

FOR LEASE

7811 N Kickapoo Ave,
Shawnee, OK 74804



Johnson
Commercial Group

JohnsonCommercialGroup.com



Offering Summary

Building Size: 3,200 SF

Monthly Rate: \$3,000 + NNN

Lease Rate: \$11.25 SF/YR

Lease Type: NNN

Lot Size: 1.25 Acres +/-

Zoning: I-1

Year Built: 2021

Property Overview

This 3,200 SF industrial building sits on a fully fenced 1.25-acre +/- site with a sliding gate, roughly an acre of usable yard, and 165' +/- of frontage on N Kickapoo Avenue served by a dedicated concrete drive approach — a fit for contractors, trades fleets, and equipment or service operators who need secure ground and a shop in one place. The building has two drive-in bays, a 12' wide overhead door and a wide barn-style sliding door for oversized equipment, one office, a conference room, two restrooms, 3-phase power, natural gas heat, and exterior wall-pack lighting. Built in 2021 with metal construction, on city water and sewer, roughly 2.5 miles north of I-40. Zoned I-1.

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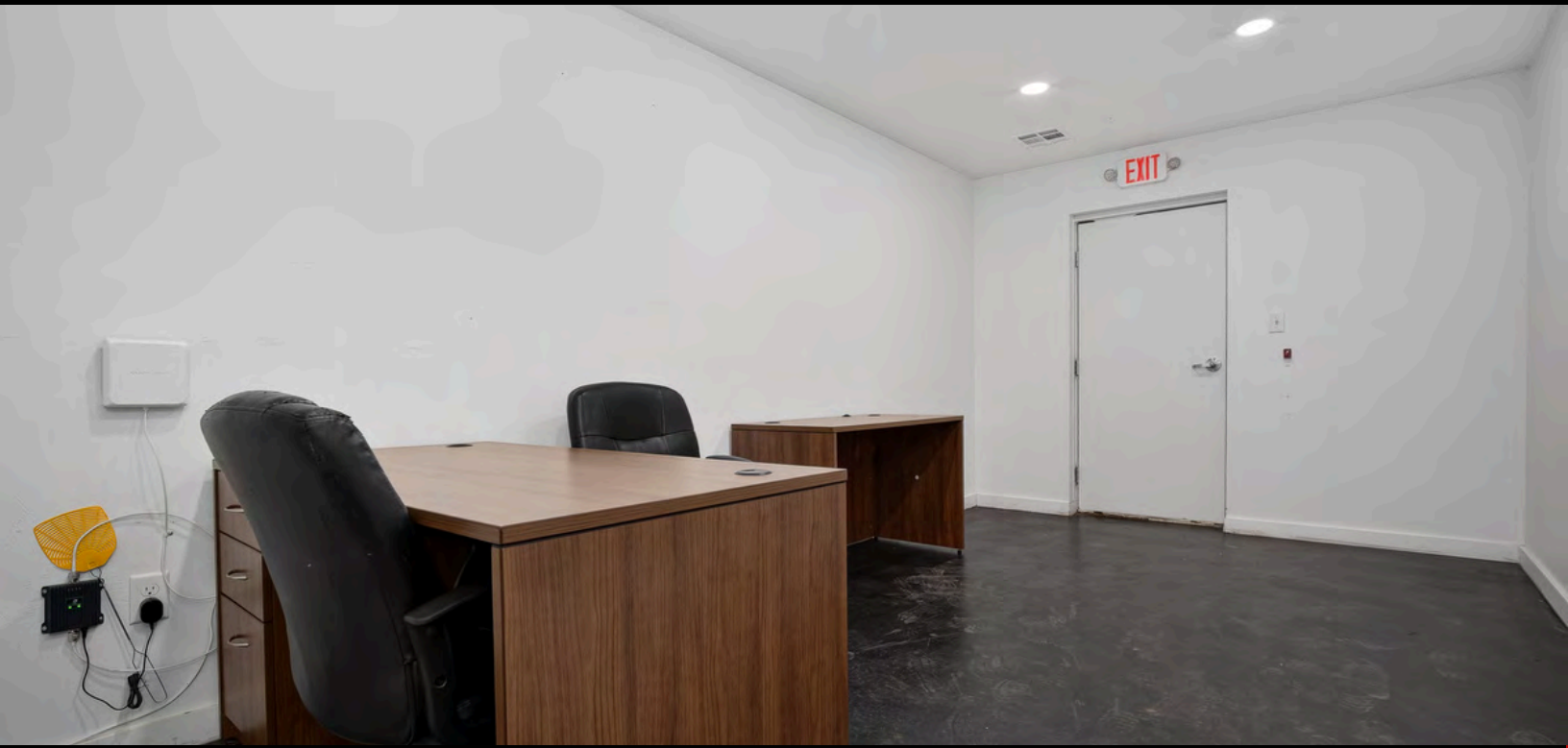
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City of Shawnee Zoning Map



PUD - P.U.D.



Zoning

-  TA - Transitional Agriculture
-  TL - Twin Lakes
-  R-1 - Low Density Residential
-  R-2 - Medium Density Residential
-  R-3 - High Density Residential
-  C-1 - Local Commercial
-  C-2 - Regional Commercial
-  DT - Downtown
-  MU - Mixed Use
-  I-1 - Light Industrial



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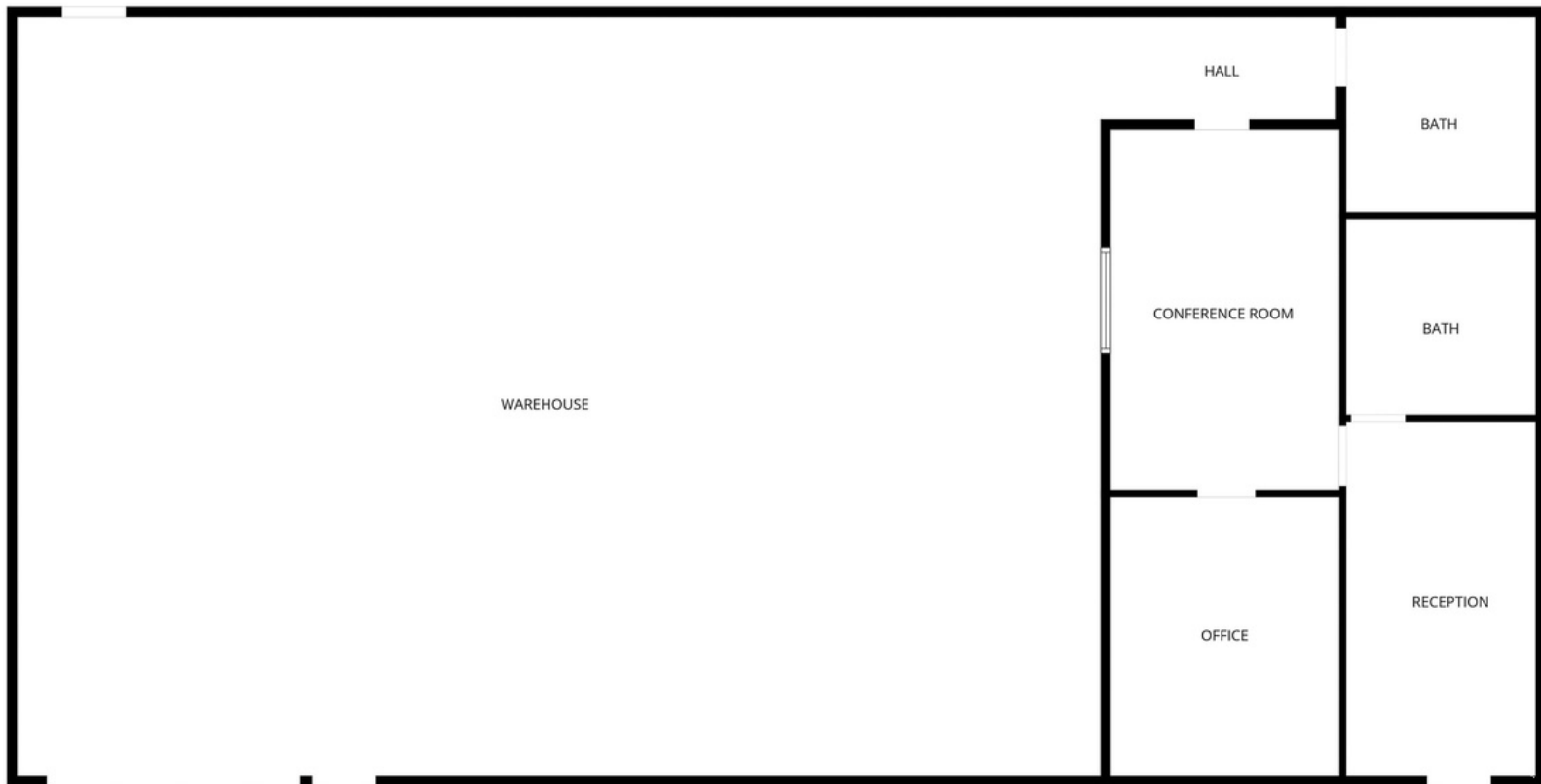
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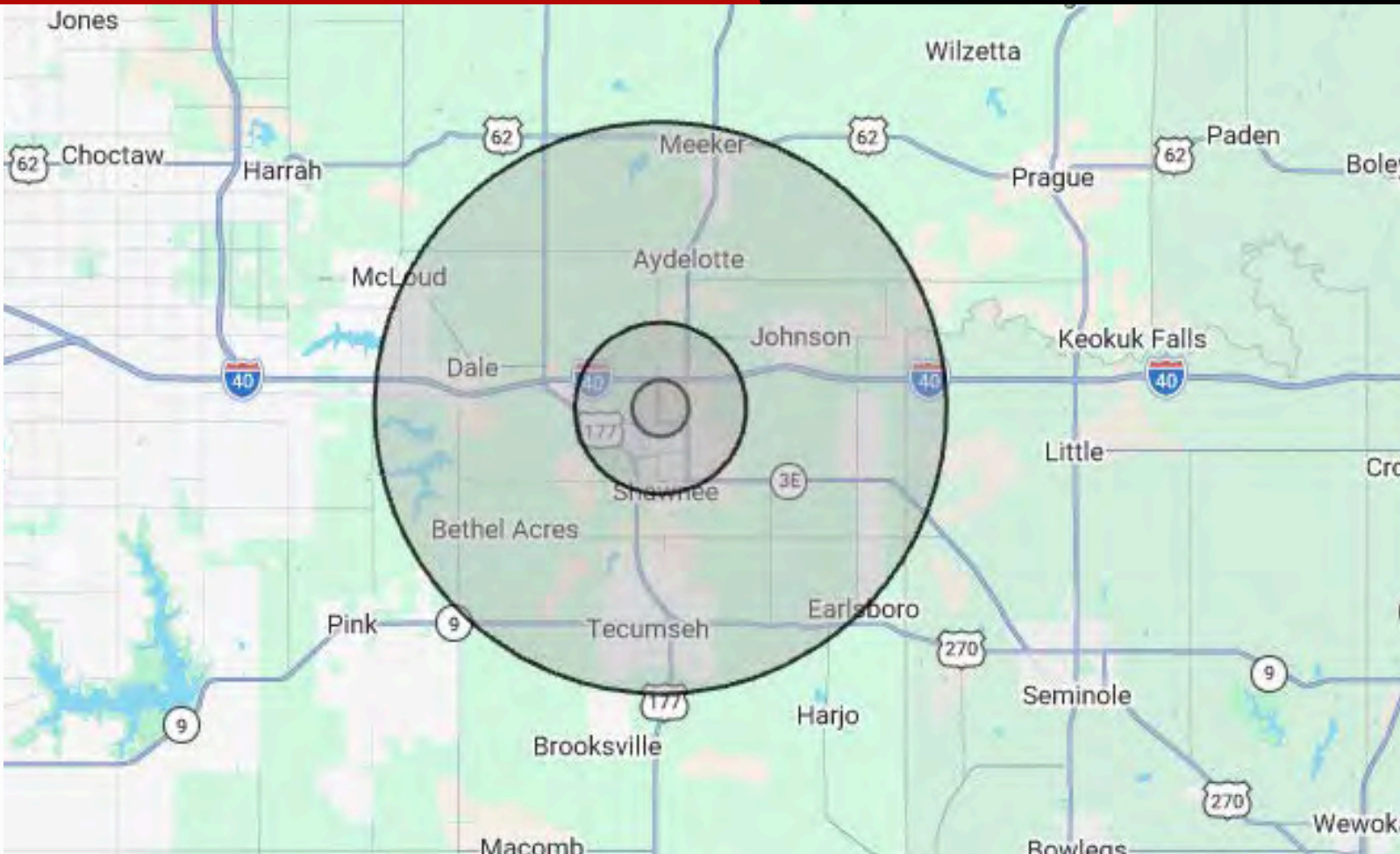
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Demographics

1 MILE

3 MILE

10 MILE

Population	62	4,196	54,618
Average Age	40	38	39
Employment	1,185	5,620	23,334
Households	24	1,475	20,519
Ave. Household Income	\$72,271	\$81,508	\$70,681
Median Home Value	\$250,000	\$210,194	\$179,704

Traffic Count

Average Daily Volume

1,304 Vehicles

Demographic data provided by CoStar

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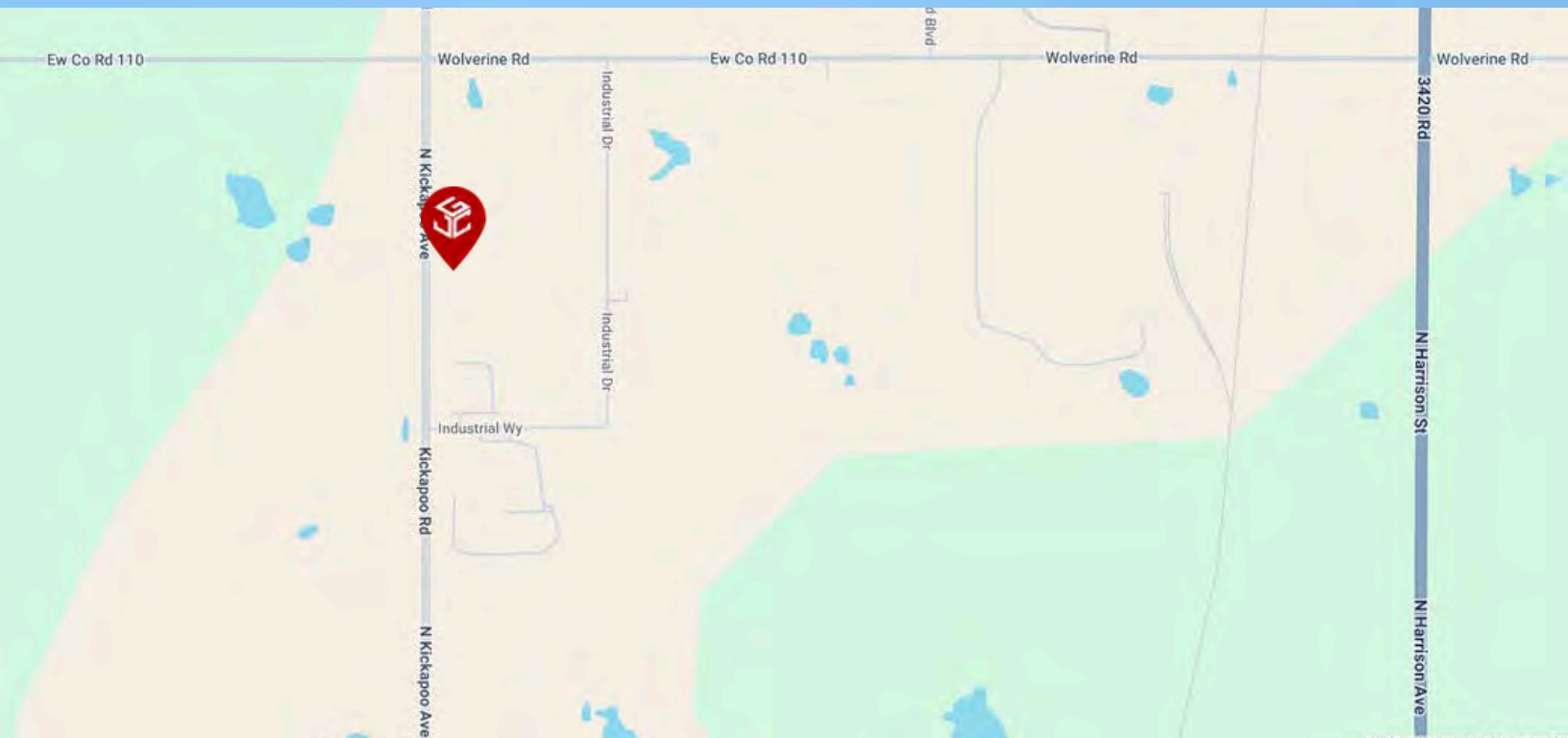
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