

**Central Mall**  
**200 SW C Avenue, Lawton, OK 73501**  
**Suite 72**  
**Negotiable**

RETAIL PROPERTY FOR LEASE



**LEASE RATE**

**NEGOTIABLE**

**PROPERTY OVERVIEW**

**OFFERING SUMMARY**

Available SF:	±4,487sf
Lease Rate:	Negotiable
Lot Size:	±9.63 Acres
Year Built:	1979
Building Size:	±600,000sf
Renovated:	2002
Zoning:	CBD

Prime retail space is available in Lawton's high traffic Central Mall. This ±4,487sf space has 6 fitting rooms, a large, well-lit showroom, and a counter for a POS system. There is a storage area with shelving as well as a restroom in the rear of the space. Suite 72 sits next to a CBD store and across from Rue 21. The nearest entrance for customers is the southeast entrance, and the rear door of the space leads out to the North parking lot.

**PROPERTY HIGHLIGHTS**

- ±4,487sf prime retail space
- Located within Lawton's high traffic Central Mall in the Central Business District
- 6 Fitting rooms

**JASON WELLS**

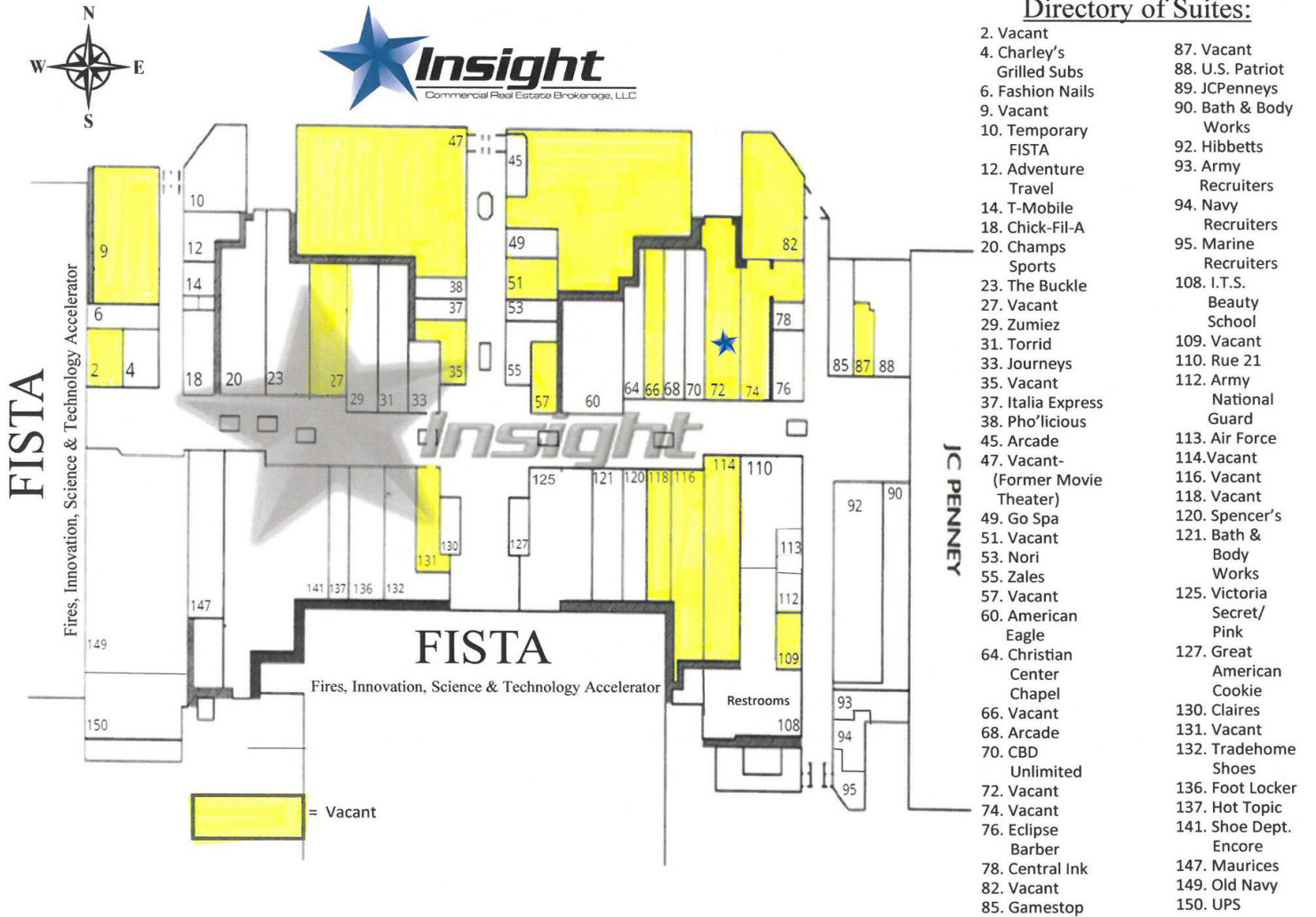
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Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior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



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Insight Commercial Real Estate Brokerage, LLC

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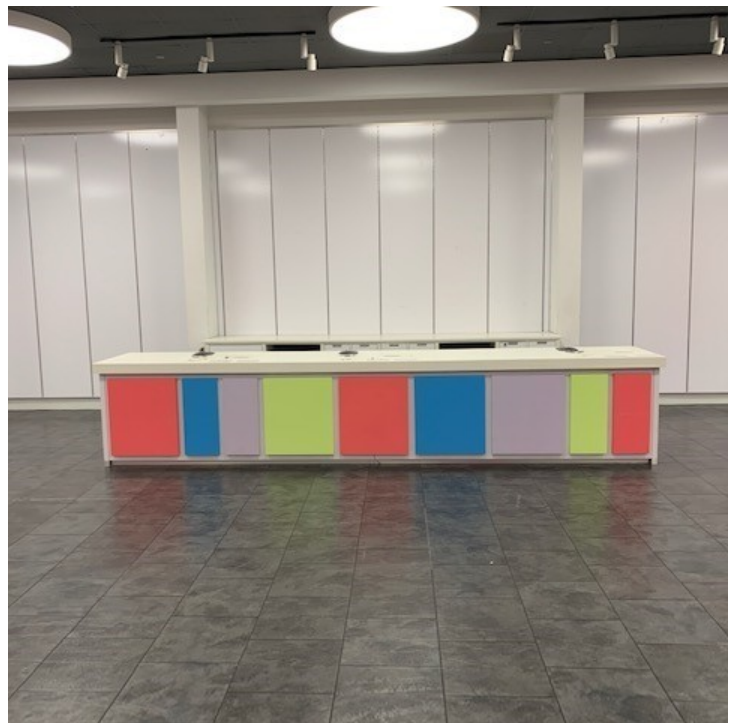


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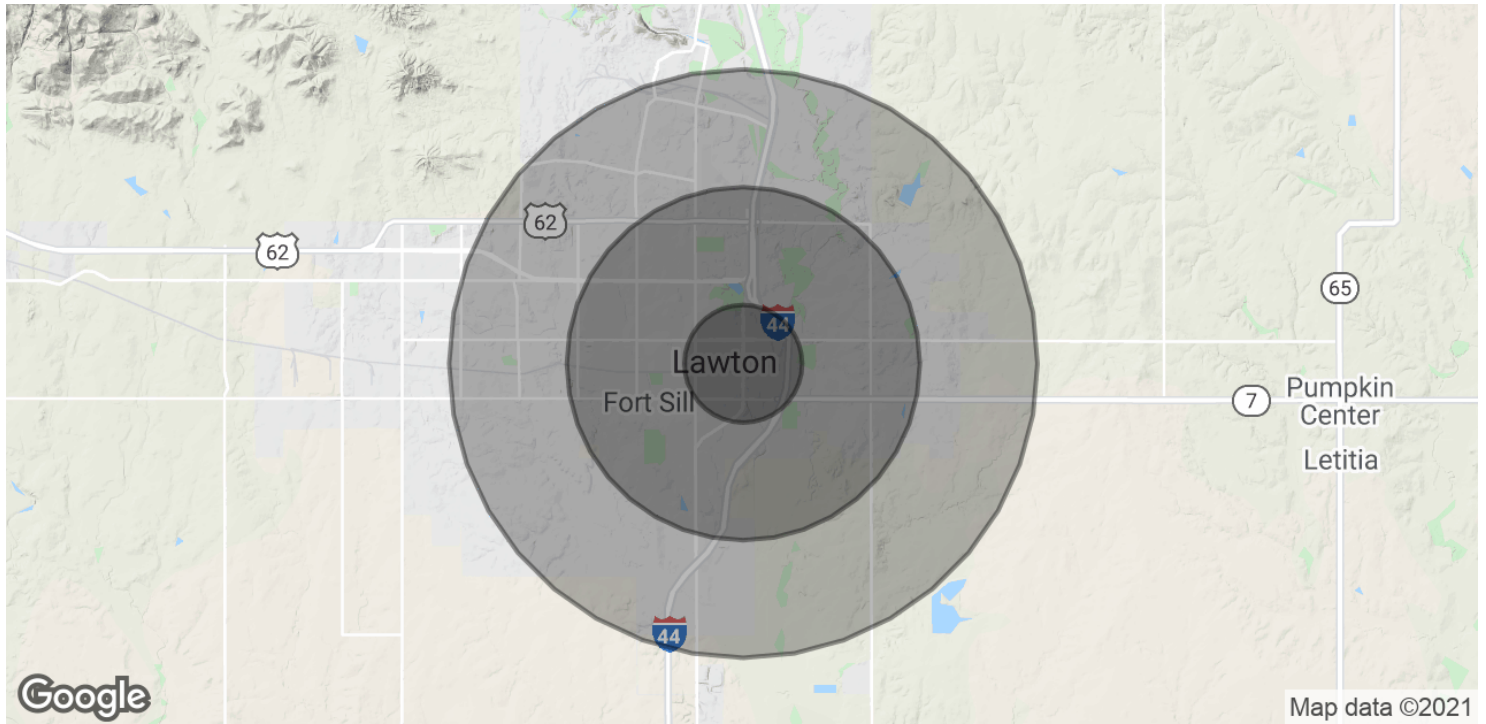
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	5,525	35,868	69,539
Average age	36.9	31.8	31.8
Average age (Male)	38.1	31.6	31.5
Average age (Female)	31.8	31.8	32.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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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