

SHAWNEE MALL - FORMER AUTOMOTIVE SPACE

4901 N KICKAPOO AVE SHAWNEE, OK 74804



LOCATION DESCRIPTION

Shawnee Mall is offering former automotive space. Located on the north side of the Mall with direct access and parking.

Description:

- 6 Bay Doors
- 1 Smaller Roll-Up Door for deliveries
- 2 Entrance Doors
- Loft area is 8'x106'
- One Restroom w/toilet and sink
- One 6'x8' mop closet with mop sink
- Ceiling Height 20'
- 1 Stairwell to Loft
- Electric and water available
- Exterior water spicket
- Parking available on North side of the building

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (NNN)
NNN:	\$4.50 NNN
Available SF:	4,240 SF

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$12.00 SF/yr	4,240 SF

GEORGE WILLIAMS, CCIM

gwilliams@priceedwards.com

O: 405.843.7474 C: 405.657.7800

CHRIS CASTRO

chris@creekcre.com

O: 405.317.0627

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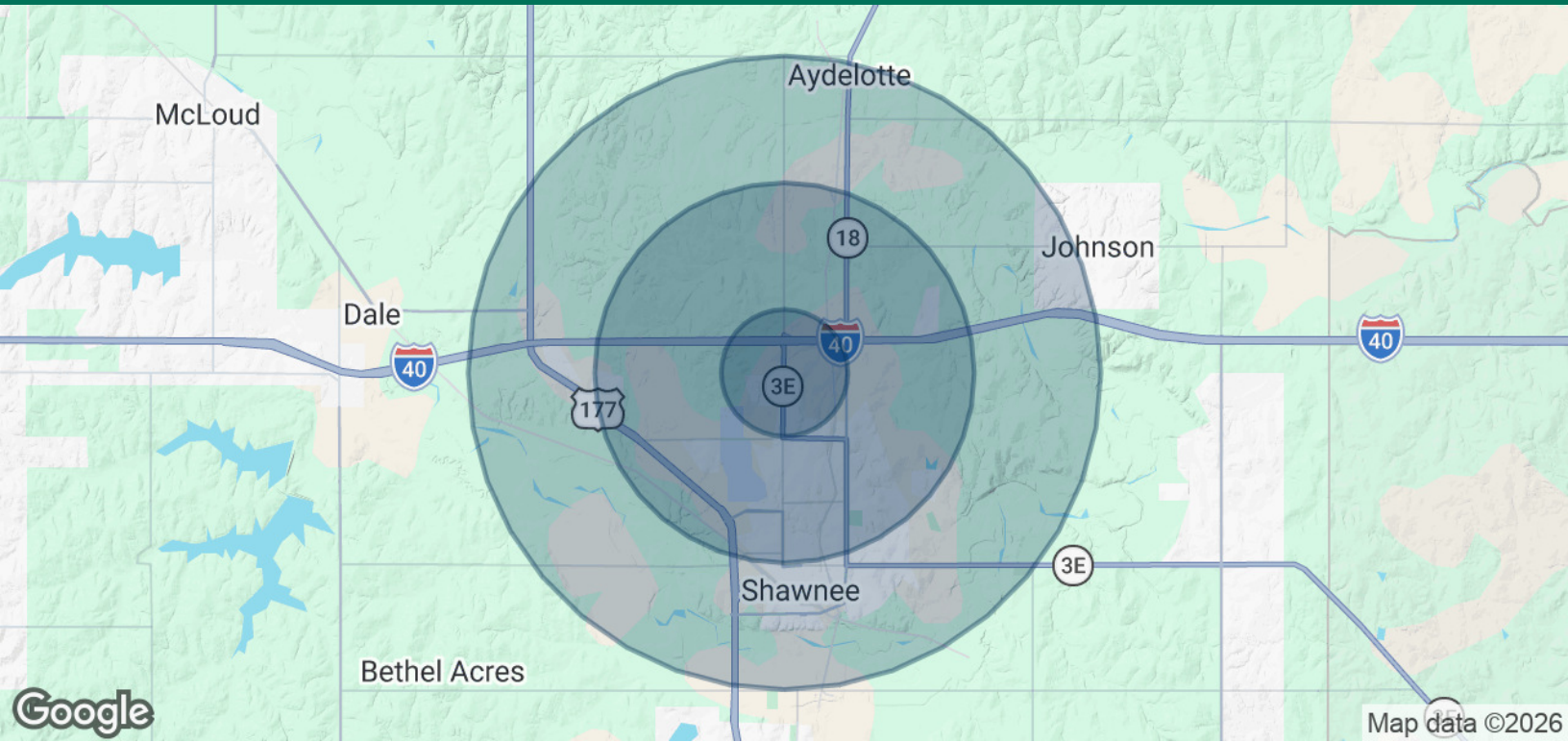
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,807	21,127	34,150
Average Age	29.2	36.1	36.5
Average Age (Male)	24.0	35.1	34.9
Average Age (Female)	32.6	36.4	37.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	948	7,742	12,704
# of Persons per HH	3.0	2.7	2.7
Average HH Income	\$74,331	\$74,282	\$71,195
Average House Value	\$190,859	\$176,340	\$171,099

Demographics data derived from AlphaMap

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