

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

**CHILDCARE FACILITY
FOR SALE**



OFFERING SUMMARY

Sale Price:	\$420,000.00
Total Lot's Size:	±0.35 Acres
Year Built:	1985
Building Size:	±3,623 SF
Zoning:	C-1
Price / SF:	\$115.93

PROPERTY OVERVIEW

Former childcare facility and additional lot for sale on high traffic West Gore Blvd. 1913 W. Gore has 5 restrooms, kitchen, staff lounge, office, and 7 flex rooms. Numerous handwashing sinks throughout the facility. Security cameras in place. Fenced in playground. Ample parking and pylon signage available. Nearby businesses include Flowers by Ramon, The Salon Collective, Billy Sims BBQ, Dollar General, Braums, Taco Bell, IBC Bank, Arby's, Trinity Baptist Church and Lamplighter Plaza.

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.



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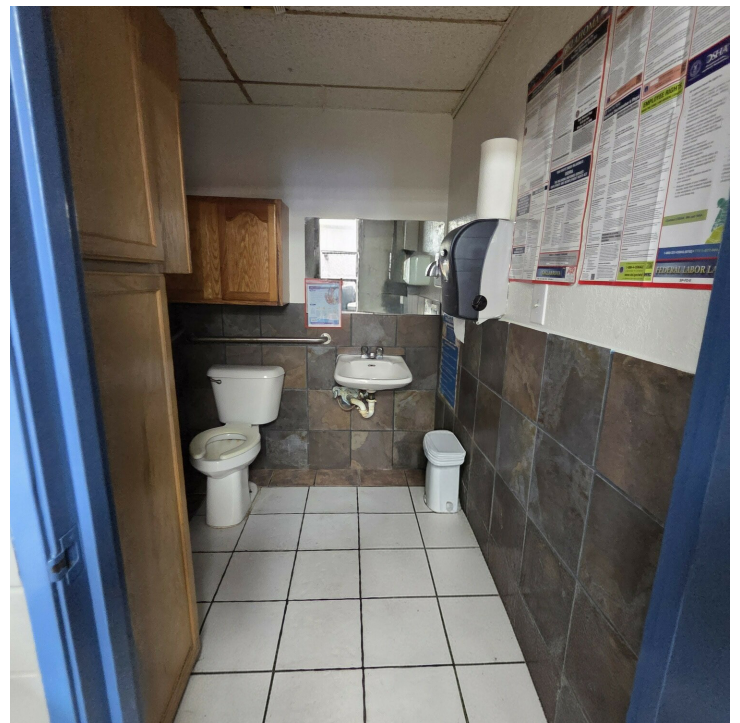


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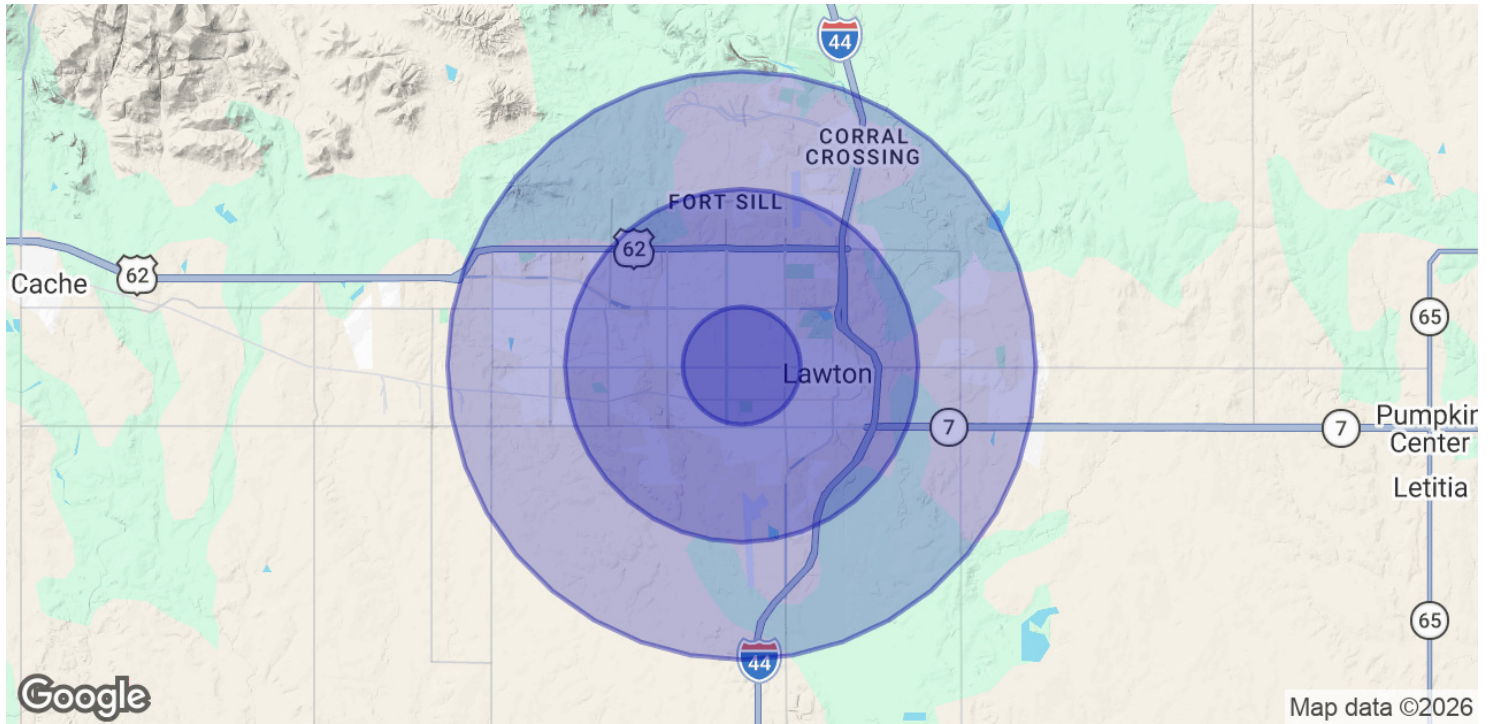
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,293	55,069	84,743
Average Age	30.4	31.6	31.6
Average Age (Male)	31.4	31.1	31.3
Average Age (Female)	29.7	32.0	32.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,875	22,698	33,136
# 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

* Demographic data derived from 2020 ACS - US Census

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