

**2701 SW Lee Blvd  
Lawton, OK 73505**

**INDUSTRIAL/RETAIL  
INVESTMENT PROPERTY FOR  
SALE**



### **OFFERING SUMMARY**

**Sale Price:** \$499,000

**Lot Size:** 1.82 Acres

**Year Built:** 1960

**Building Size:** 9,600 SF

**Zoning:** C-5

**Price / SF:** \$51.98

### **PROPERTY OVERVIEW**

±9,600 sf industrial/retail investment opportunity for sale on high traffic Lee Blvd in Lawton, OK. The current tenant is a bread bakery company and has been a long term tenant at this property. Nearby businesses include Walmart Neighborhood Market, Sonic Drive Inn, Taco Bell, CCMH Medical Records and Patient Information offices, and Archers Corner.

### **PROPERTY HIGHLIGHTS**

- Investment property on high traffic Lee Blvd
- Long-term Tenant
- Pole sign visible to traffic on Lee Blvd.

### **JASON WELLS**

580.353.6100

jwells@insightbrokers.com

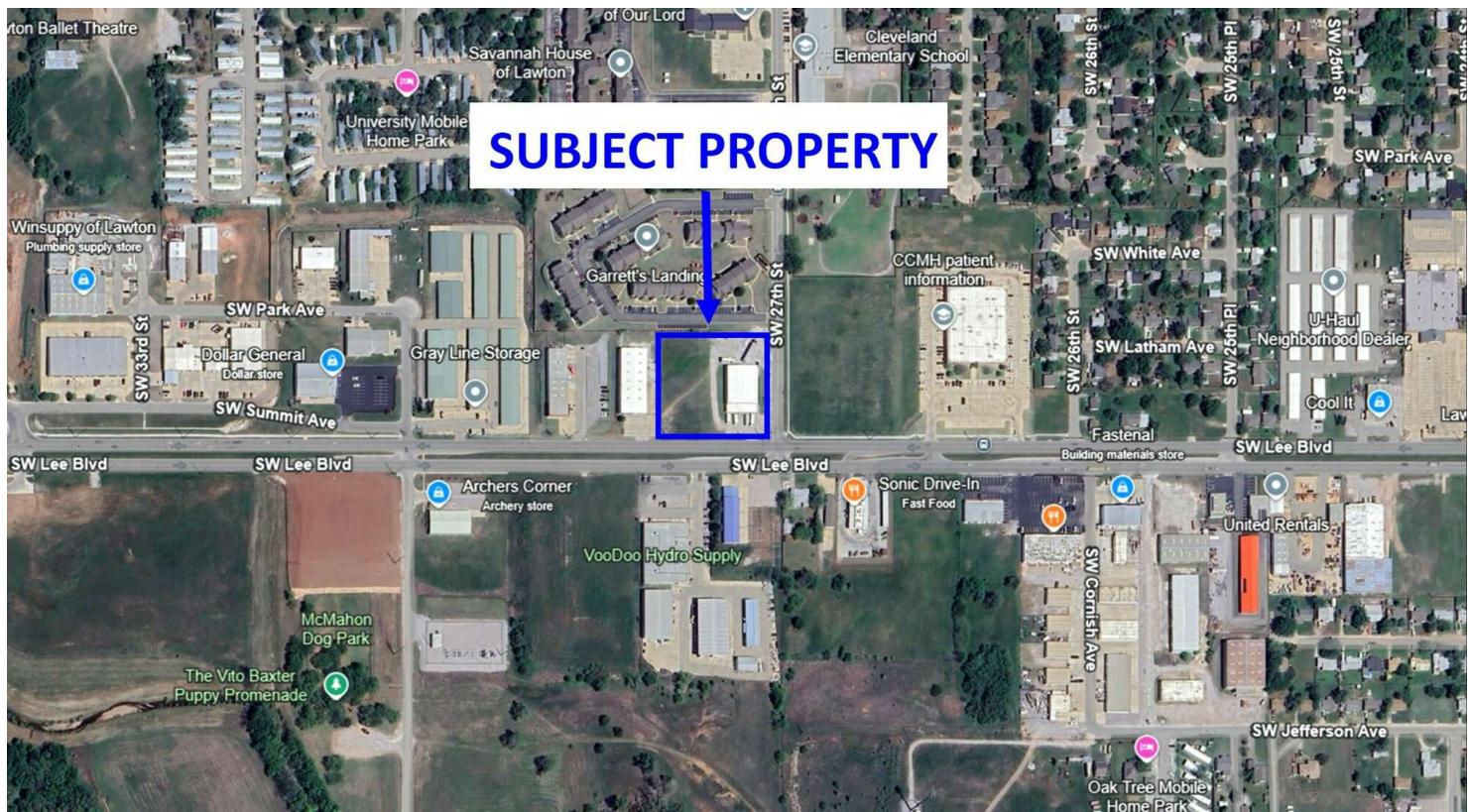
Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.

622 SW D AVENUE | LAWTON, OK 73501 | 580.353.6100 | INSIGHTBROKERS.COM



**2701 SW Lee Blvd  
Lawton, OK 73505**

## INDUSTRIAL/RETAIL INVESTMENT PROPERTY FOR SALE



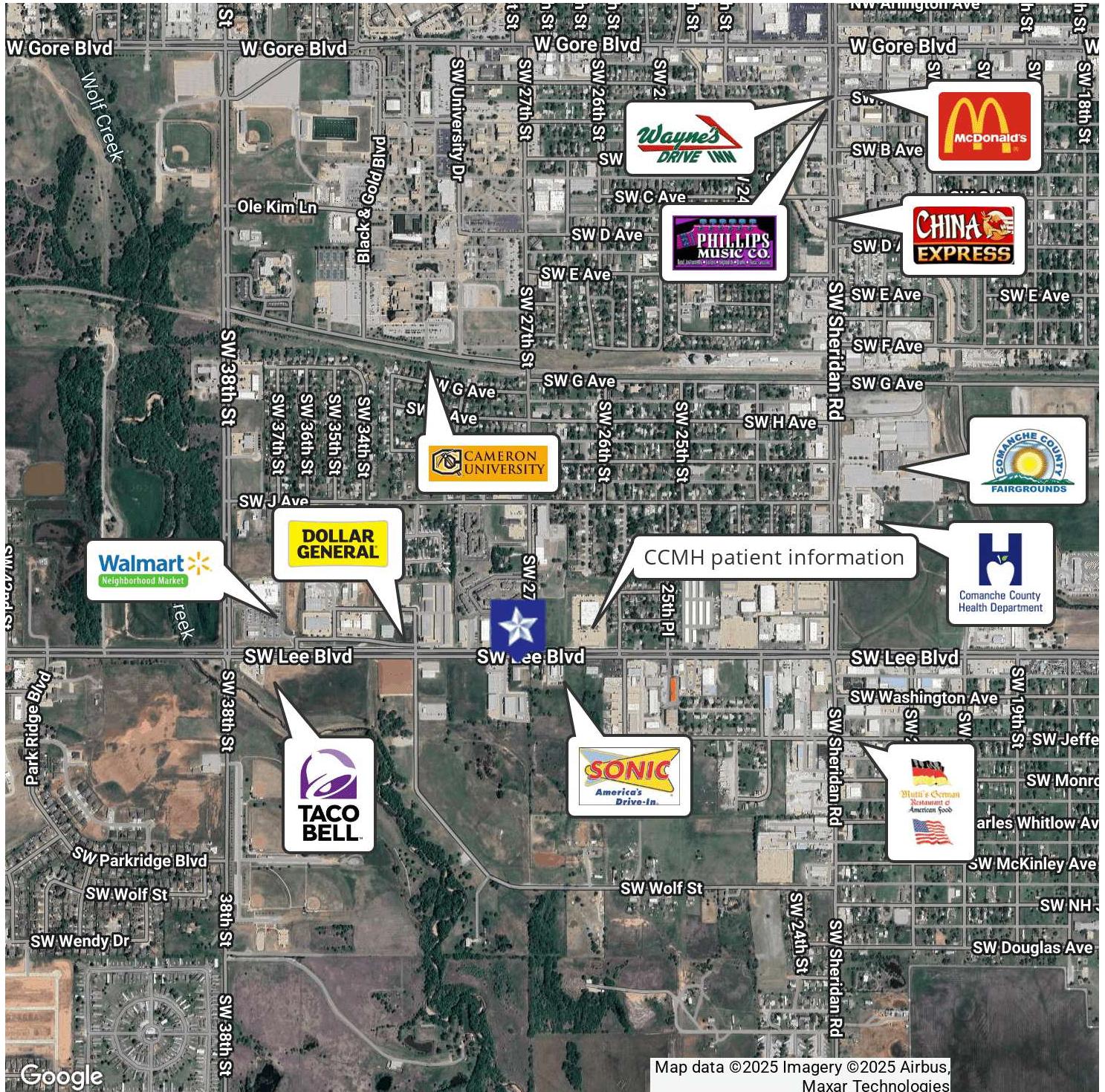
## JASON WELLS

580.353.6100

jwells@insightbrokers.com

# 2701 SW Lee Blvd Lawton, OK 73505

INDUSTRIAL/RETAIL INVESTMENT  
PROPERTY FOR SALE



**JASON WELLS**

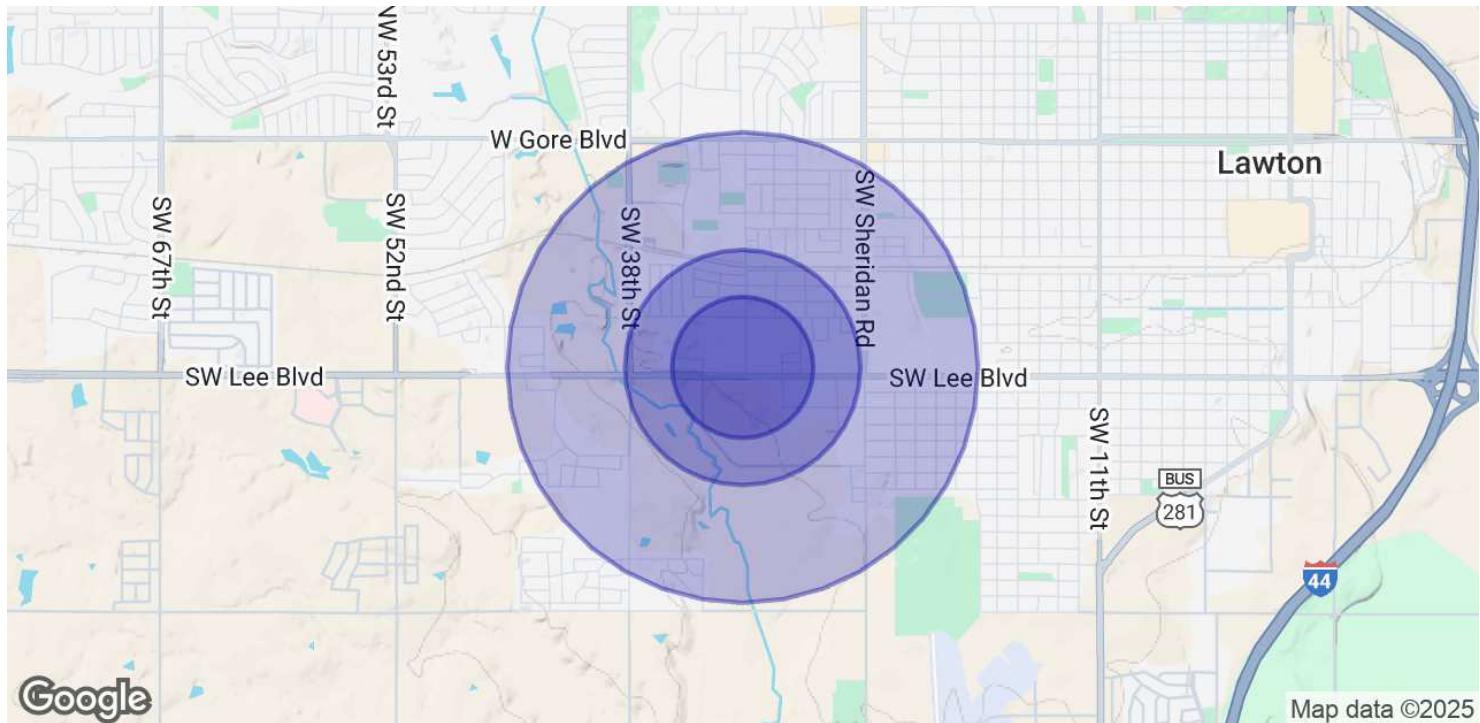
580.353.6100

jwells@insightbrokers.com

# 2701 SW Lee Blvd

## Lawton, OK 73505

INDUSTRIAL/RETAIL INVESTMENT  
PROPERTY FOR SALE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	489	1,564	5,708
Average Age	38	38	36
Average Age (Male)	37	37	36
Average Age (Female)	39	39	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	219	694	2,365
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$48,709	\$46,829	\$53,700
Average House Value	\$98,999	\$98,902	\$118,083

Demographics data derived from AlphaMap

### JASON WELLS

580.353.6100

jwells@insightbrokers.com