

# SHAWNEE, OK

7801 N Harrison Ave



**NORTH ROCK  
CREEK**

**10,000 +/- SF  
Available**

**6 AC  
Available**

**14,000 +/- SF  
Available**

**9,500 VPD (24)**

**N Harrison Ave**

# PLAINS

Commercial Real Estate

## INDUSTRIAL PROPERTY FOR SALE OR LEASE

7801 N Harrison Ave, Shawnee, OK 74804

### FOR LEASE:

\$5.00/SF NNN

14,000+/- SF

### FOR SALE:

\$1,400,000

24,312 SF / 3.05 AC

### PROPERTY HIGHLIGHTS:

- » Easy Access to I-40
- » Zoned I-1
- » 3 Phase Power ; 1,200 AMPS
- » Two Industrial Buildings
- » Partially leased
- » Great Investment Opportunity
- » (x5) Overhead Doors
- » Additional 6 AC Available

### TRAFFIC COUNTS:

N Harrison Ave: 18,487 VPD ('24)

Garrett's Lake Rd: 3,200 VPD ('24)

### DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2025 Population	388	7,257	28,388
Daytime Population	1,461	11,233	30,854
Avg. HH Income	\$78,677	\$83,455	\$75,509



### ATTRACTIONS:



HELENA LEWIS // (214) 385-7505 // HELENA.LEWIS@PLAINSCRE.COM

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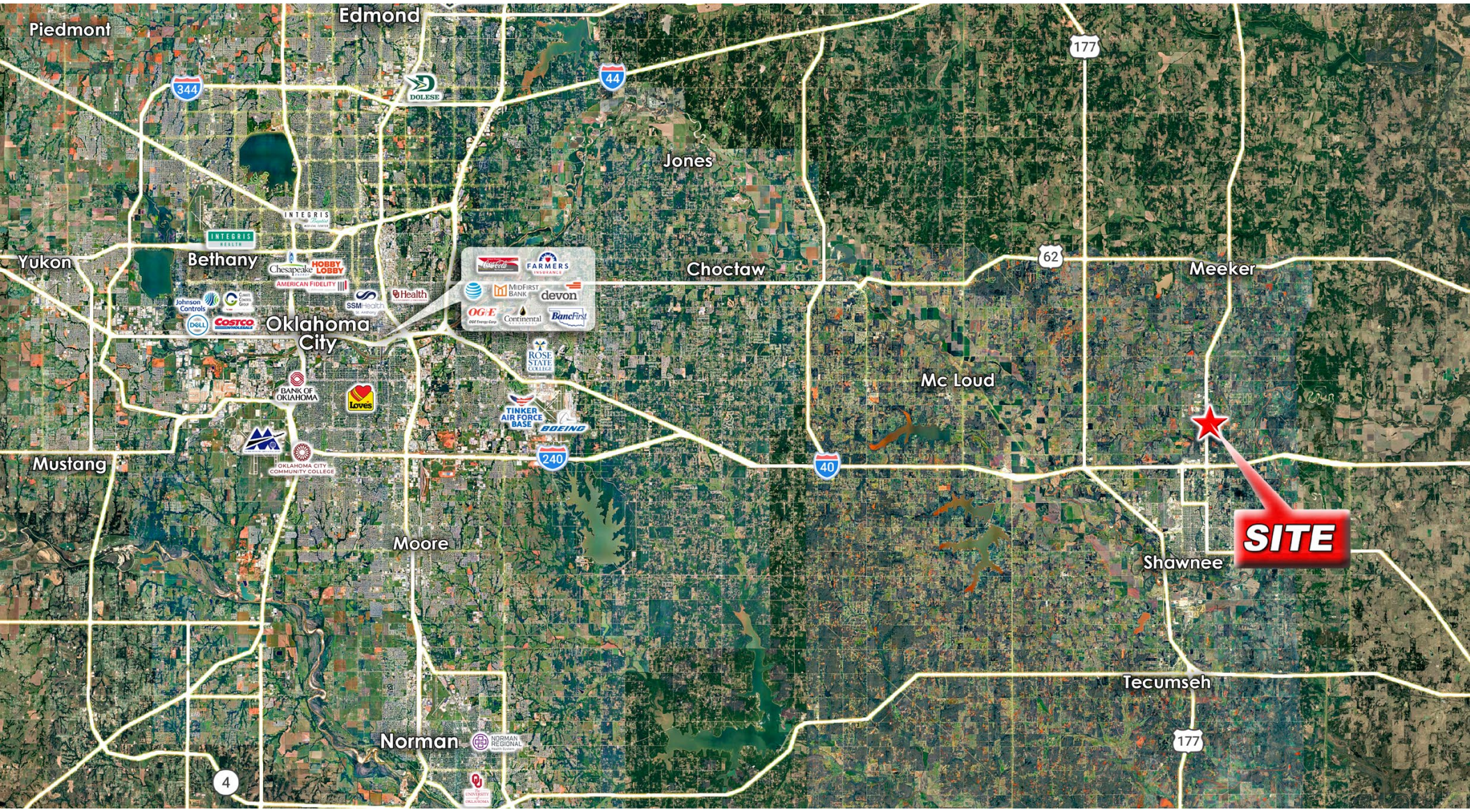
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