

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

**CHILDCARE FACILITY  
FOR LEASE**



### OFFERING SUMMARY

Available SF:	±3,623 SF
Lease Rate:	\$3,800.00/monthly (+ \$2.44/psf NN fees)
Lot Size:	0.35 Acres
Year Built:	1985
Building Size:	±3,623 SF
Zoning:	C-1

### PROPERTY OVERVIEW

±3,623 sf childcare facility for lease on high traffic West Gore Blvd. Building consists of 7 flex rooms, staff lounge, office, kitchen, 5 restrooms, and numerous handwashing sinks throughout the facility. Security cameras in place. Playground is fenced in. Ample parking and pylon signage available. Nearby businesses include Flowers by Ramon, The Salon Collective, Lamplighter Plaza, Billy Sims BBQ, Arby's, Trinity Baptist Church, IBC Bank, and Dollar General.

### 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.



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

CHILDCARE FACILITY  
FOR LEASE

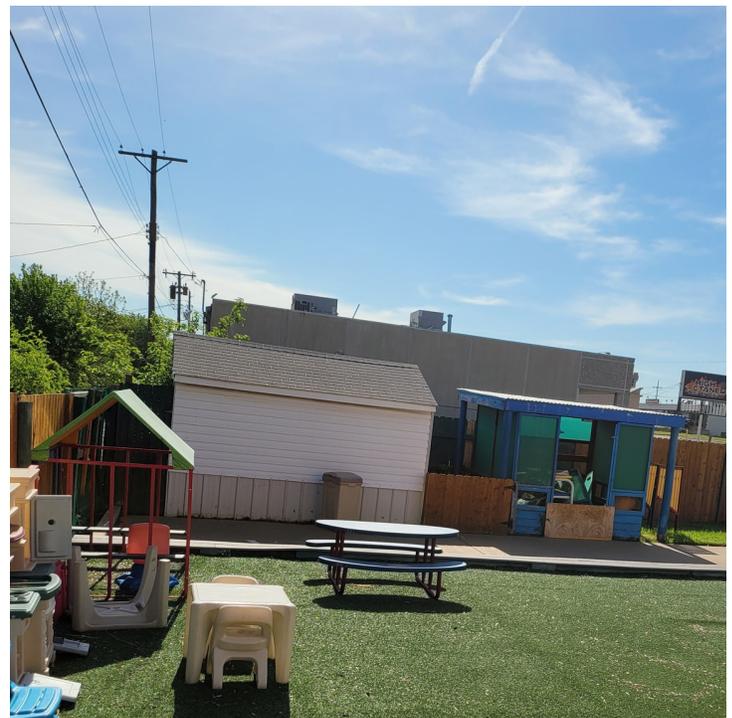


**MELISSA BUSSE**

580.353.6100  
mbusse@insightbrokers.com

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

**CHILDCARE FACILITY  
FOR LEASE**

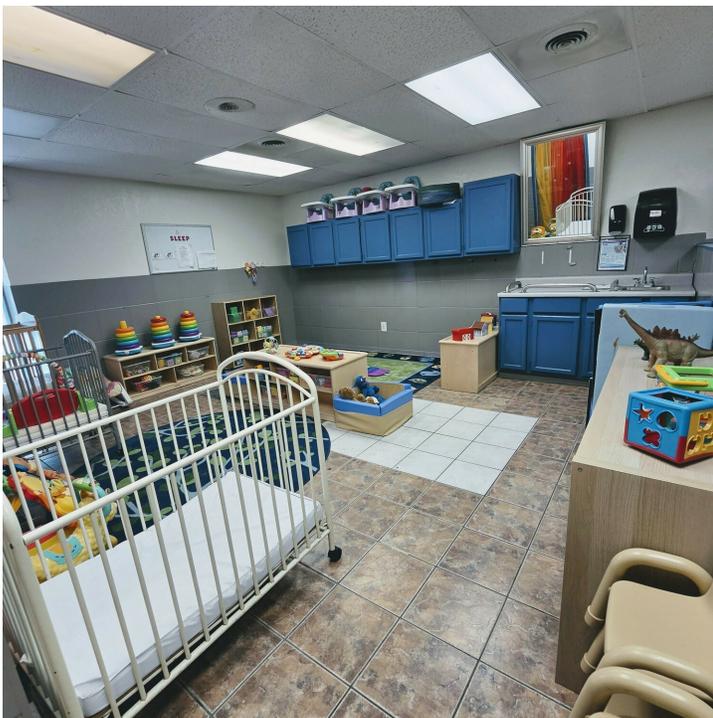
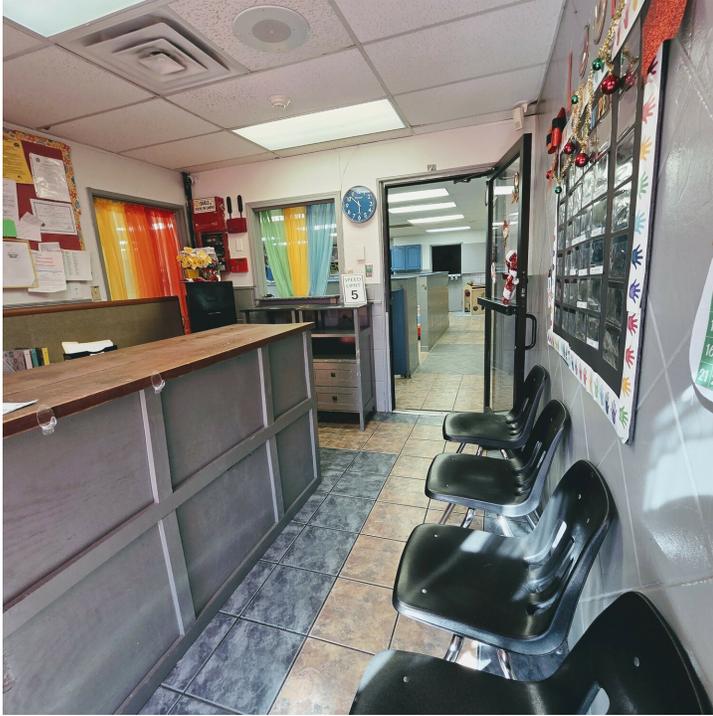


**MELISSA BUSSE**

580.353.6100  
mbusse@insightbrokers.com

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

**CHILDCARE FACILITY  
FOR LEASE**

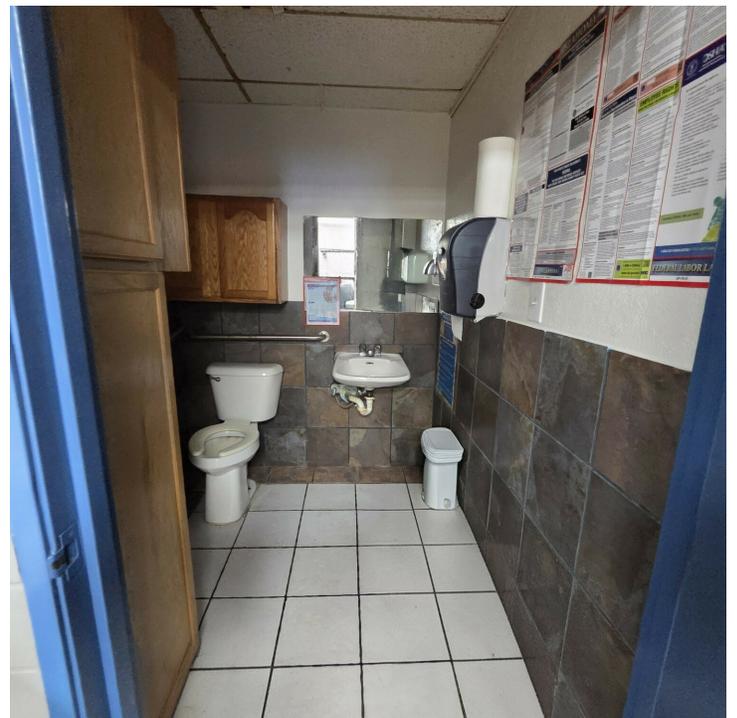
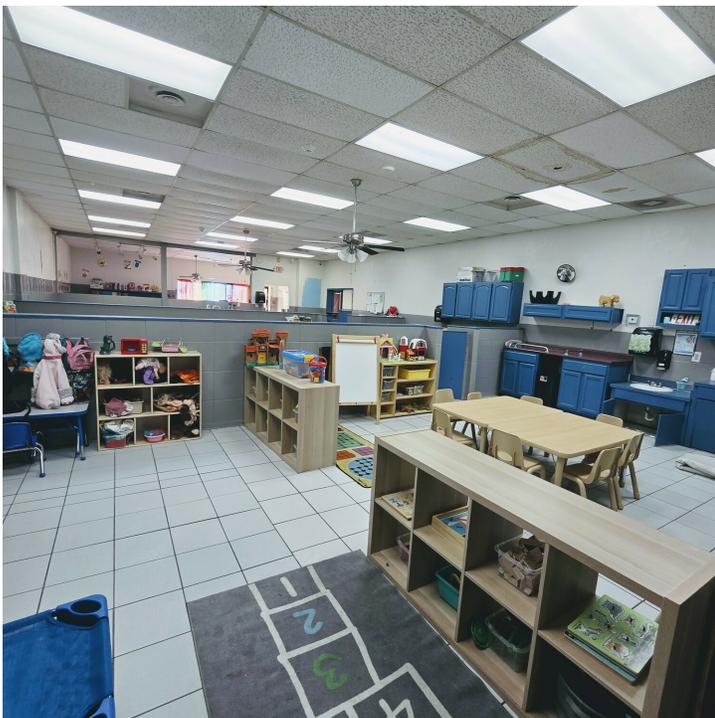


**MELISSA BUSSE**

580.353.6100  
mbusse@insightbrokers.com

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

**CHILDCARE FACILITY  
FOR LEASE**



**MELISSA BUSSE**

580.353.6100  
mbusse@insightbrokers.com

1911-1913 W Gore Blvd.  
Lawton, OK 73501

CHILDCARE FACILITY  
FOR LEASE



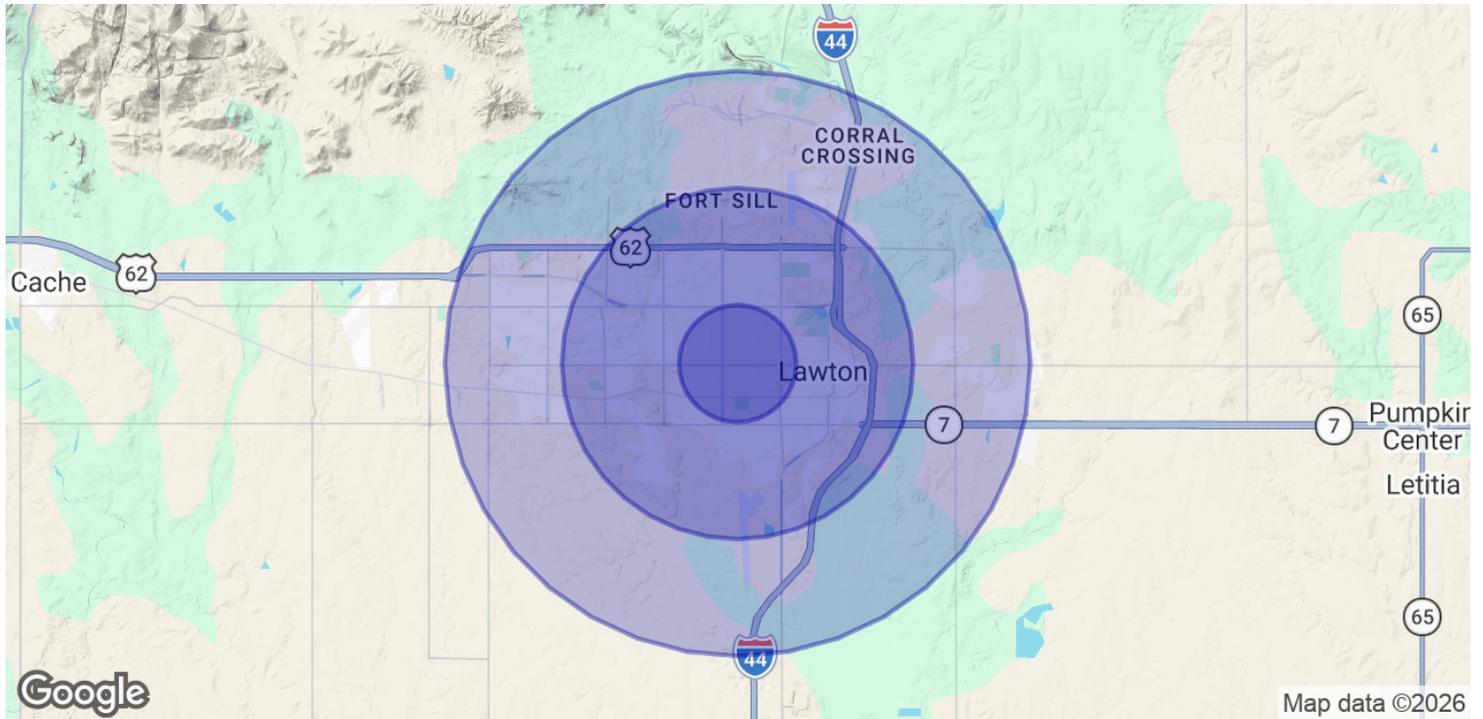
MELISSA BUSSE

580.353.6100  
mbusse@insightbrokers.com



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

**CHILDCARE FACILITY  
FOR LEASE**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,293	55,069	84,743
Average Age	30.4	31.6	31.6
Average Age (Male)	31.4	31.1	31.3
Average Age (Female)	29.7	32.0	32.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	3,875	22,698	33,136
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$42,180	\$43,563	\$47,698
Average House Value	\$55,129	\$97,622	\$113,393

2020 American Community Survey (ACS)

**MELISSA BUSSE**

580.353.6100  
mbusse@insightbrokers.com

