



Family Dollar

2302 NW Sheridan Rd, Lawton, OK 73505



Chuck Webber

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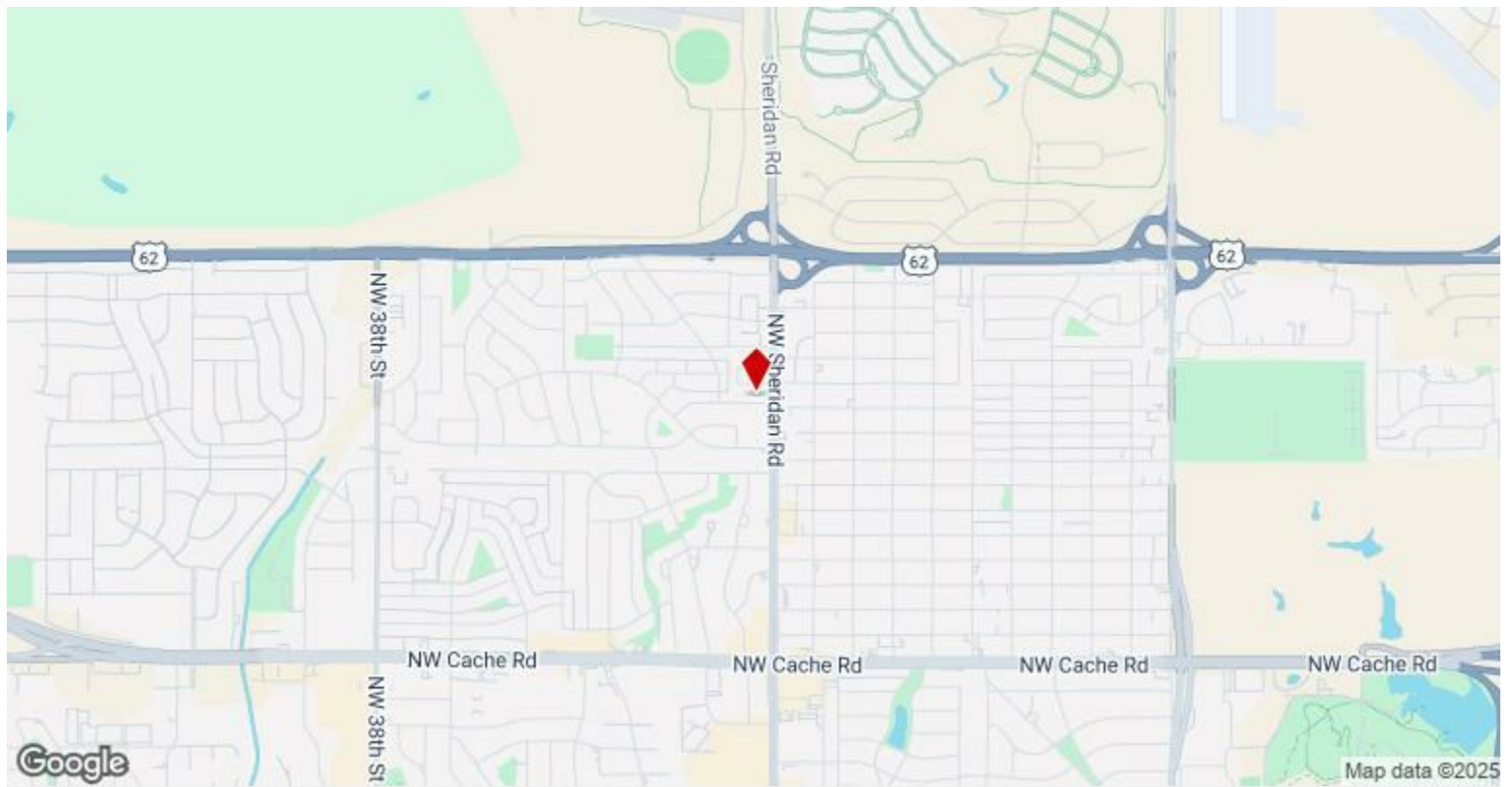
Family Dollar

\$565,000

Cummins-Setters Commercial Partners is marketing for sale a single tenant modified NNN leased Family Dollar property located in Lawton, OK. The lease is a modified triple net, with the landlord responsible only for the building structure. Constructed for Family Dollar in 2002, the lease option expires on 12-31-2026, and Family Dollar has indicated they do not intend to renew. Family Dollar reports sales at this location, which have remained consistent throughout the tenancy (2024 sales information available upon request). The retail property spans 7,848 square feet and is located on a road with over 21,200 vehicles passing daily. It is near three major thoroughfares, each with traffic exceeding 29,000 vehicles per day, and less than one mile from the U.S. Army's Fort Sill training and deployment facility, which hosts over 20,000 active-duty personnel and trainees as the headquarters for Field Artillery and Air Defense Artillery. Nearby retailers include Walmart Supercenter, Sam's Club, Aldi, Goodwill, Whataburger, Raising Cane's, and others. Within a five-mile radius, the population exceeds 82,000, with an average household income of \$71,195....

Price:	\$565,000
Property Type:	Retail
Property Subtype:	Freestanding
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	13.31%
Lot Size:	0.64 AC
Gross Building Area:	8,000 SF
No. Stories:	1
Year Built:	2001
Tenancy:	Single
Zoning Description:	C-5
APN / Parcel ID:	0026852
Walk Score ®:	71 (Very Walkable)





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Property Photos

