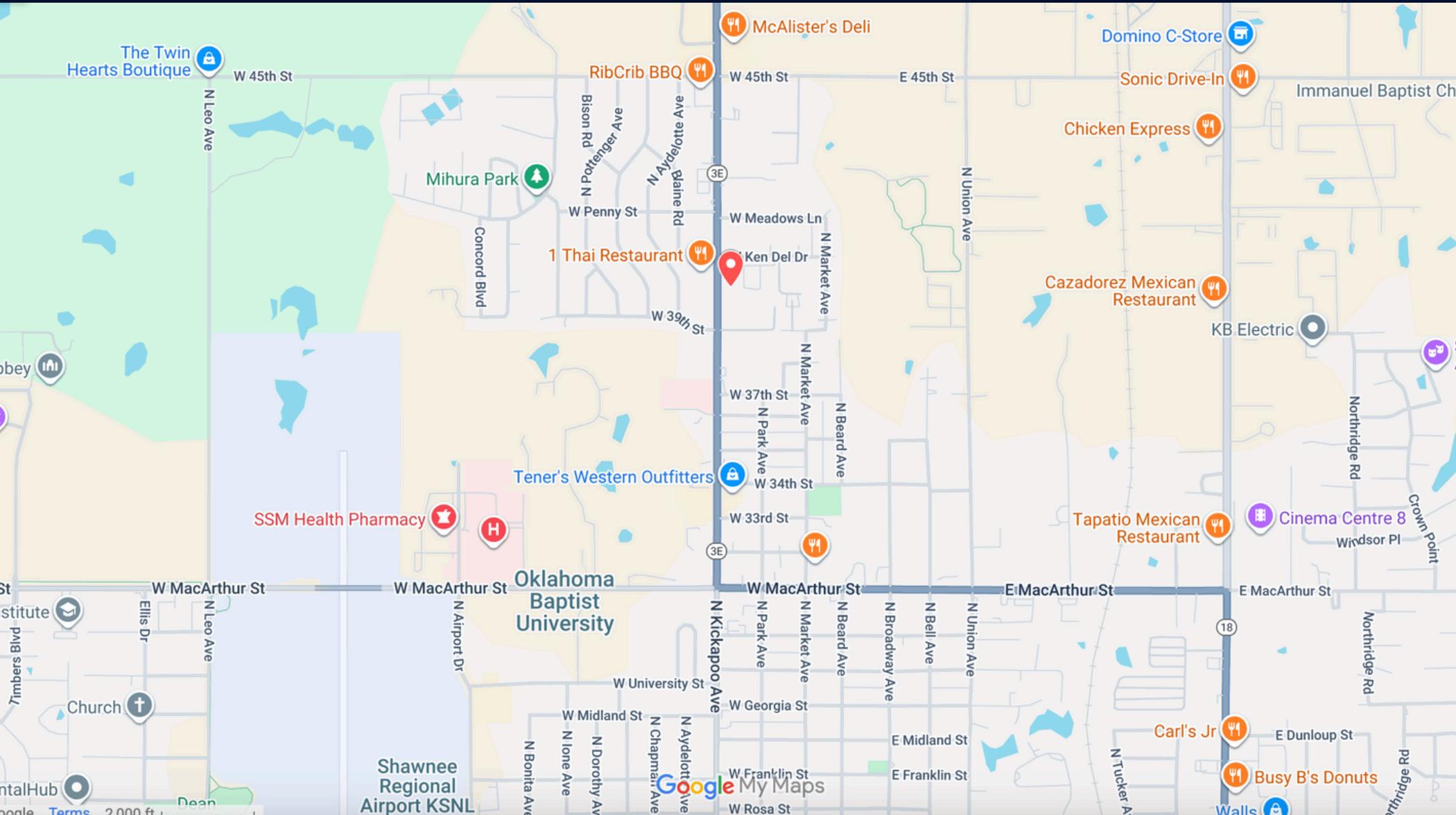
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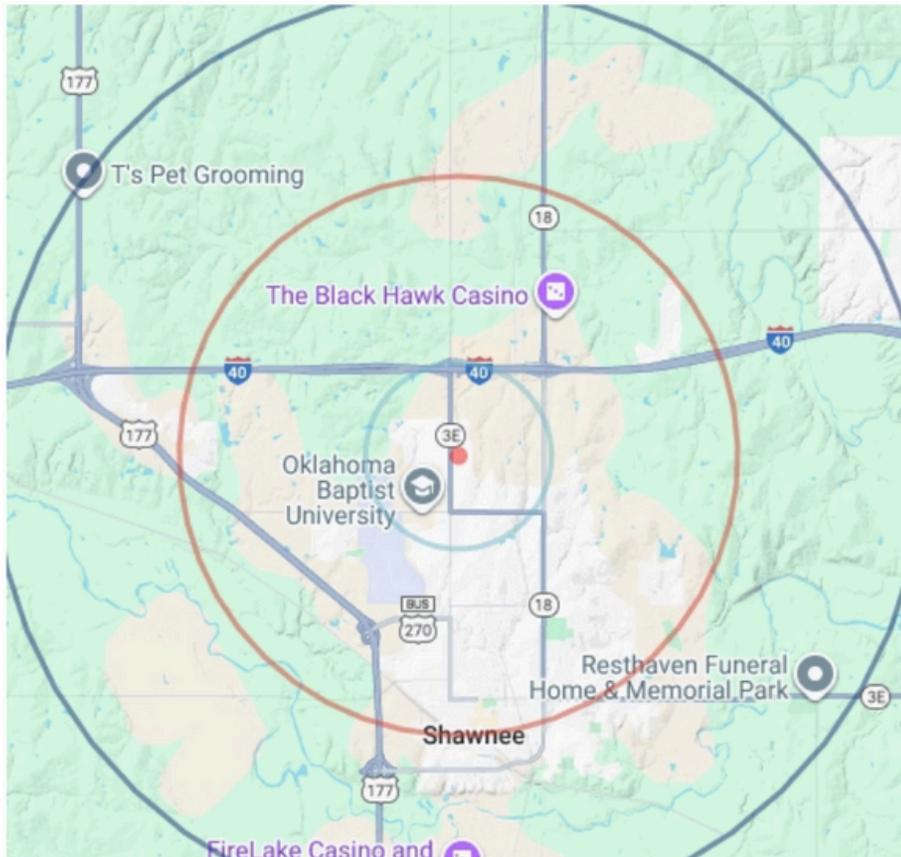
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DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,196	24,745	32,793
2010 Population	4,941	25,518	34,002
2025 Population	5,934	27,546	36,045
2030 Population	5,974	27,700	36,304
2025-2030 Growth Rate	0.13 %	0.11 %	0.14 %
2025 Daytime Population	7,839	31,852	39,650

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	197	1,529	2,054
\$15000-24999	124	994	1,272
\$25000-34999	178	918	1,244
\$35000-49999	329	1,437	1,858
\$50000-74999	385	2,108	2,702
\$75000-99999	192	1,246	1,616
\$100000-149999	277	1,471	1,933
\$150000-199999	126	555	651
\$200000 or greater	64	294	417
Median HH Income	\$ 58,264	\$ 54,558	\$ 53,858
Average HH Income	\$ 74,948	\$ 68,945	\$ 68,561



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	1,769	9,740	12,734
2010 Total Households	1,739	9,995	13,101
2025 Total Households	1,872	10,551	13,747
2030 Total Households	1,889	10,657	13,903
2025 Average Household Size	2.6	2.43	2.48
2025 Owner Occupied Housing	967	5,870	7,806
2030 Owner Occupied Housing	985	5,951	7,932
2025 Renter Occupied Housing	905	4,681	5,941
2030 Renter Occupied Housing	904	4,706	5,971
2025 Vacant Housing	221	1,426	1,805
2025 Total Housing	2,093	11,977	15,552



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ABOUT SHAWNEE, OK

Shawnee, Oklahoma is a regional retail and employment hub located in Pottawatomie County, approximately 35 miles east of downtown Oklahoma City. The city serves not only its local population but also surrounding communities, supporting consistent demand for retail, dining, and service uses.

A primary economic driver for Shawnee is Oklahoma Baptist University (OBU), a nationally recognized private university enrolling thousands of students, faculty, and staff. OBU generates a steady, year-round customer base and fuels strong demand for quick-service restaurants, specialty food, dessert concepts, and convenience-oriented retail. University events, athletics, and campus visitors further enhance traffic throughout the market.

Shawnee's retail core is concentrated along N Kickapoo Avenue, the city's main commercial corridor and home to Shawnee Mall, national retailers, restaurants, and essential services. The property's proximity to OBU and its location within this established retail node position it to capture both daily university-driven demand and broader regional traffic.

With convenient access to Interstate 40, a diverse consumer base, and continued retail investment, Shawnee remains an attractive and resilient market for food-focused and service-oriented operators.



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