

**2126 W Gore Blvd
Lawton, OK 73501**

**RETAIL/OFFICE
BUILDING FOR SALE**



OFFERING SUMMARY

Sale Price: \$700,000

Year Built: 1968

Building Size: 5,066 SF

Renovated: 2012

Zoning: C-1

Price / SF: \$138.18

PROPERTY OVERVIEW

Retail property for sale or lease near the high traffic intersection of Gore Blvd and Sheridan Rd. High visibility of the property from the street and signage close to the road side. The building was completely renovated in 2012 and an additional 2,558 sf was added to the original floor plan. Additional parking in the rear of the property. Has a large display window. Surrounding businesses include Taco Bell, Arby's, Backporch Drafthouse, Billy Sims BBQ, McDonalds, Valvoline, and IBC Bank.

PROPERTY HIGHLIGHTS

- Near the high traffic intersection of Gore Blvd and Sheridan Rd.
- Great visibility with roadside signage
- Additional Parking in Rear

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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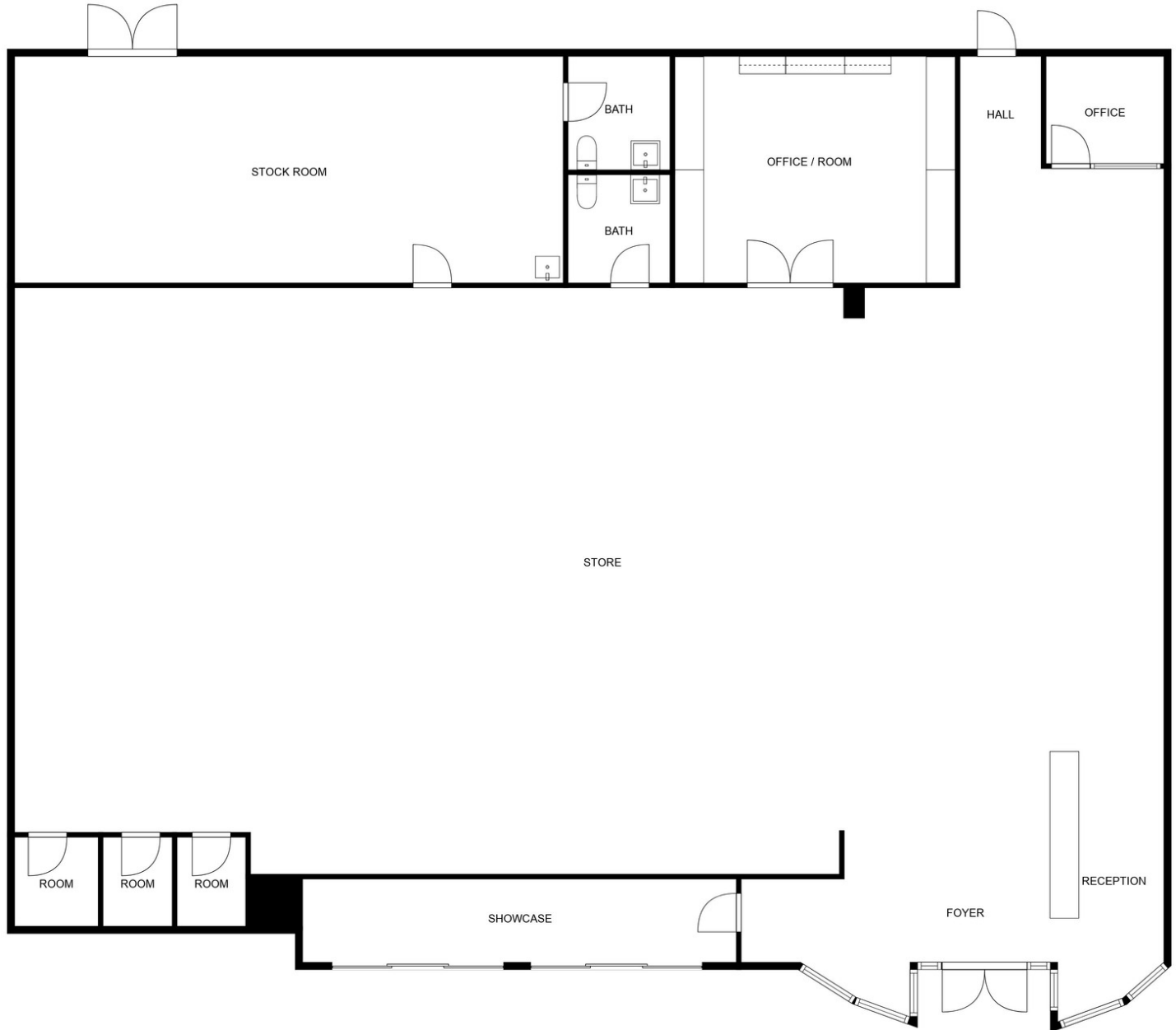
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INAPS

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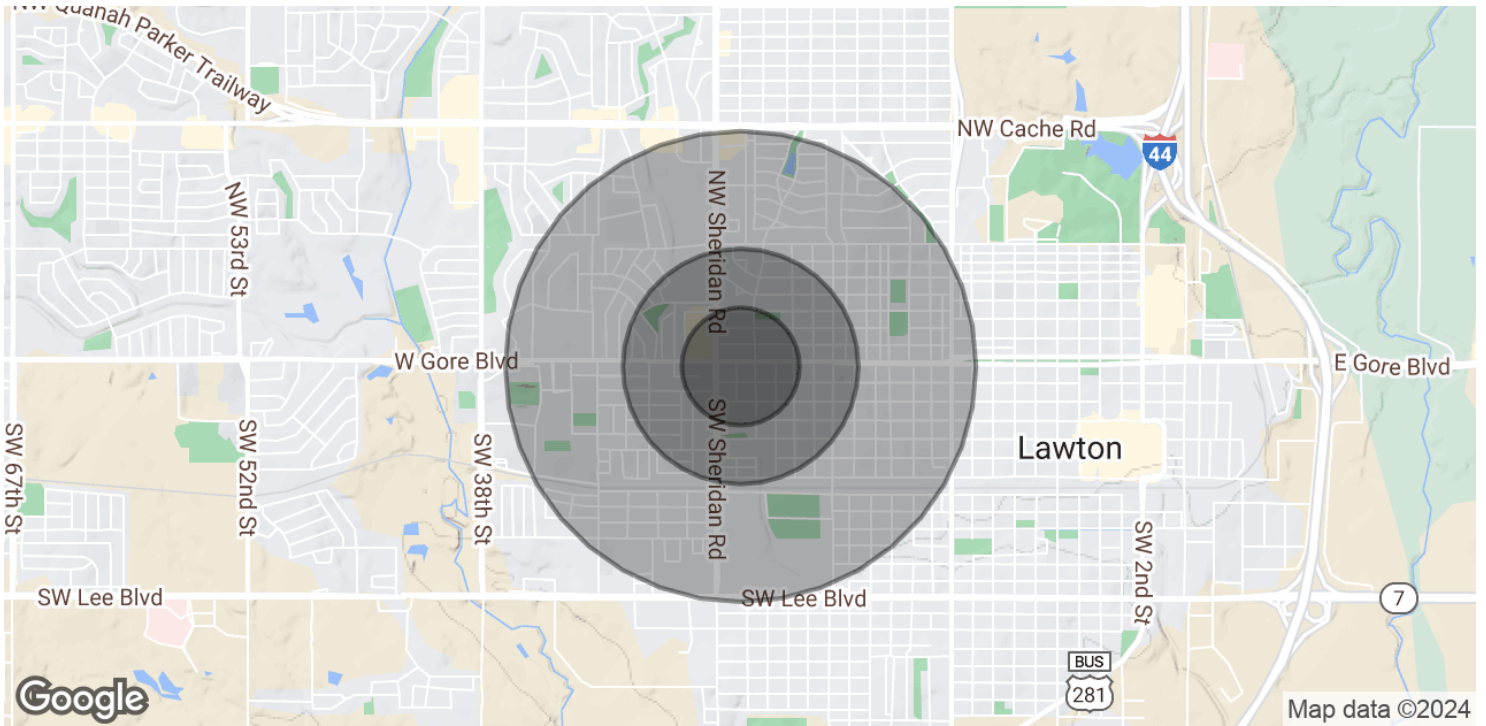
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	809	2,895	9,022
Average Age	31.4	33.0	37.3
Average Age (Male)	33.5	34.9	37.4
Average Age (Female)	29.5	31.4	38.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	446	1,638	4,980
# of Persons per HH	1.8	1.8	1.8
Average HH Income	\$35,892	\$36,339	\$37,989
Average House Value	\$37,669	\$45,350	\$87,961

2020 American Community Survey (ACS)

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