

**1911-1913 W. Gore Blvd.  
Lawton, OK 73501**

**CHILDCARE FACILITY  
FOR SALE**



## OFFERING SUMMARY

**Sale Price:** \$399,000.00

**Total Lot's Size:** ±0.35 Acres

**Year Built:** 1985

**Building Size:** ±3,623 SF

**Zoning:** C-1

**Price / SF:** \$110.13

## PROPERTY OVERVIEW

Former childcare facility and additional lot for sale on high traffic West Gore Blvd. 1913 W. Gore has 5 restrooms, kitchen, staff lounge, office, and 7 flex rooms. Numerous handwashing sinks throughout the facility. Security cameras in place. Fenced in playground. Ample parking and pylon signage available. Nearby businesses include Flowers by Ramon, The Salon Collective, Billy Sims BBQ, Dollar General, Braums, Taco Bell, IBC Bank, Arby's, Trinity Baptist Church and Lamplighter Plaza.

## PROPERTY HIGHLIGHTS

- Located on high traffic West Gore Blvd.
- 20 parking spaces.
- Fenced in playground.

## MELISSA BUSSE

580.353.6100

mbusse@insightbrokers.com

Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.

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Insight Commercial Real Estate Brokerage, LLC

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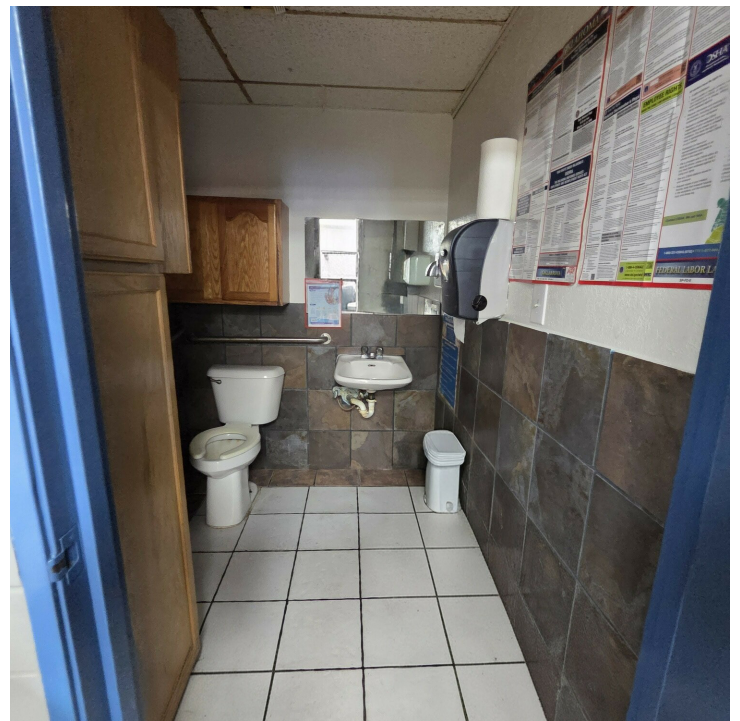


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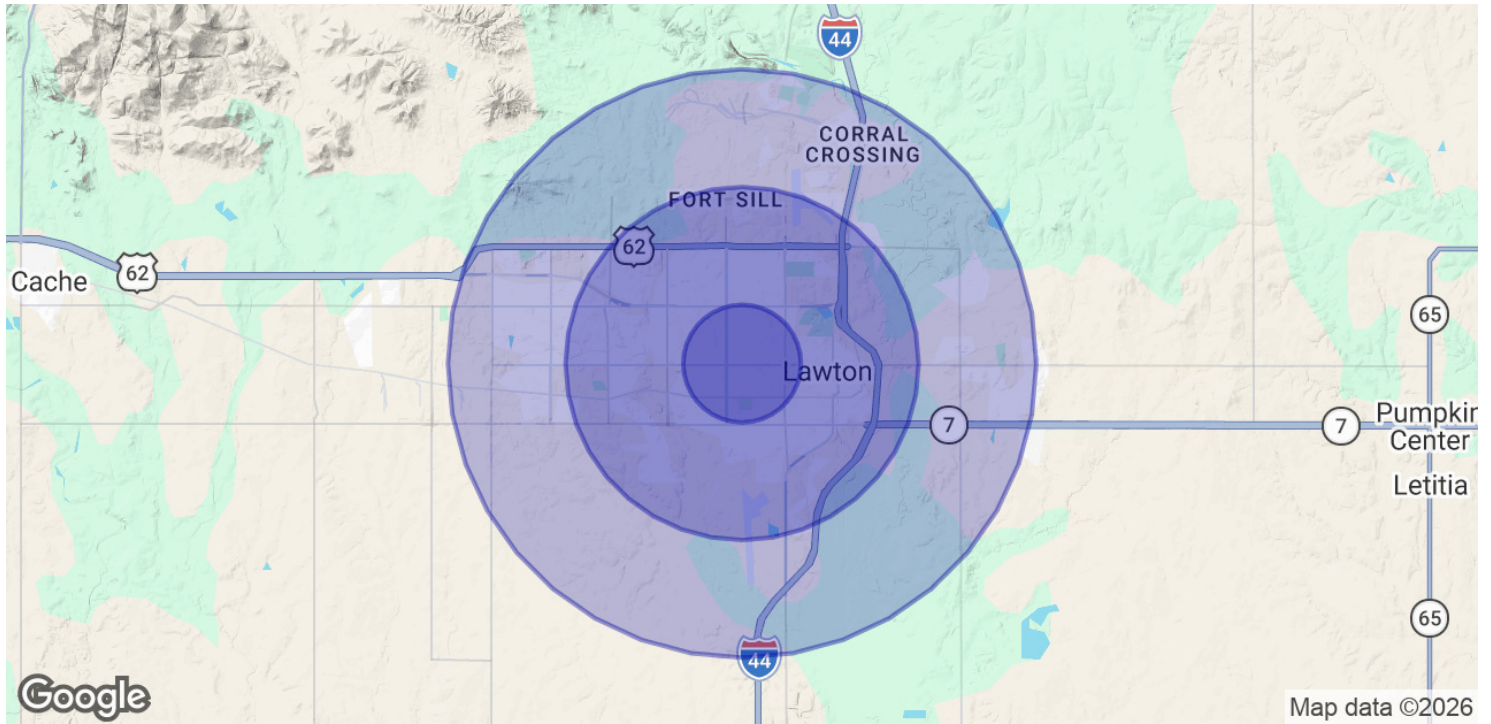
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## POPULATION

## 1 MILE

## 3 MILES

## 5 MILES

|                      |       |        |        |
|----------------------|-------|--------|--------|
| Total Population     | 9,199 | 50,924 | 84,429 |
| Average Age          | 39    | 37     | 36     |
| Average Age (Male)   | 38    | 36     | 35     |
| Average Age (Female) | 40    | 38     | 38     |

## HOUSEHOLDS & INCOME

## 1 MILE

## 3 MILES

## 5 MILES

|                     |           |           |           |
|---------------------|-----------|-----------|-----------|
| Total Households    | 4,155     | 20,829    | 32,281    |
| # of Persons per HH | 2.2       | 2.4       | 2.6       |
| Average HH Income   | \$51,958  | \$56,227  | \$66,255  |
| Average House Value | \$123,966 | \$143,338 | \$173,682 |

\* Demographic data derived from 2020 ACS - US Census

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