

Kickapoo Plaza

4006 and 4010 N. Kickapoo Shawnee, OK 74804



Kickapoo Plaza located at 4006 and 4010 North Kickapoo in Shawnee, OK, is 13,000 square feet surrounded by retailers and restaurants. TJ Maxx, Hobby Lobby, Ulta, PetSmart, Lowes are within walking distance. Eating establishments in the area include Chick-Fil-a, Chili's, Santa Fe Grill, Q'doba, IHOP, McAlister's Deli, and Starbucks, to name a few.

- Building size: 6,500 sf each
- Ample parking
- Year Built: 2018
- Availability:
 - Suite A - 1,300 sf; \$20.00
 - Suite B - 1,300 sf; \$20.00
 - Suite C - 1,300 sf; \$20.00
 - Suite D - 1,300 sf; \$20.00

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RETAIL

For Lease



Demographics

Radius	1 Mile	3 Mile	5 Mile
Population:			
2023 Projection:	3,676	25,272	36,199
2018 Estimate:	3,658	24,953	35,699
2010 Census:	3,682	24,089	34,236
2018 Daytime Pop:	5,864	14,416	19,493
Growth 2018-2023:	0.49%	1.28%	1.40%
Growth 2010-2018:	(0.65%)	3.59%	4.27%
2018 Avg HH Inc.:	\$54,772	\$57,724	\$54,575
2018 Med HH Inc.:	\$45,602	\$41,325	\$38,842

Traffic Counts

Collection/Cross Streets	Traffic Volume	Count Year
I-40 W of State Hwy 18	29,600	2017
I-40 E of State Hwy 18	23,600	2017
Kickapoo N of W 45th Street	20,585	2017
Kickapoo @ Plaza Dr Intrscn	20,653	2017

