

Harrah West Shopping Center For Lease & Outparcels For Sale

19645 N.E. 23rd Street  
Harrah, Oklahoma



### Property Information

Property Type: Retail  
Property ID:  
Sell/Lease/Both: Both  
Land In Acres: 20.6 MOL  
Zoning: Commercial  
Total SF: 28,500 MOL  
General Use: Commercial  
Visibility: Good Visibility

### Property Highlights

- Harrah West Shopping Center For Lease & Outparcels For Sale
- Located in Established Community
- Oklahoma County
- Population had a 6.9% Increase from 2000 to 2007
- Average Daily Traffic Count: 11,600 MOL Cars Per Day on N.E. 23rd Street, West of Luther Road
- 5A School District

### Retail Spaces Available:

Space A: 2,000 SF  
Space D: 2,000 SF  
Space E: 2,000 SF  
Space F: 18,500 SF

### Retail Lease Prices:

Spaces A-E:  
\$8.00/SF Modified Gross  
Space F:  
\$5.00/SF Modified Gross

### Outparcels Available:

Tract 1: 0.883 Acres (38,463 SF)  
Tract 2: 0.902 Acres (39,291 SF)  
Tract 3: 0.847 Acres (36,895 SF)  
Tract 4: 0.793 Acres (34,543 SF)  
Tract 5: 1.787 Acres (77,842 SF)

### Outparcel Sales Prices:

Tract 1: \$3.00/SF  
Tract 2: \$3.00/SF  
Tract 3: \$3.00/SF  
Tract 4: \$3.00/SF  
Tract 5: \$3.00/SF

Outparcel Sizes Can  
Be Adjusted

### Demographics At A Glance

#### Population:

■ 5 Mile: 17,676 ■ 10 Mile: 65,050 ■ 15 Mile: 160,667

#### Average Household Income:

■ 5 Mile: \$64,048 ■ 10 Mile: \$63,420 ■ 15 Mile: \$59,457

#### Total Households:

■ 5 Mile: 6,200 ■ 10 Mile: 23,850 ■ 15 Mile: 62,251

### contact information

### Brandy Tice

office: 405 840 0600

fax: 405 840 0610

email: [brandy@naisullivangroup.com](mailto:brandy@naisullivangroup.com)

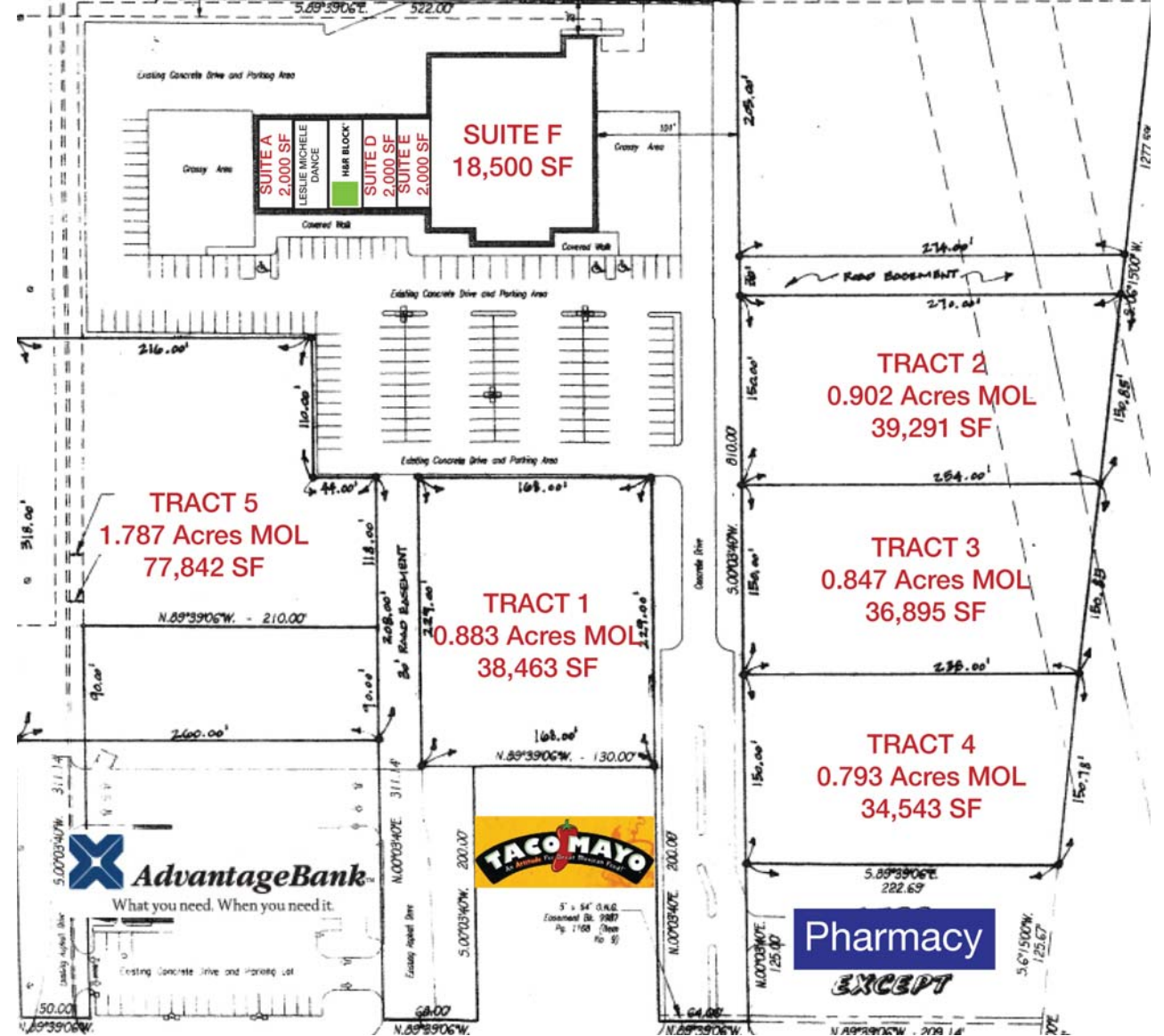
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