

1801 N HARRISON ST.

1801 N Harrison St, Shawnee, OK 74804



RETAIL SPACE NOW AVAILABLE

Available SF:	2,400 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Lot Size:	1.0 Acres
Building Size:	2,400 SF
Year Built:	1968
Zoning:	C 3
Cross Streets:	Harrison & Cammack

PROPERTY OVERVIEW

This free standing building is available for lease to Retailers, including Medical Marijuana Dispensary operators. Landlord will allow growing and processing on-site.

Surrounding Retailers: Pizza Hut, Arbys, Sams Southern Eatery, Advance Auto Parts, Walgreens, Sherwin Williams, Banc First, and many more.

Located near the intersection of North Harrison Street and East Independence Street in Shawnee, Oklahoma.

TRAFFIC COUNT-ACOG

073119

N Harrison St	north	14,000
N Harrison St	south	14,000
E Independence	east	8,000
E Independence	west	11,200

GIRMA MOANING

Retail Investment Specialist
 gmoaning@priceedwards.com
 405.843.7474
 210 Park Ave, Suite 700, Oklahoma City, OK 73102
 priceedwards.com

JACOB SIMON

Retail Specialist
 jsimon@priceedwards.com
 405.843.7474
 210 Park Ave, Suite 700, Oklahoma City, OK 73102
 priceedwards.com

1801 N HARRISON ST.

1801 N Harrison St, Shawnee, OK 74804



DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	57,701
Population Density	57,701
Median Age	36.5
Median Age (Male)	34.7
Median Age (Female)	37.8
Total Households	21,407
# of Persons Per HH	2.7
Average HH Income	\$49,910
Average House Value	\$110,646

TRAFFIC COUNTS (per ACOG)

N Harrison St	north	14,000
N Harrison St	south	14,000
E Independence	east	8,000
E Independence	west	11,200

GIRMA MOANING

Retail Investment Specialist
 gmoaning@priceedwards.com
 405.843.7474
 210 Park Ave, Suite 700, Oklahoma City, OK 73102
 priceedwards.com

JACOB SIMON

Retail Specialist
 jsimon@priceedwards.com
 405.843.7474
 210 Park Ave, Suite 700, Oklahoma City, OK 73102
 priceedwards.com