



  
**CLASSEN  
FAMILY MEDICINE  
SHAWNEE**  
OPEN MON-THUR 8am to 5pm  
**405-395-4441**

# FREESTANDING BUILDING | FOR LEASE

432 N BROADWAY, SHAWNEE, OK 74801

**JIM ROSE**  
jrose@newmarklsb.com  
O: 405.879.4767

 **NEWMARK GRUBB**  
LEVY STRANGE BEFFORT

# FREESTANDING BUILDING/432 N BROADWAY, SHAWNEE, OK



## PROPERTY OVERVIEW

Busy intersection in Shawnee just north of the courthouse. Close to downtown with ample parking and pylon sign on the corner. Former medical clinic but would be great for office or retail use.

## PROPERTY DETAILS

**Available** 1,550 SF

**Lease Rate** \$1,800.00/Month

**Lease Type** NNN

**Zoning** C-4



## DEMOGRAPHIC HIGHLIGHTS

|               | 1 Mile   | 3 Mile   | 5 Mile   |
|---------------|----------|----------|----------|
| Population    | 9,527    | 28,728   | 39,384   |
| Households    | 3,737    | 11,189   | 15,106   |
| Avg HH Income | \$40,340 | \$55,092 | \$60,006 |



204 N. Robinson, Ste 700 OKC, OK, 73102 | for more information, visit us at  
110 W. 7th, Ste 2600 Tulsa, OK, 74119 | [NEWMARKLSB.COM](http://NEWMARKLSB.COM)

The information contained herein was obtained from sources believed reliable; however, Newmark Grubb Levy Strange Beffort makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions prior to sale or lease, or withdrawal without notice. Independently Owned and Operated.