

Central Mall
200 SW C Avenue, Lawton, OK 73501
Suite 82
Negotiable

RESTAURANT FOR LEASE



LEASE RATE

NEGOTIABLE

PROPERTY OVERVIEW

OFFERING SUMMARY

Available SF:	±5,173 SF
Lease Rate:	Negotiable
Lot Size:	9.63 Acres
Year Built:	1979
Building Size:	±600,000 SF
Renovated:	2002
Zoning:	CBD

Suite 82 is a ±5,173sf fully equipped restaurant. This space offers both booth and table seating as well as a bar. The kitchen is fully equipped with ovens, grills, refrigerators, a cooler, and a walk-in freezer. The kitchen also has a storage area. 3 restrooms are available, 1 is a separate ADA. The back door opens onto the loading dock. Very visible signage. Located at the Northeast entrance, this space has its own private entrance as well as an entrance within the mall. Nearby businesses include Central Ink and Gamestop.

PROPERTY HIGHLIGHTS

- Fully equipped kitchen
- Visible signage
- Private entrance
- Located within Lawton's Central Mall in high traffic Central Business District

JASON WELLS

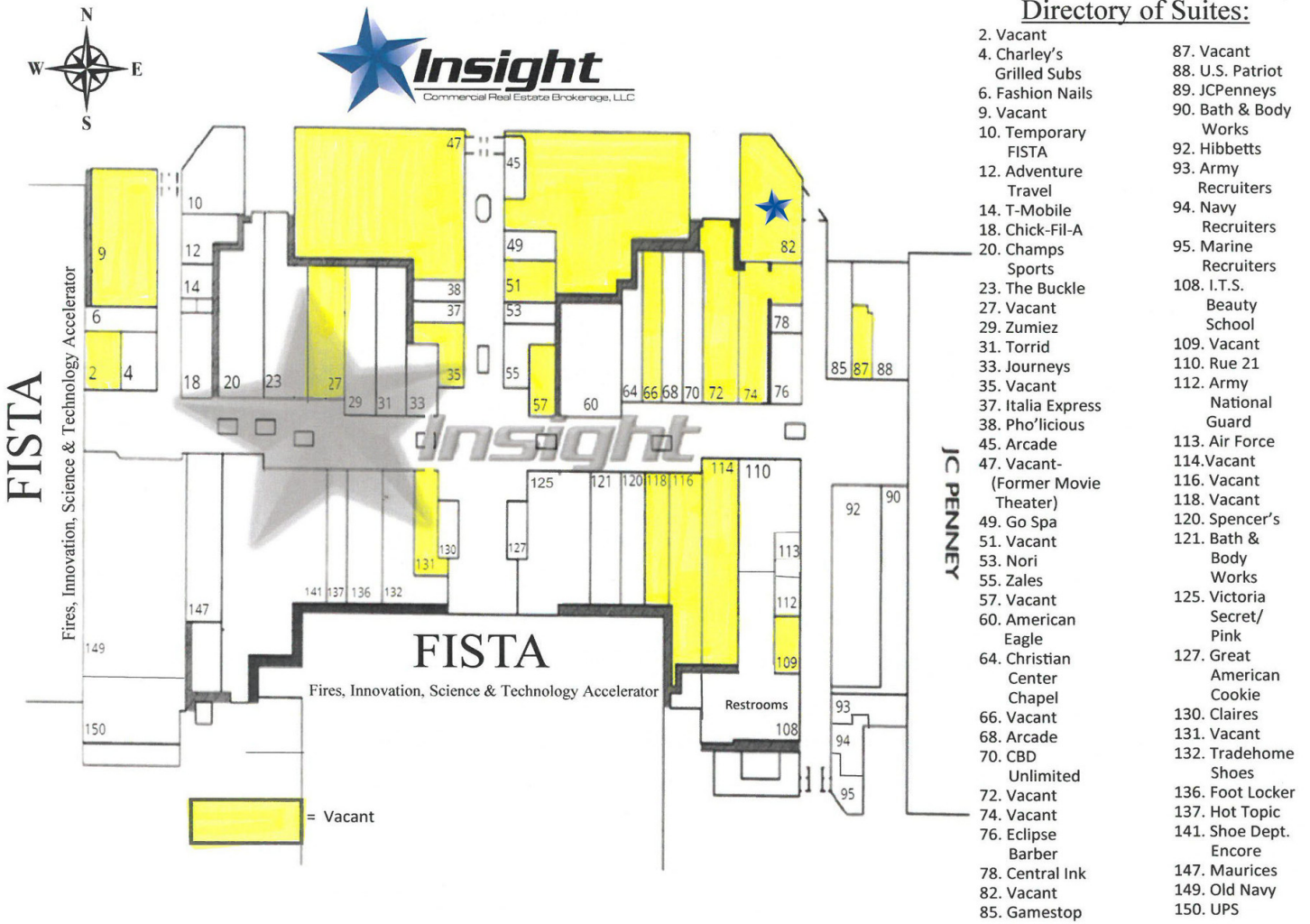
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Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior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



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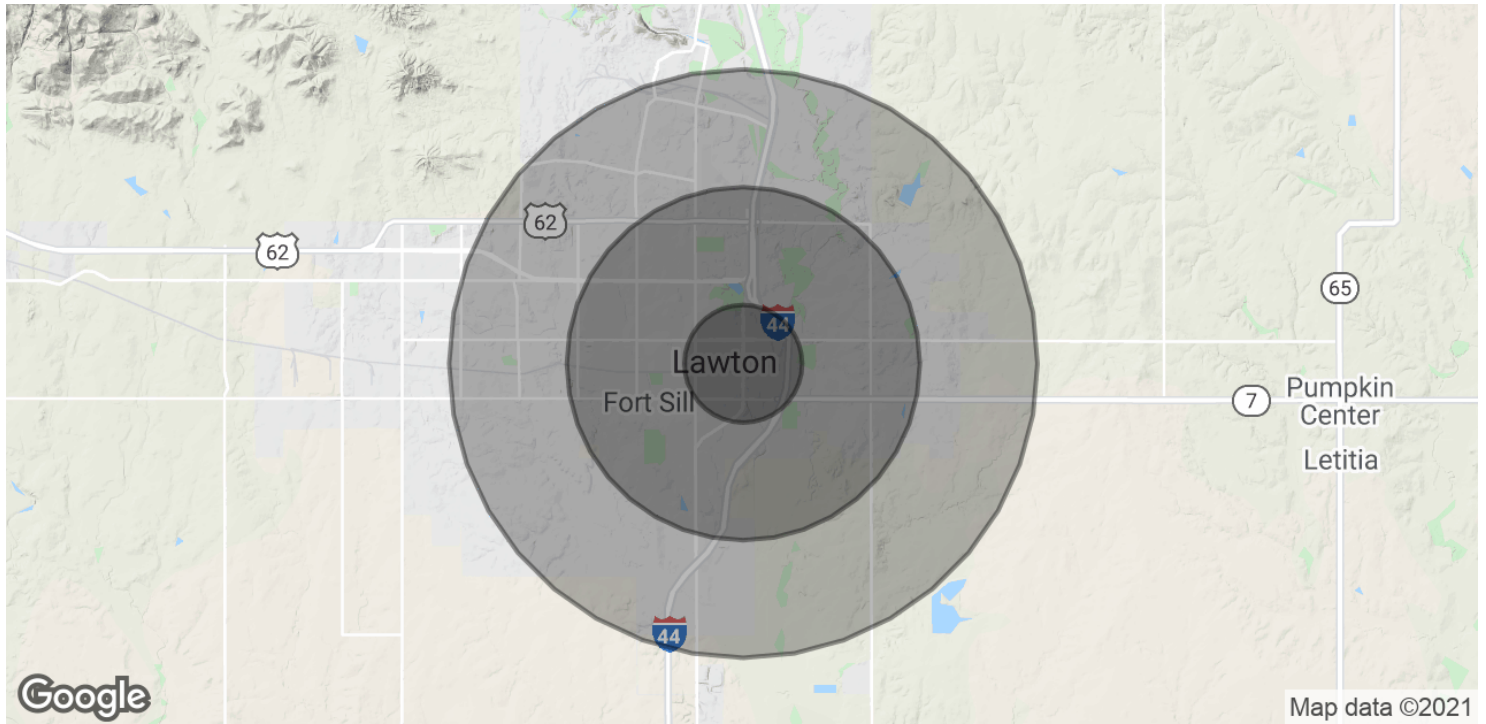
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,525	35,868	69,539
Average age	36.9	31.8	31.8
Average age (Male)	38.1	31.6	31.5
Average age (Female)	31.8	31.8	32.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,428	14,712	26,608
# of persons per HH	2.3	2.4	2.6
Average HH income	\$33,388	\$40,297	\$46,177
Average house value	\$88,396	\$73,385	\$104,091

* Demographic data derived from 2010 US Census

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