

4020 N HARRISON STREET, SHAWNEE, OK

RETAIL BUILDING FOR SALE

AMERICA'S CAR-MART


FOCUS
COMMERCIAL REAL ESTATE

COREY FUHRMAN
OFFICE/MEDICAL SPECIALIST
479.504.2034
COREY@FOCUSCREGROUP.COM

TYLER GURGANUS
RETAIL SPECIALIST
479.721.2427
TYLER@FOCUSCREGROUP.COM

BRIAN BROCKMAN
IN-STATE BROKER
513.898.1551
BOR@BANGREALTY.COM

BANG REALTY-OKLAHOMA, INC.
LICENSE # 177814

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EXECUTIVE SUMMARY

4020 N Harrison Street presents a strong corridor commercial opportunity in Shawnee, Oklahoma, combining visible frontage with meaningful acreage. Shawnee is located east of Oklahoma City and serves as a regional hub for Pottawatomie County and the surrounding trade area. The market benefits from access to Interstate 40, local healthcare, education, retail, and service-based demand, along with regional traffic moving through the broader Oklahoma City corridor.

The property includes a 3,000 SF building on approximately 2.10 acres, creating flexibility for parking, circulation, expansion, or future redevelopment. N Harrison Street carries approximately 18,200 vehicles per day and serves as one of Shawnee's primary commercial corridors. The property's location benefits from established traffic patterns and proximity to the broader I-40 commercial influence area, supporting a wide range of retail, service, automotive, owner user, and investment strategies.

For investors and users, the property offers visibility, land flexibility, and the ability to adapt the asset over time as market demand evolves.

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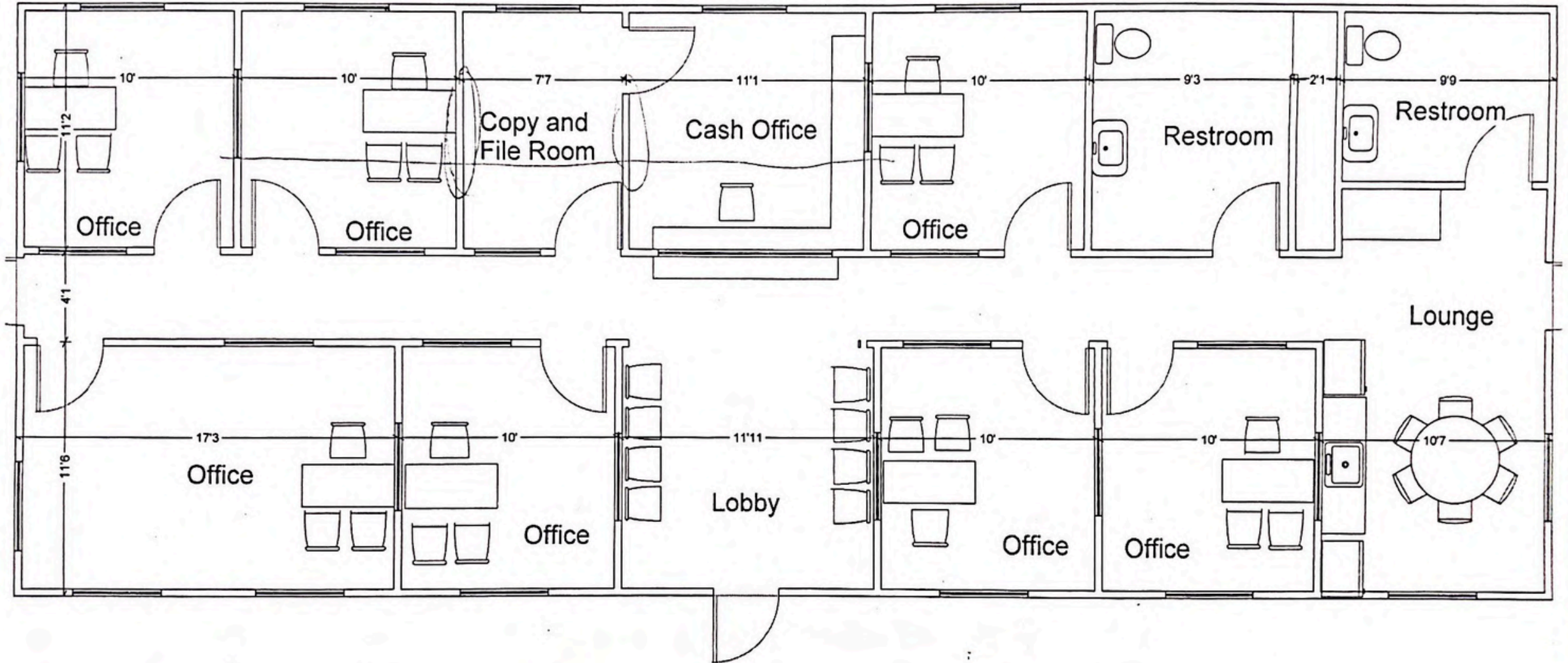
PROPERTY HIGHLIGHTS

3,000 SF
BUILDING AVAILABILITY

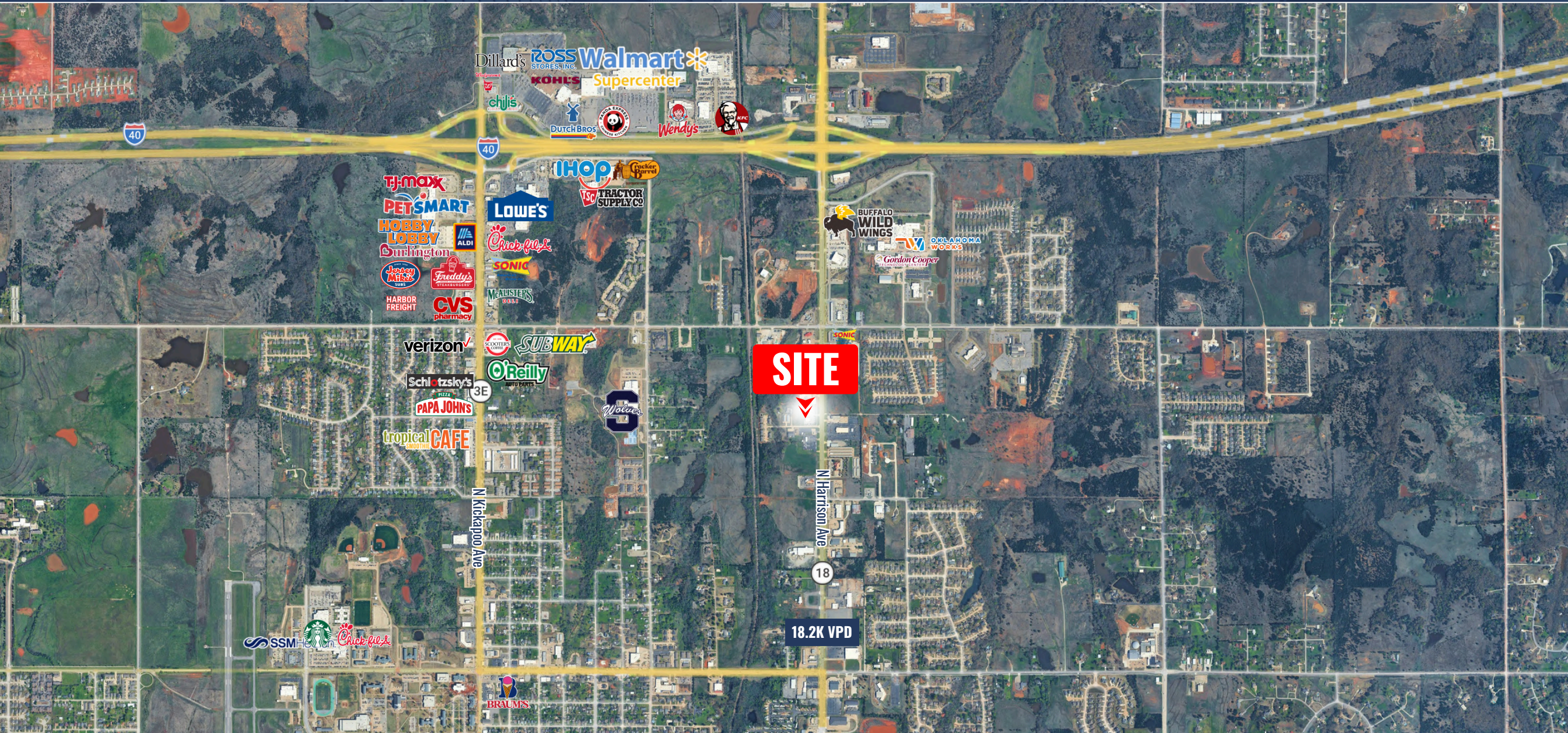
\$900,000
ASKING PRICE

2.10 AC
LAND AVAILABILITY

FLOOR PLAN



AERIAL MAP VIEW



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SITE DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

4020 N Harrison St, Shawnee, Oklahoma, 74804

Ring: 3 mile radius

KEY FACTS

27,917

Population



10,678

Households

36.5

Median Age

\$44,694

Median Disposable Income

EDUCATION

8.6%

No High School Diploma



31.6%

High School Graduate



31.1%

Some College/
Associate's Degree



28.8%

Bachelor's/Grad/
Prof Degree

INCOME



\$56,431

Median Household Income



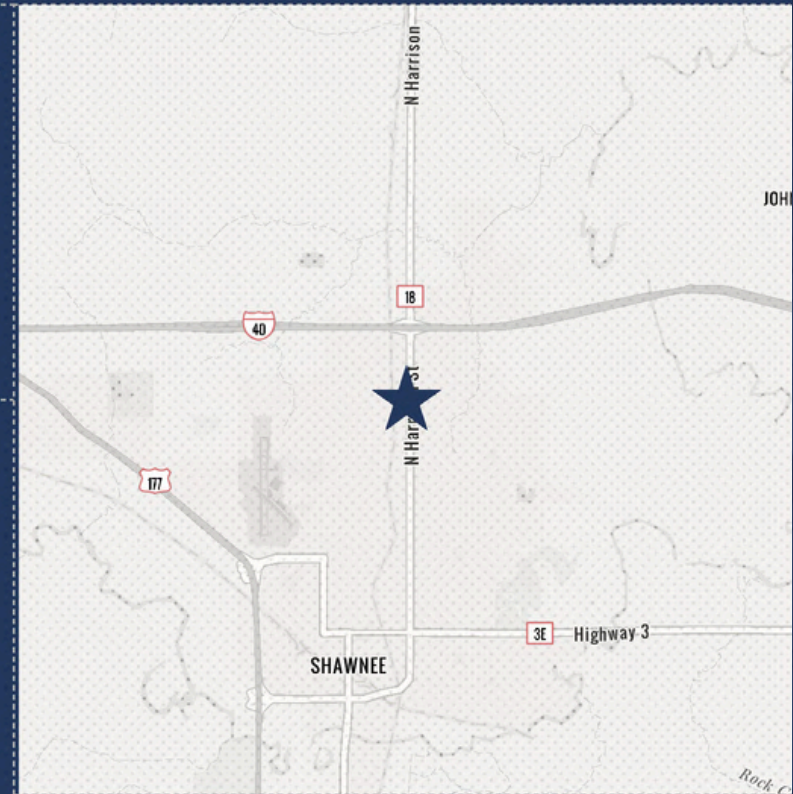
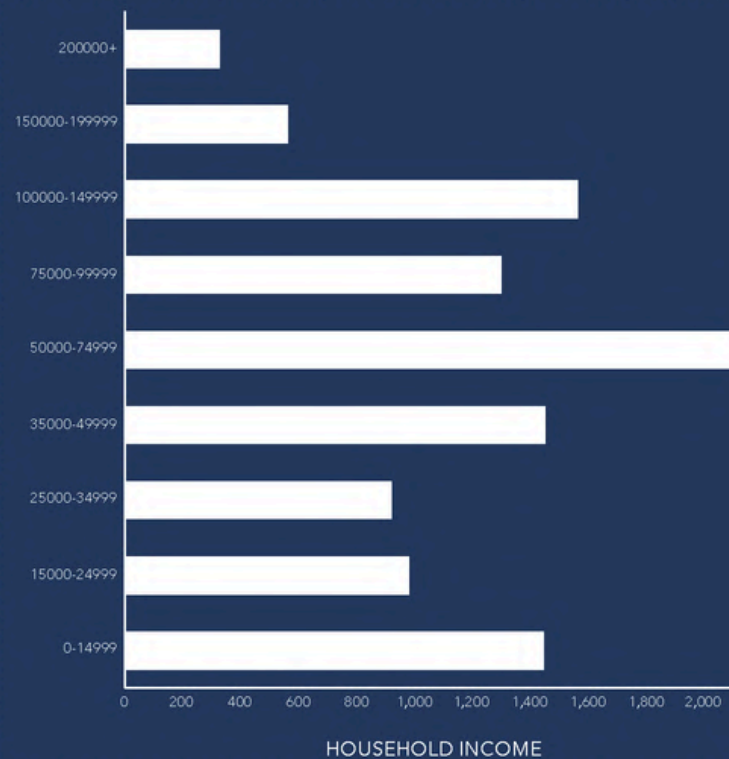
\$26,913

Per Capita Income



\$84,885

Median Net Worth



EMPLOYMENT



White Collar

61.7%



Blue Collar

21.5%



Services

19.9%

4.6%

Unemployment Rate

CONTACT US



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