

1205 NW Sheridan Rd. , Lawton, OK 73505
\$13.00sf/yr + NNN fees
Shops at Sheridan

RETAIL/ OFFICE PROPERTY FOR LEASE



LEASE RATE **\$13.00 SF/YR + NNN**

OFFERING SUMMARY

Available SF: ±4,128sf
Lot Size: ±3.01 Acres
Building Size: ±36,982sf
Lease Rate: \$13.00sf/yr +
 NNN fees
 \$3.76sf/yr
Zoning: C-5
Year Built: 2000
Renovated: 2021

PROPERTY OVERVIEW

±4,128sf of retail space for lease in the Shops at Sheridan on Northwest high traffic Sheridan Rd This space can be used for single or multi-tenancy, with different layout options available. Divisible down to as little as ±2,035sf. With 355 ft of frontage on Sheridan Rd. This space has a back door that leads to a common hall accessing the back parking lot. Building signage available as well as a highly visible pylon sign adjacent to Sheridan Rd. Ample parking with 160 parking spots. Nearby businesses include Staples, Aaron's, US Cellular, and Mango Cannabis.

PROPERTY HIGHLIGHTS

- ±4,128sf of retail space divisible down
- High Traffic NW Sheridan Rd.
- Ample parking with 160 parking spots
- Plenty of visible signage

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.



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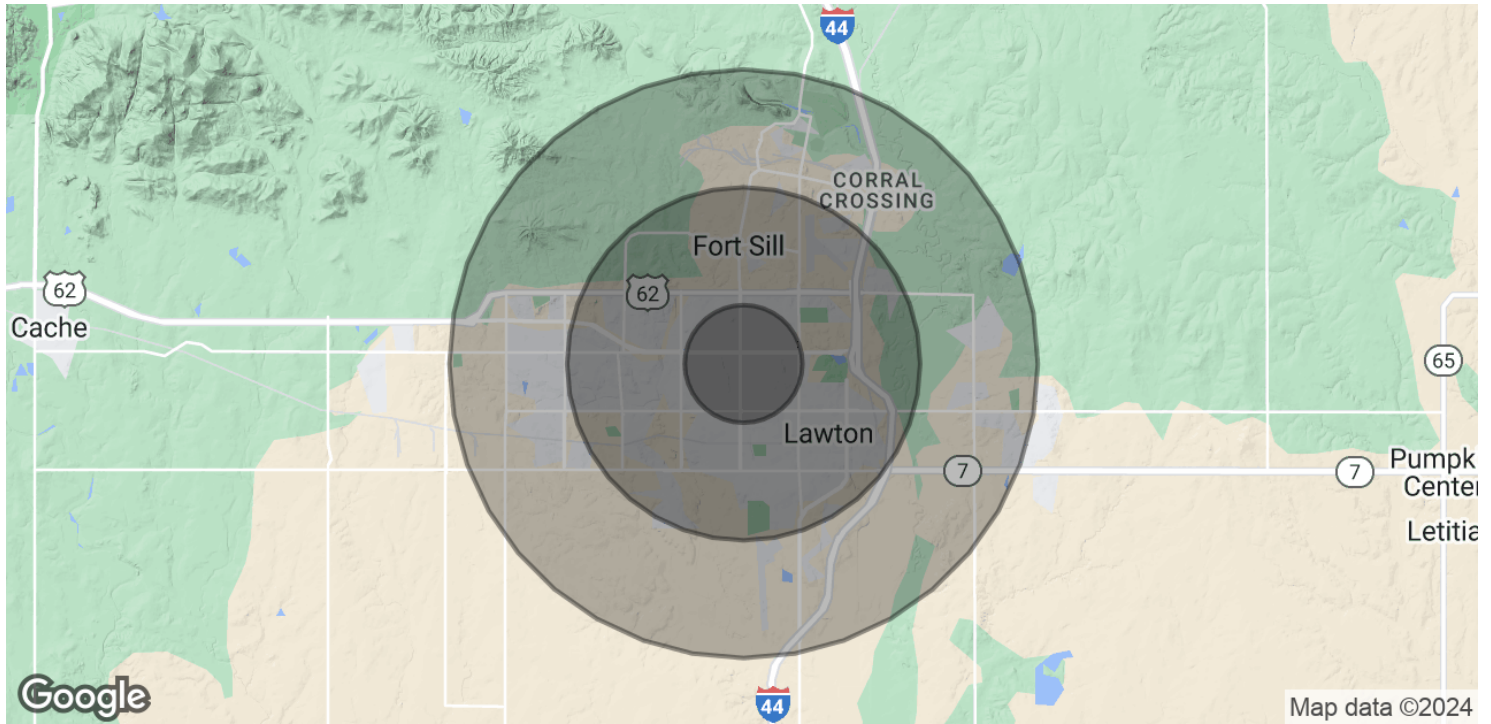
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,826	58,327	87,671
Average age	31.9	31.2	31.4
Average age (Male)	32.3	30.7	31.3
Average age (Female)	31.9	31.8	31.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,234	23,779	34,204
# of persons per HH	2.3	2.5	2.6
Average HH income	\$47,676	\$43,753	\$47,955
Average house value	\$68,639	\$98,105	\$115,787

* Demographic data derived from 2020 ACS - US Census

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