

**1106 SW B Ave.
Lawton, OK 73501**

**OFFICE/RETAIL
BUILDING FOR LEASE**



OFFERING SUMMARY

Available SF: ±1,400

Lease Rate: \$12.00 psf/year +
\$2.50/sf NNN

Building Size: 11,300 SF

PROPERTY OVERVIEW

Great office/retail space available just off SW 11th St. in Eagle's Landing shopping center. Suite includes nice sized waiting area with reception window, 3 rooms measuring 10'x14' each, storage & IT room, breakroom, and two ADA restrooms. Excellent signage on corner, along high traffic road. Ample parking. Professionally maintained landscaping. Nearby businesses and entities include: Domino's Pizza, Lawton City Hall, DaVita Lawton Dialysis, Docs Wellness, Service Loans, Gateway Mortgage Group, Sherwin Williams, Goodyear.

PROPERTY HIGHLIGHTS

- Excellent signage along high traffic road
- 2 ADA restrooms
- Ample Parking

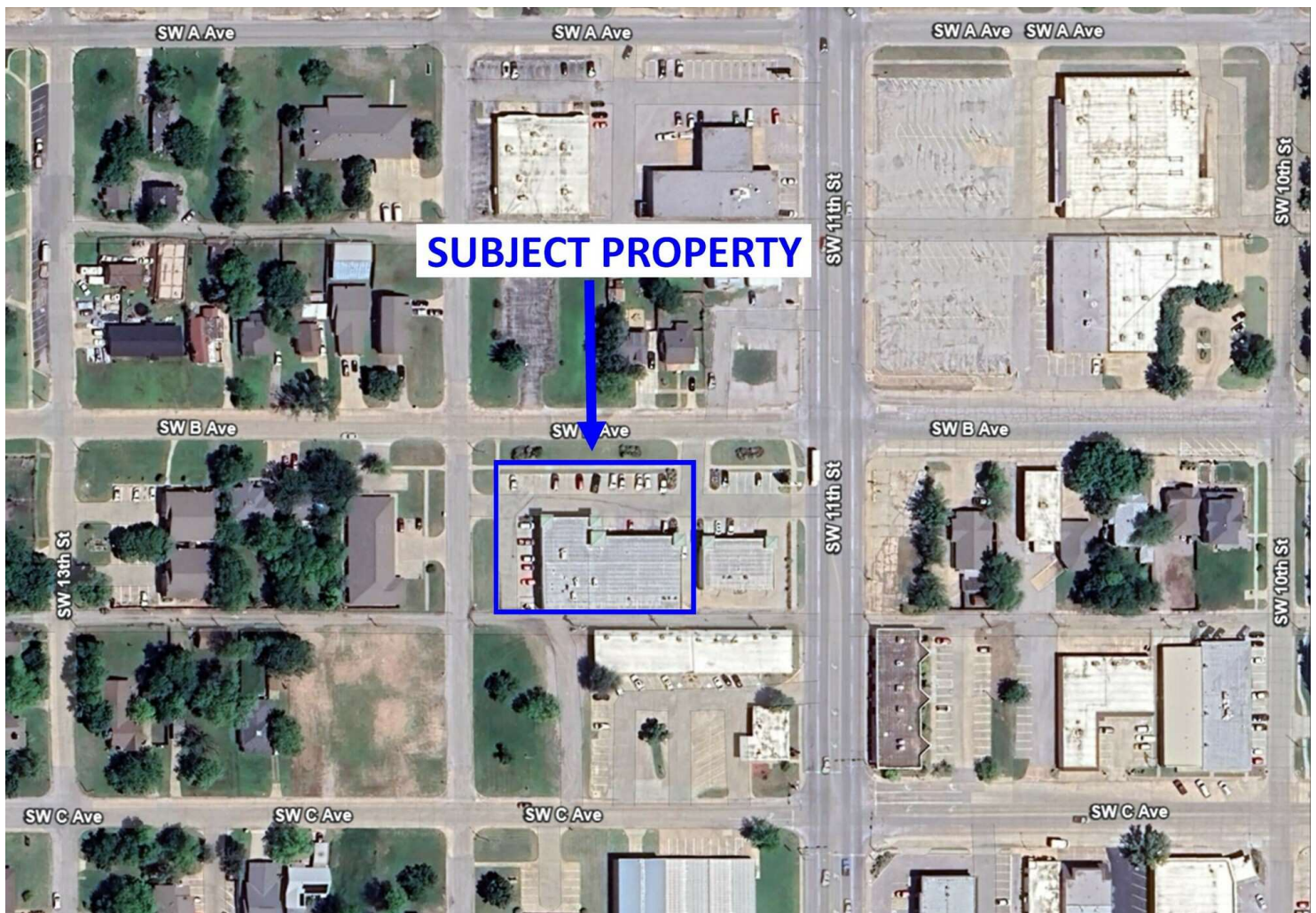
MELISSA BUSSE

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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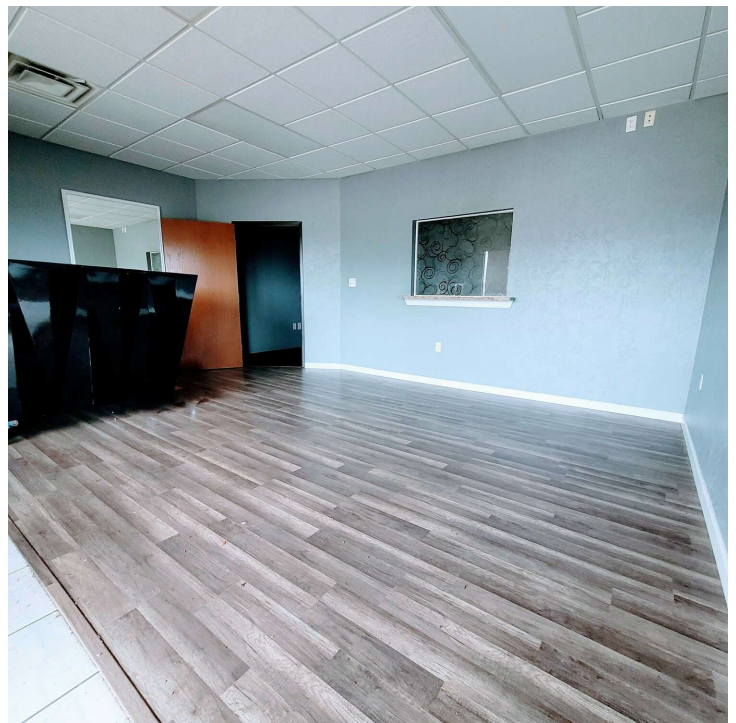
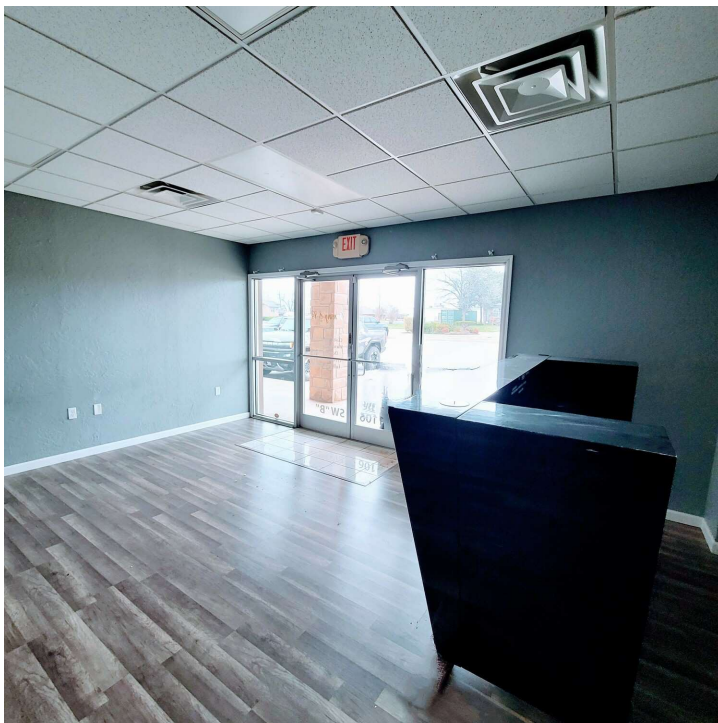
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Insight Commercial Real Estate Brokerage, LLC

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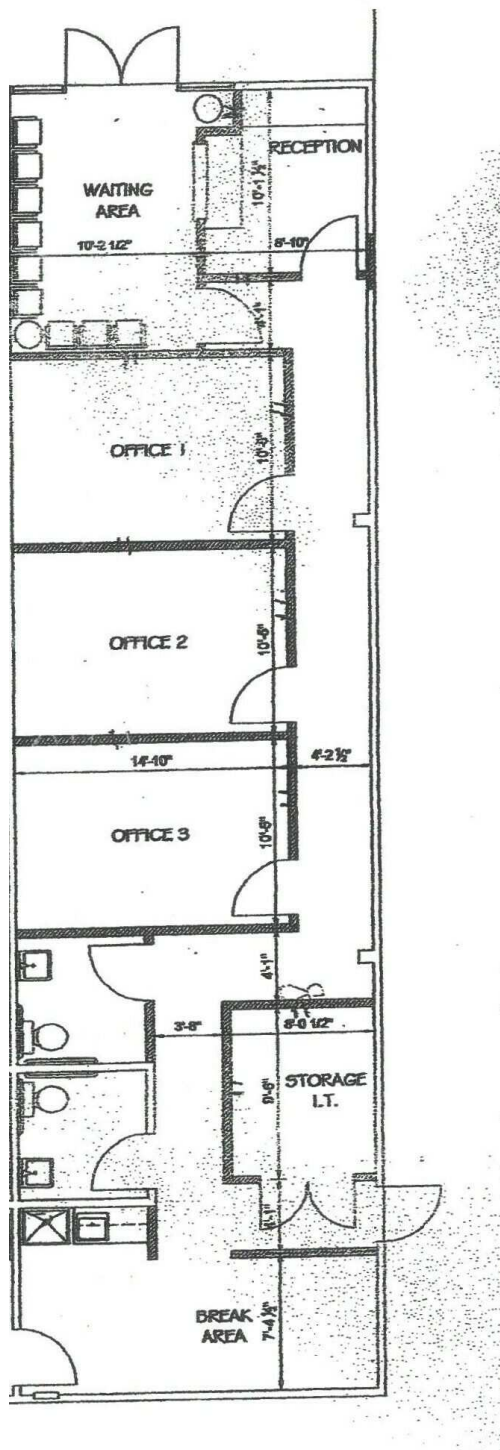


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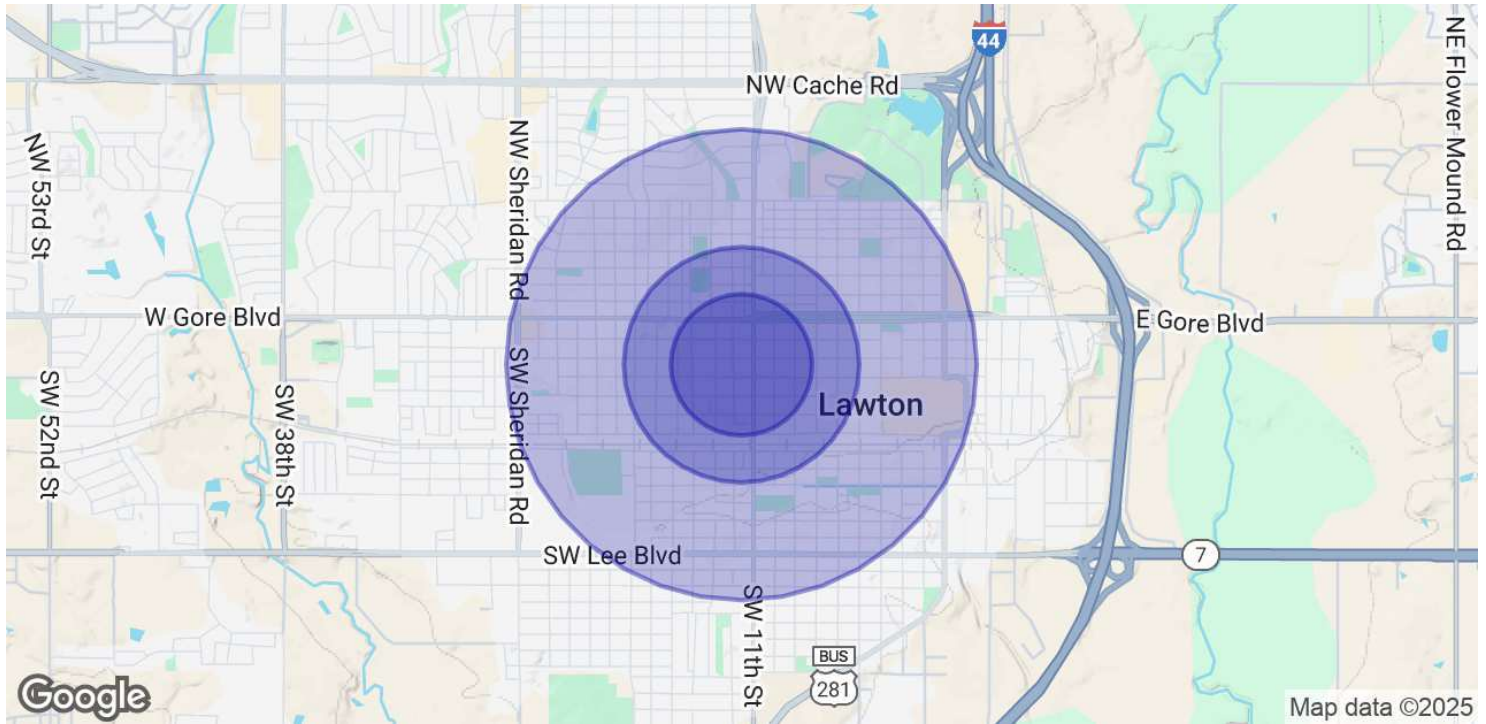


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	371	2,044	8,107
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	172	967	3,752
# of Persons per HH	2.2	2.1	2.2
Average HH Income	\$37,601	\$45,925	\$48,210
Average House Value	\$91,898	\$118,590	\$109,653

Demographics data derived from AlphaMap

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