



OFFICE SPACE FOR SALE

4218 N HARRISON AVENUE

Shawnee, OK 74804



TYLER HUXLEY

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GARRETT MCGINNIS

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,819,310.34
Building Size:	6,000 SF
Price / SF:	\$303.22
Cap Rate:	7.25%
NOI:	\$131,900
Year Built:	2025

PROPERTY OVERVIEW

This well-maintained office building in Shawnee, Oklahoma, is fully leased to First American Title, a trusted leader in title insurance. The tenant has signed a new 5-year lease, with a lease term running through June 30th, 2030, featuring scheduled rent increases, ensuring long-term, growing income.

Strategically located near major highways and local amenities, the property is in excellent condition, offering modern office space suitable for a variety of business needs. Shawnee's expanding economy makes this property a desirable location for businesses, ensuring strong demand for office space.

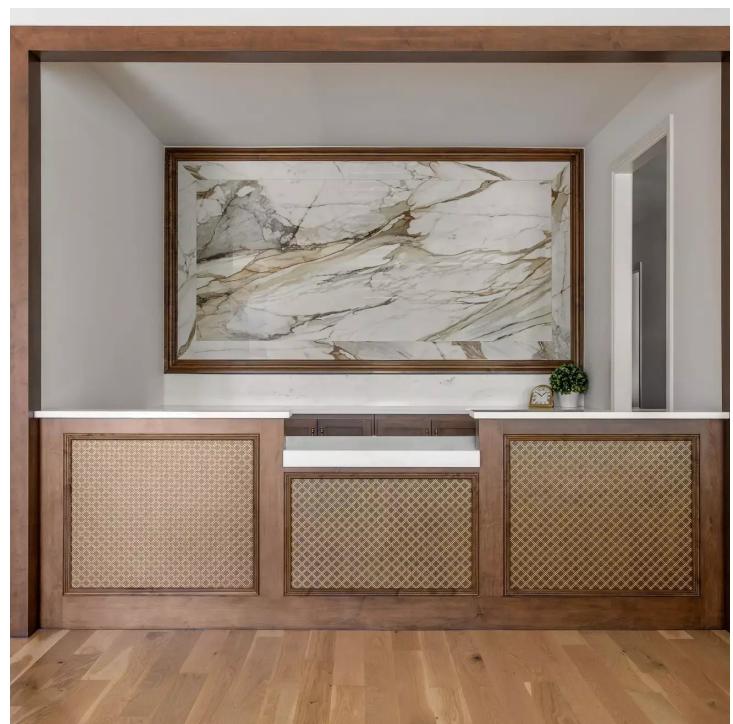
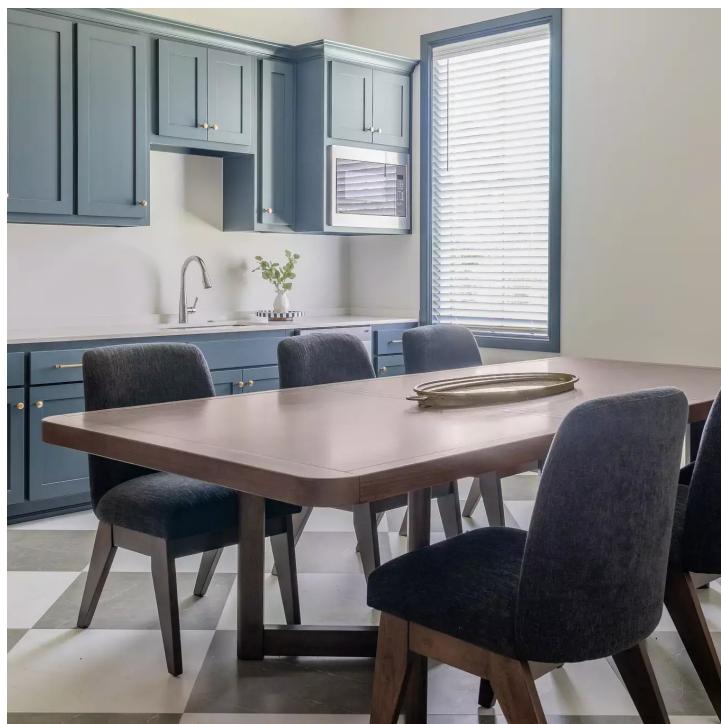
With First American Title as the tenant, investors benefit from a secure, stable income stream backed by a nationally recognized company with a solid reputation. The property also offers ample parking and is well-positioned to deliver reliable returns and future value appreciation.

This is an ideal opportunity for investors seeking a low-risk, income-generating property with strong tenant commitment and future rental growth.

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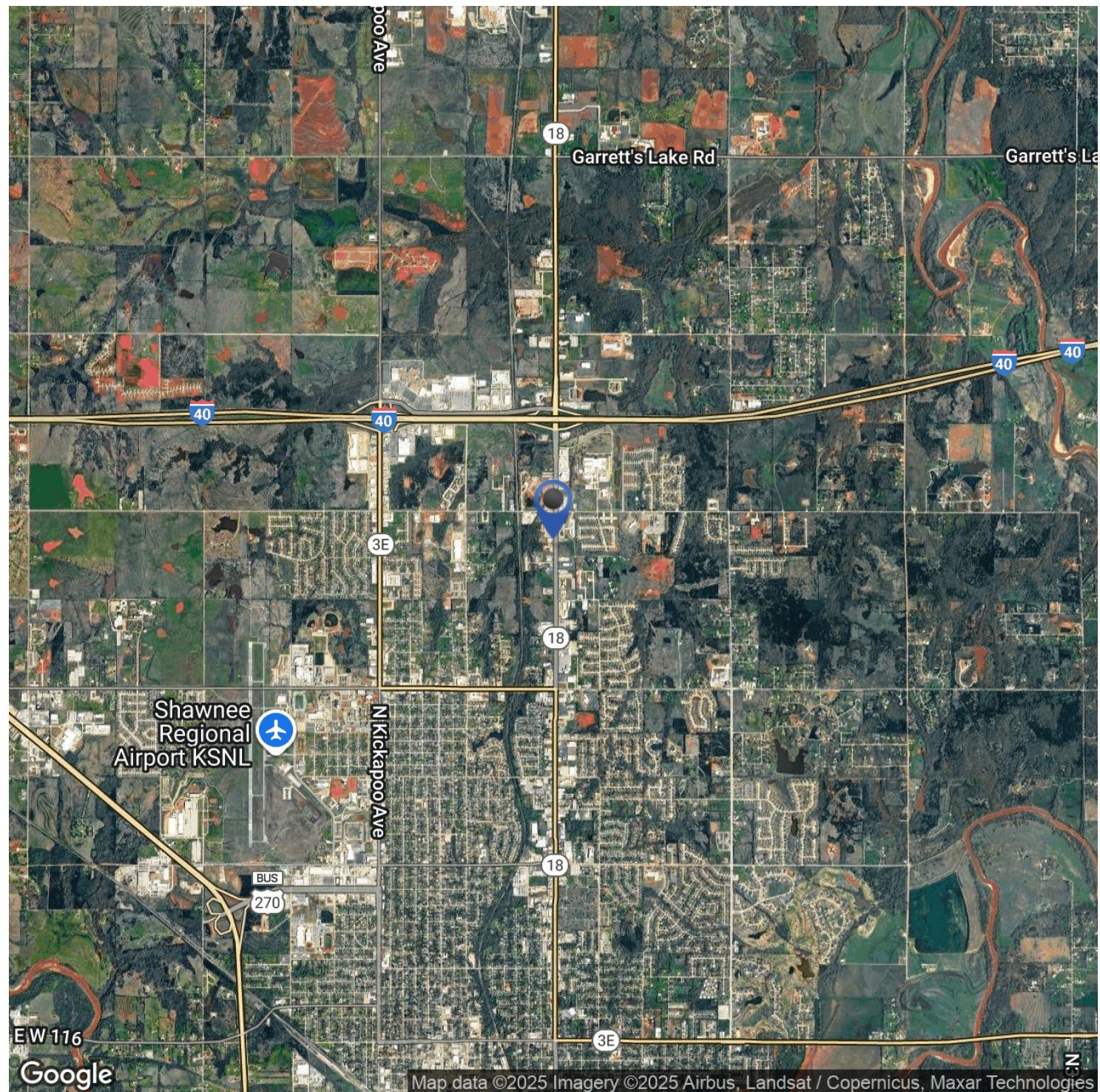
ADDITIONAL PHOTOS



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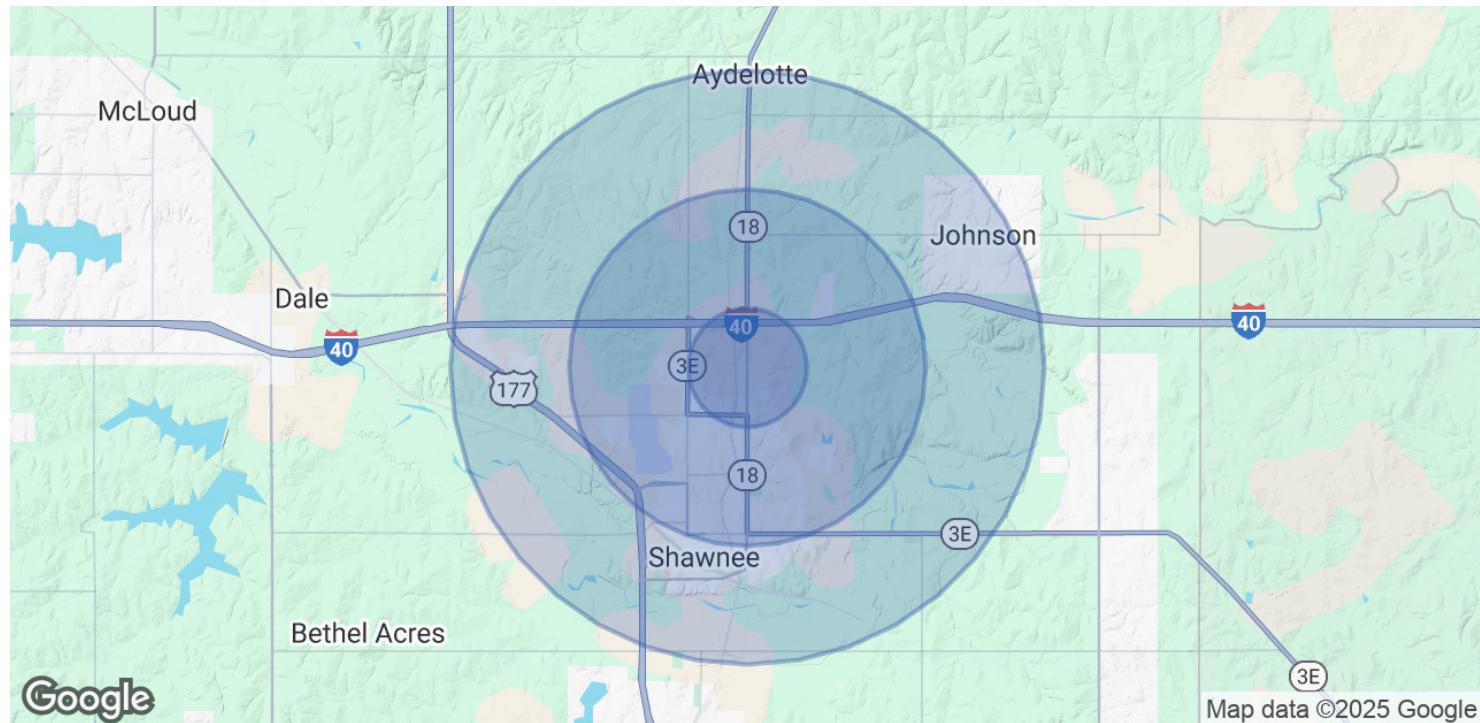
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,088	26,100	36,053
Average Age	43	39	39
Average Age (Male)	41	38	38
Average Age (Female)	45	41	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,297	9,790	13,618
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$86,182	\$70,730	\$68,995
Average House Value	\$279,304	\$187,129	\$184,052

Demographics data derived from AlphaMap