

**2101 NW Sheridan Rd.
Lawton, OK 73505**

INVESTMENT OPPORTUNITY
FOR SALE



OFFERING SUMMARY

Sale Price:	\$299,000
Cap Rate:	6.63%
NOI:	\$19,825
Lot Size:	0.2 Acres
Year Built:	1951
Building Size:	4,130 SF
Zoning:	C-5
Price / SF:	\$72.40

PROPERTY OVERVIEW

Operating Child Care Facility for sale on high traffic NW Sheridan Rd, one of Lawton's busiest thoroughfares. This property is located just minutes away from Fort Sill's Bentley Gate. The current tenant's lease ends in October 2025. Financials available to qualified buyers upon signing of a Non-Disclosure Agreement. Nearby businesses include Dollar General, Family Dollar, Church's Chicken, Sonic Drive In, and CVS Pharmacy.

PROPERTY HIGHLIGHTS

- High traffic area
- New roof
- 6.63% Cap Rate

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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OFFICE BUILDING FOR SALE



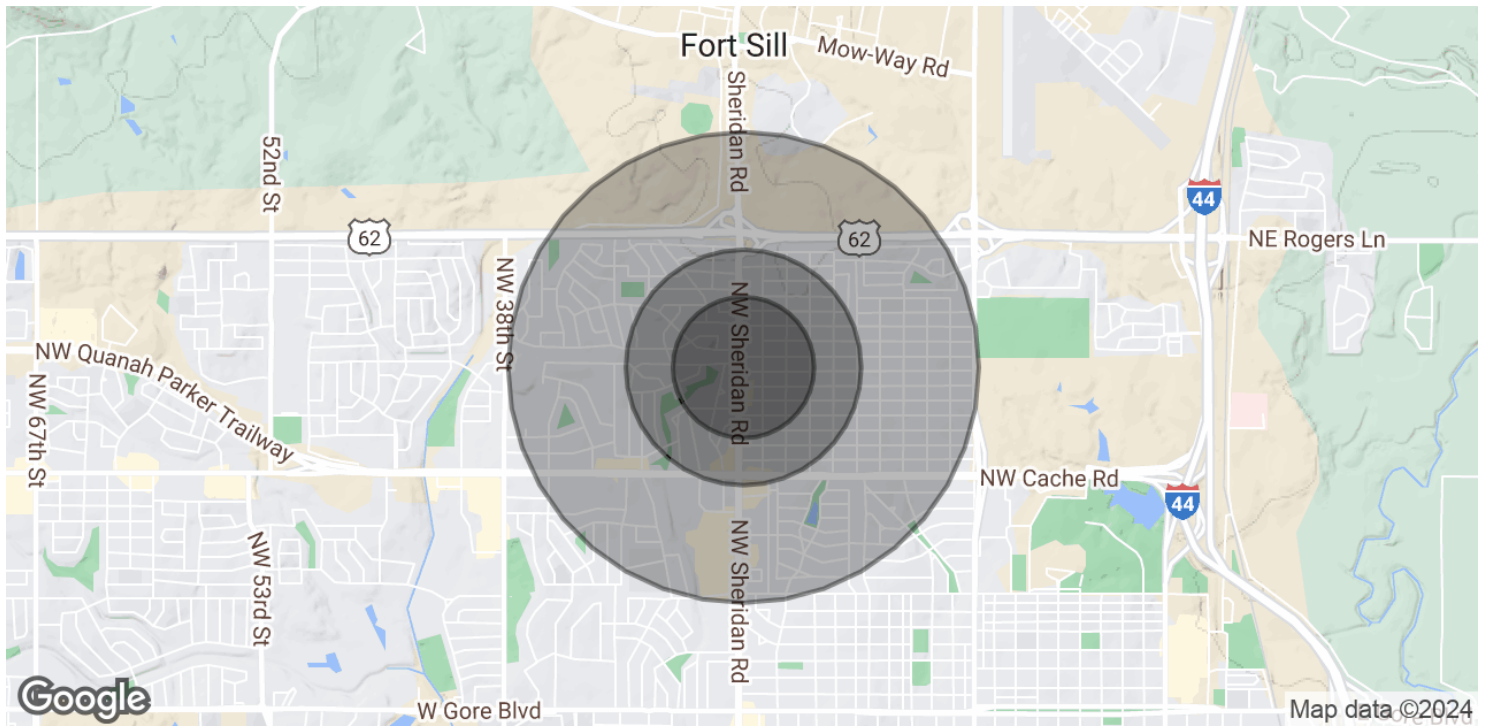
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	768	3,007	10,481
Average Age	37	37	38
Average Age (Male)	36	36	36
Average Age (Female)	38	37	39
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	330	1,273	4,319
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$54,830	\$52,708	\$50,369
Average House Value	\$118,378	\$118,177	\$130,622

Demographics data derived from AlphaMap

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