

**1308 NW 47th St.
Lawton, OK 73505**

**RETAIL/ OFFICE
PROPERTY FOR LEASE**



OFFERING SUMMARY

Available SF:	5,600 SF
Lease Rate:	\$4,500.00 per month (NN)
Lot Size:	0.79 Acres
Year Built:	1967
Building Size:	5,600 SF
Renovated:	2015
Zoning:	C-5

PROPERTY OVERVIEW

±5,600 sf freestanding retail/office building for lease in Northwest Lawton, OK. Building was previously a pet grooming and supplies retail store. Concrete tilt wall construction and an easy to change floor plan. Space could be converted for any type of use such as retail, office, or special purpose. Ample parking and a large lit pole sign that can easily be seen from high traffic Cache Road from both directions. Building sits immediately to the west of Lowe's Home Improvement. Other nearby businesses include: Home Depot, Starbucks, Firo's Pizza, KFC, Chicken Express, Braum's, Arvest Bank, and Olive Garden.

PROPERTY HIGHLIGHTS

- Located in a high traffic area
- Freestanding building
- Ample parking

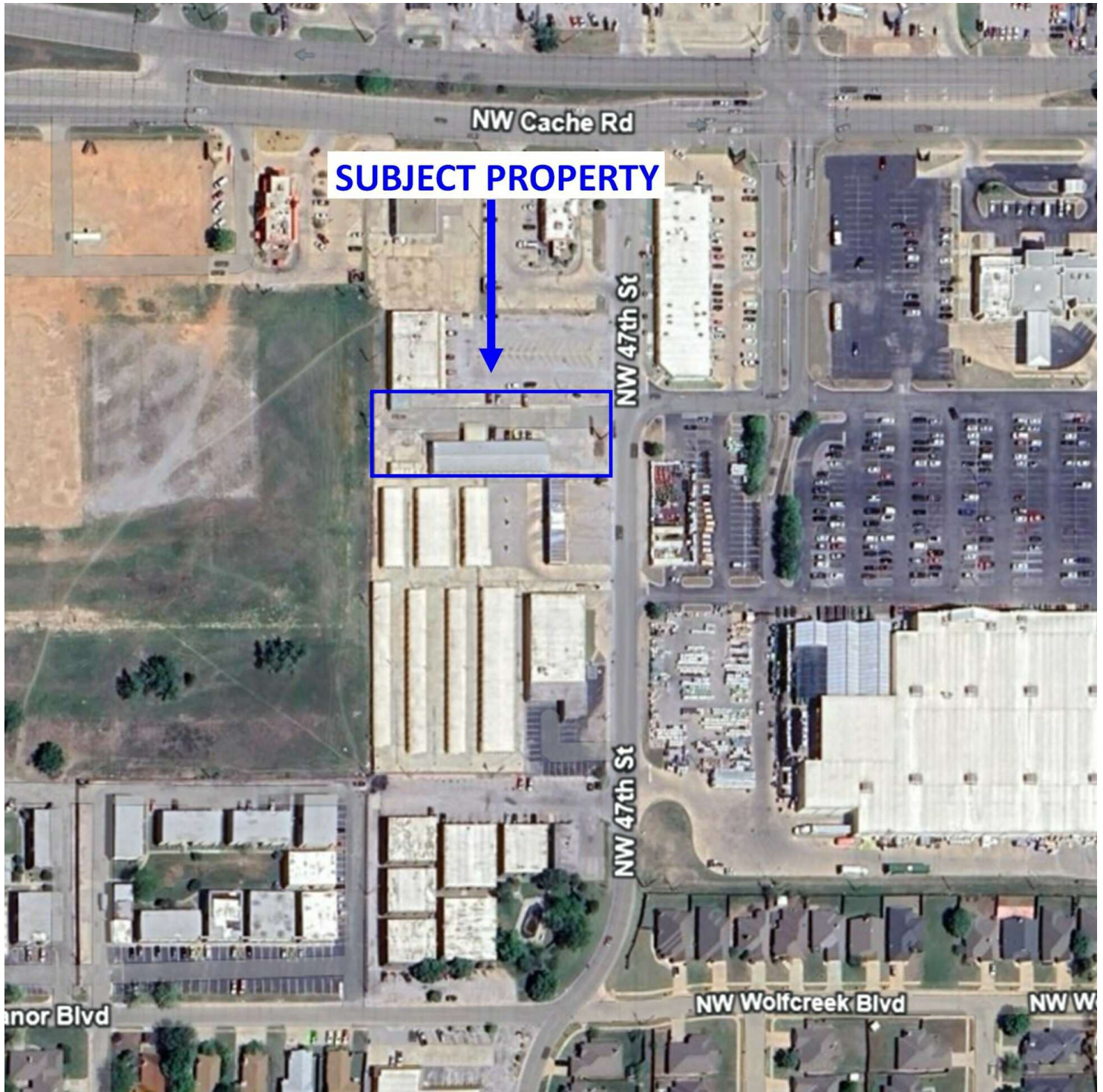
JASON WELLS

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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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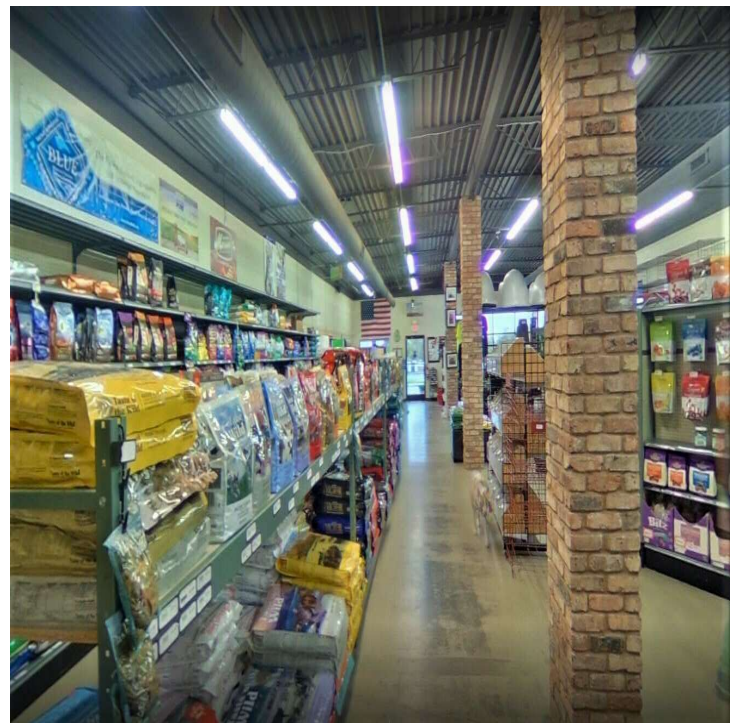
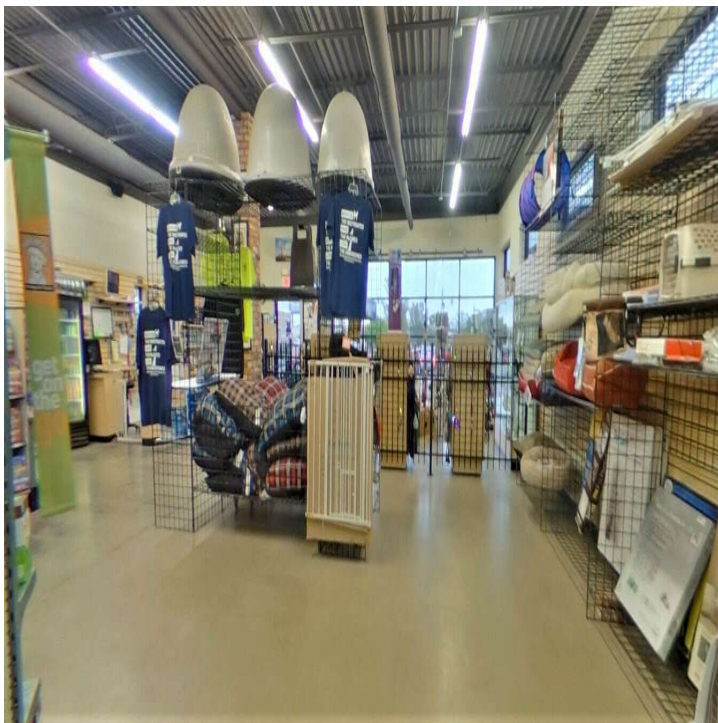
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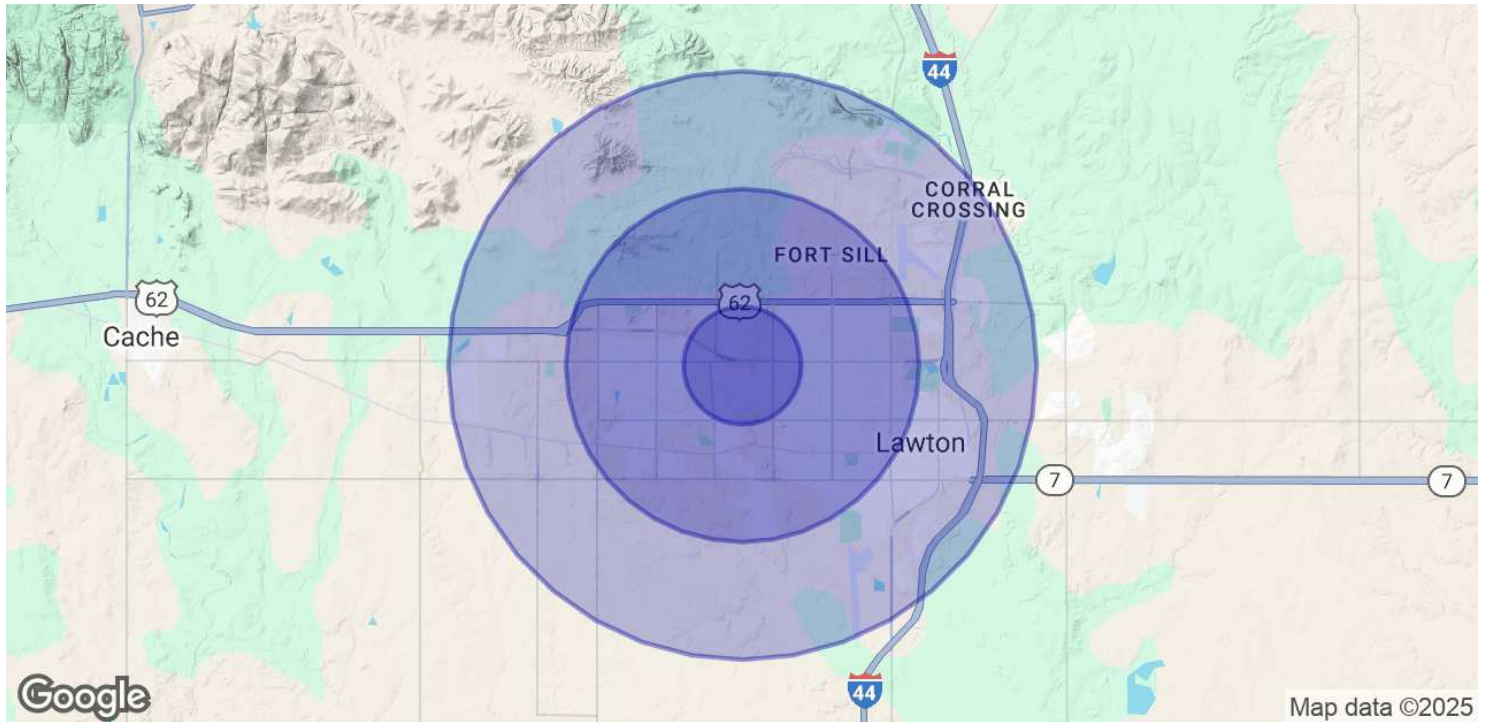
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,833	56,793	76,449
Average Age	34.0	34.0	33.6
Average Age (Male)	30.7	33.5	33.0
Average Age (Female)	38.6	36.2	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,206	26,296	34,358
# of Persons per HH	2.3	2.2	2.2
Average HH Income	\$49,134	\$52,524	\$52,680
Average House Value	\$106,212	\$123,628	\$121,001

2020 American Community Survey (ACS)

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