

Central Mall
200 SW C Avenue, Lawton, OK 73501
Suite 47
NEGOTIABLE

RETAIL PROPERTY FOR LEASE



LEASE RATE

NEGOTIABLE

PROPERTY OVERVIEW

OFFERING SUMMARY

Available SF:	±31,399sf
Lease Rate:	NEGOTIABLE
Lot Size:	±9.63 Acres
Year Built:	1979
Building Size:	±600,000sf
Renovated:	2002
Zoning:	CBD

Suite 47 is ±31,399sf and is set up as a fully equipped movie theater. The suite is split up into 2 spaces, one on each side of the concourse. The west side is ±16,017sf, with 6 theatres, a fully equipped concession stand as well as public restrooms. The east side also has 6 theatres as well as a party room. Both sides have state of the art Real D 3D digital stereoscopic projectors. The second floor on both the west and east sides house the projectors, staff restrooms, and storage. Nearby businesses include an arcade, GoSpa, and Pho'licious. Excellent signage available on both the west and east sides, as well as by the North Entry, the closest entrance.

PROPERTY HIGHLIGHTS

- State of the art projecting equipment
- Fully equipped concession stand
- 12 theatres
- Located in high traffic Lawton Central Mall the Central Business District

JASON WELLS

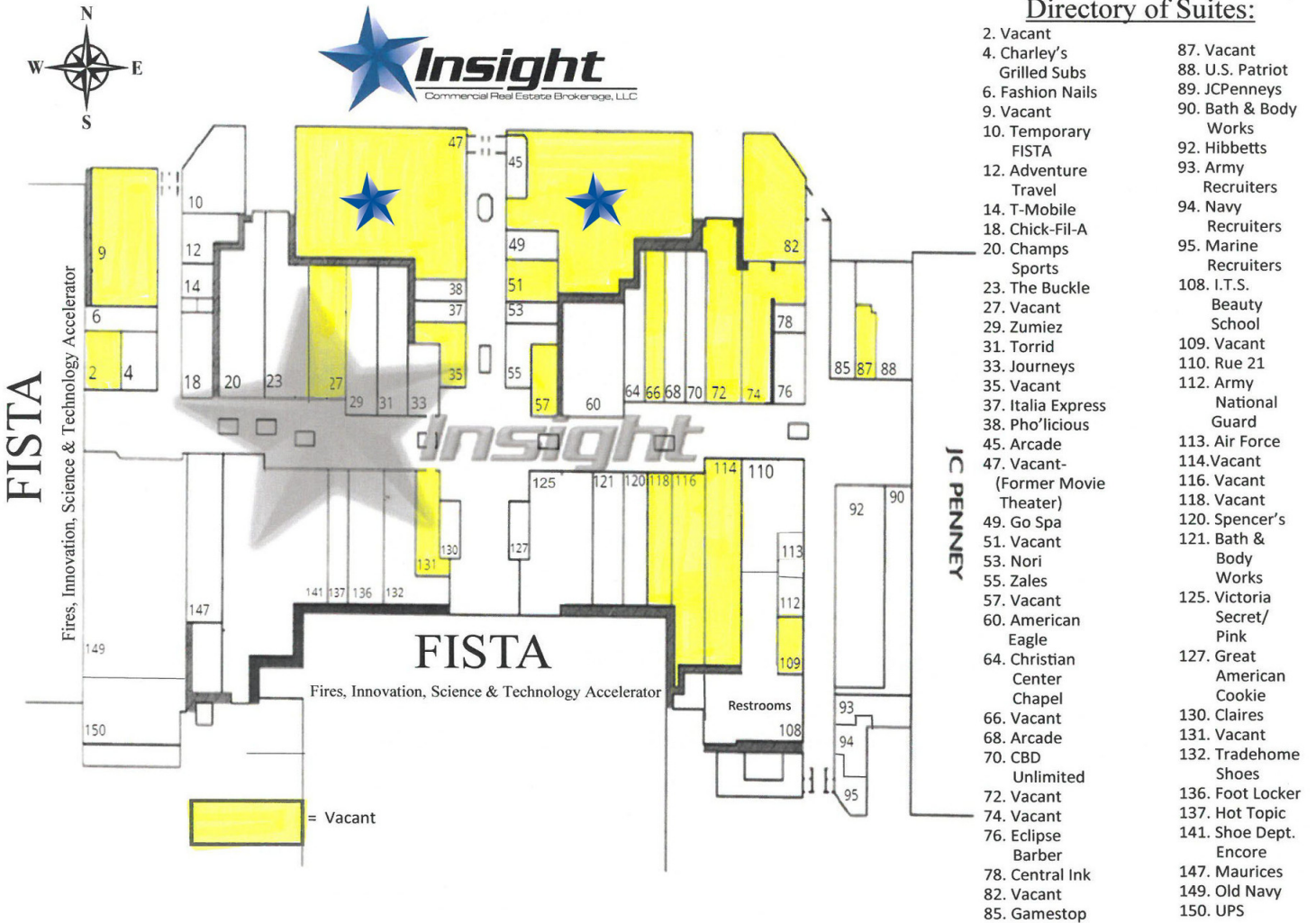
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Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior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



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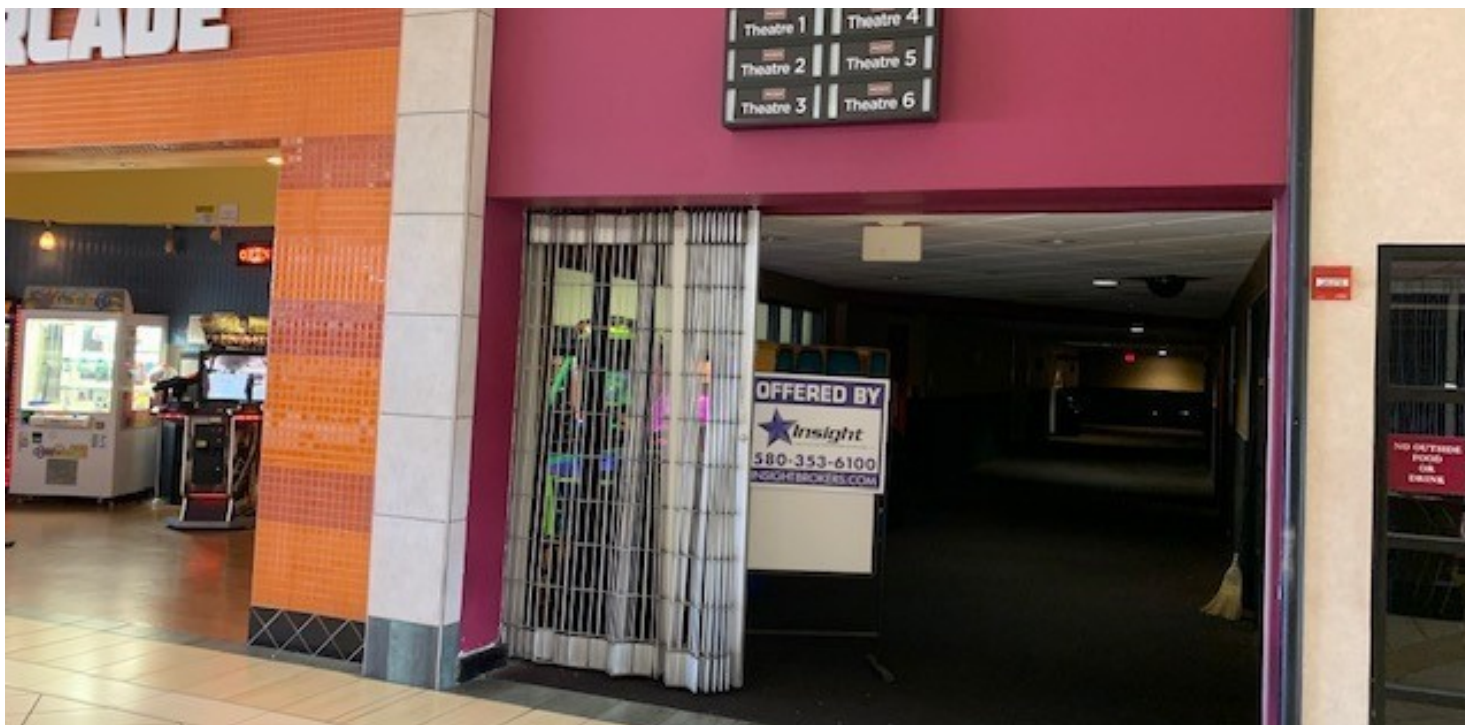
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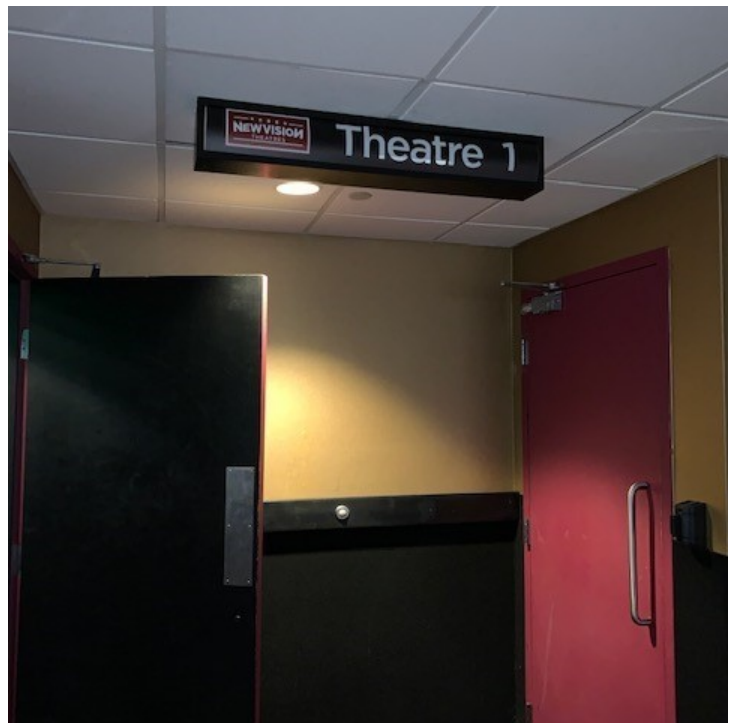
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Insight Commercial Real Estate Brokerage, LLC

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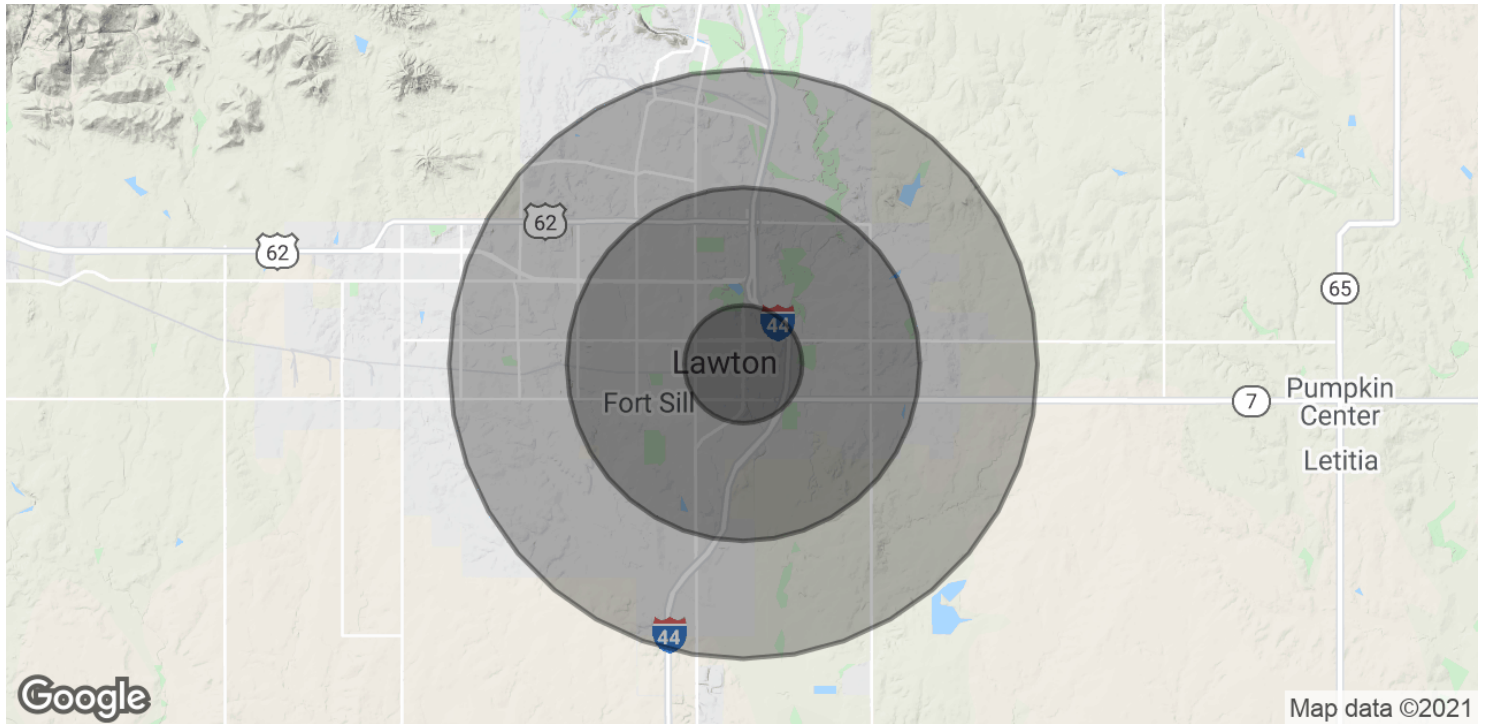
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,525	35,868	69,539
Average age	36.9	31.8	31.8
Average age (Male)	38.1	31.6	31.5
Average age (Female)	31.8	31.8	32.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,428	14,712	26,608
# 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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