



2613 N. KICKAPOO, SHAWNEE OKLAHOMA

- Highly desirable location adjacent to Oklahoma Baptist University
- Near the corner of Kickapoo Ave. and MacArthur St.
- 1/3 mile from Shawnee Regional Hospital
- 1.5 miles from I-40 and Shawnee Mall

PROPERTY INFORMATION

- Lot Size: 0.67 Acre
- Building Size: 3,244 sq. ft
- Legal Description: ROSE GARDEN BLK 6, LOTS 17 THRU 22 & S5' VAC ALLEY ROSA'S MEXICAN RESTAURANT

AVAILABLE MARCH 2023



2613 N. KICKAPOO AVE

- Built for a Pizza Hut franchisee in 1970, the building has hosted three successful restaurants over the last 48 years: Pizza Hut 1970 - 1993, Cafe Pepperoni 1994 - 2003, and Rosa's Mexican Restaurant 2003 - Feb 2018.
- It was renovated in 2020 and operated as a used car sales office from 2020 to 2023
- Lot Size: 28,975 sq. ft.
- Building Size: 3,244 sq. ft.
- Parking Spots: 35
- Frontage: Kickapoo 152 ft. w/2 curb cuts
- Legal Description: ROSE GARDEN BLK 6, LOTS 17 THRU 22 & S5' VAC ALLEY ROSA'S MEXICAN RESTAURANT

Shawnee Oklahoma

30-Mile Radius
400000
People

University
2800
Students

Shawnee Mall
456000
SqFt

Daytime
30000
Employees



DOLLAR GENERAL

OneMain Financial
LENDING DONE HUMAN

Shawnee Suds Car Wash



PAUL'S PLACE
STEAK HOUSE



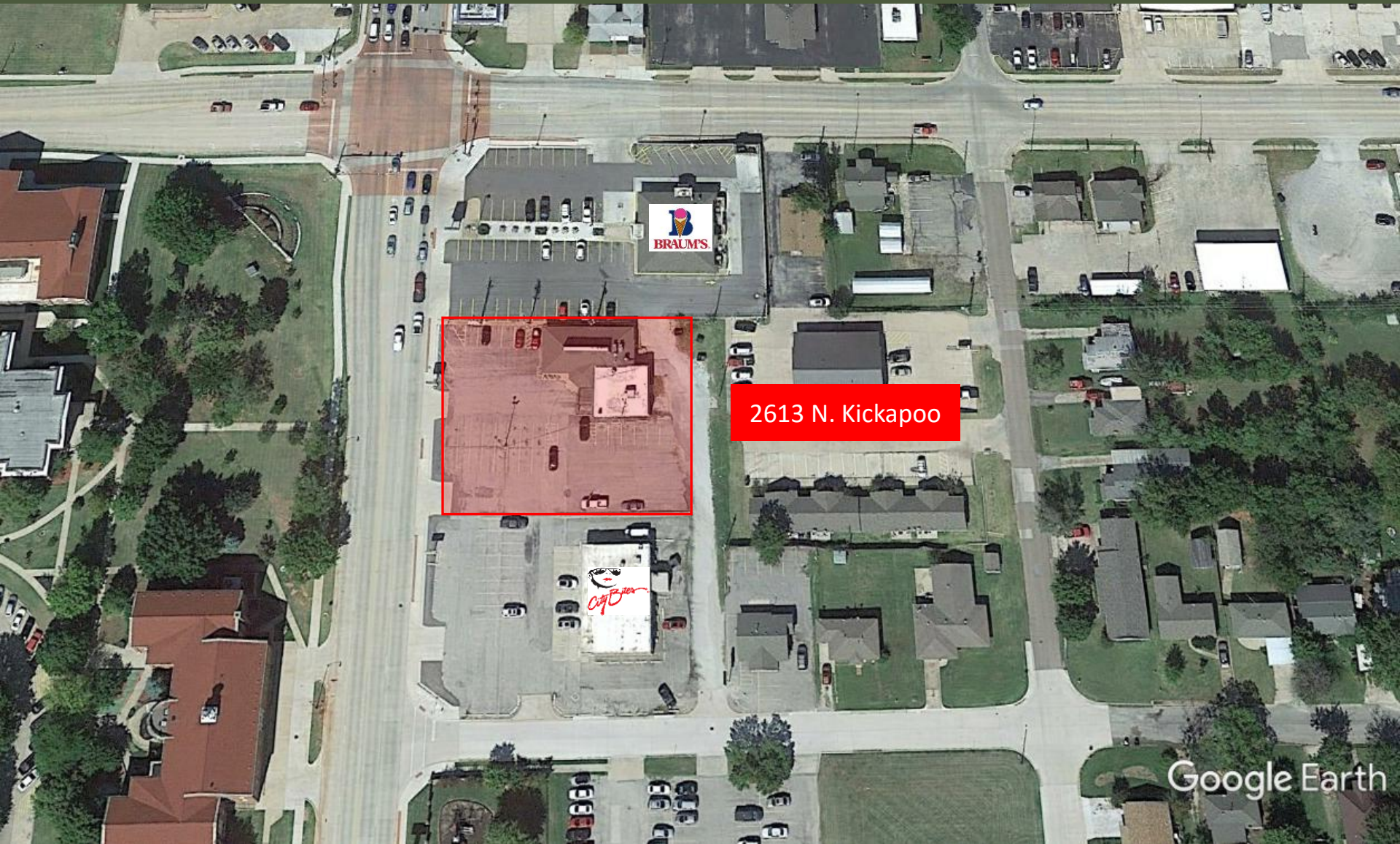
2613 N. Kickapoo



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Google Earth

2613 North Kickapoo



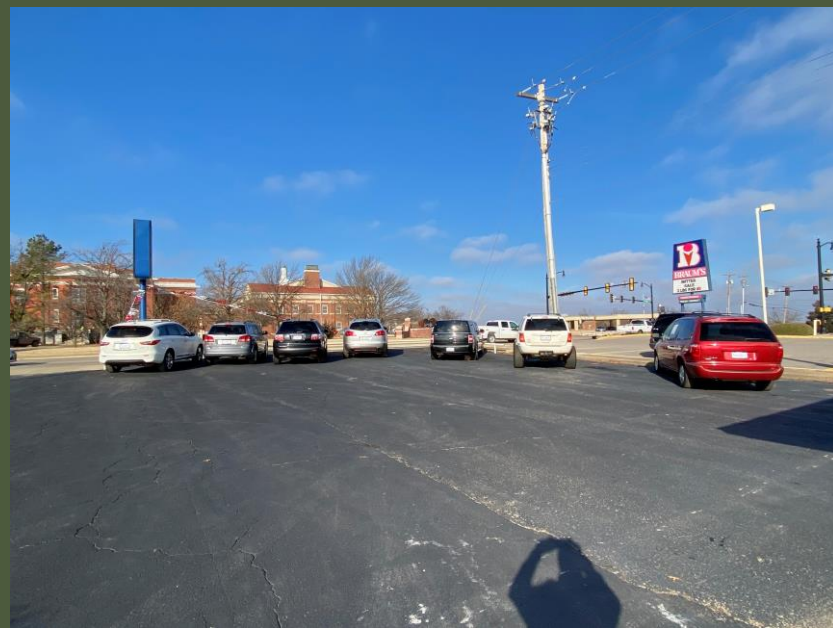
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Google Earth

View to the Southwest



View to the Northwest



Neighbor to the North



Neighbor to the South

