

Central Mall
200 SW C Avenue, Lawton, OK 73501
Suite 9
Negotiable

RETAIL PROPERTY FOR LEASE



LEASE RATE

NEGOTIABLE

PROPERTY OVERVIEW

OFFERING SUMMARY

Available SF:	±4,803sf
Lease Rate:	Negotiable
Lot Size:	±9.63 Acres
Year Built:	1979
Building Size:	±600,000 SF
Renovated:	2002
Zoning:	CBD

Fully equipped restaurant for lease. Suite 9 is ±4,803sf with a seating area, bar, and private meeting room. Both booth and table seating is available. The kitchen is equipped with grills, walk-in freezers, ice machines, soda machines, sinks, and a grease trap. This space sits on the NorthWest corner of Central Mall and has both a mall entrance and private entrance for operation when the mall is closed. Signage space available on both the outside facing "C" Avenue and on the inside of the mall. The restaurant sits across from Adventure Travel and T-mobile.

PROPERTY HIGHLIGHTS

- Fully equipped restaurant
- Great signage visibility
- Private entrance
- Meeting room

JASON WELLS

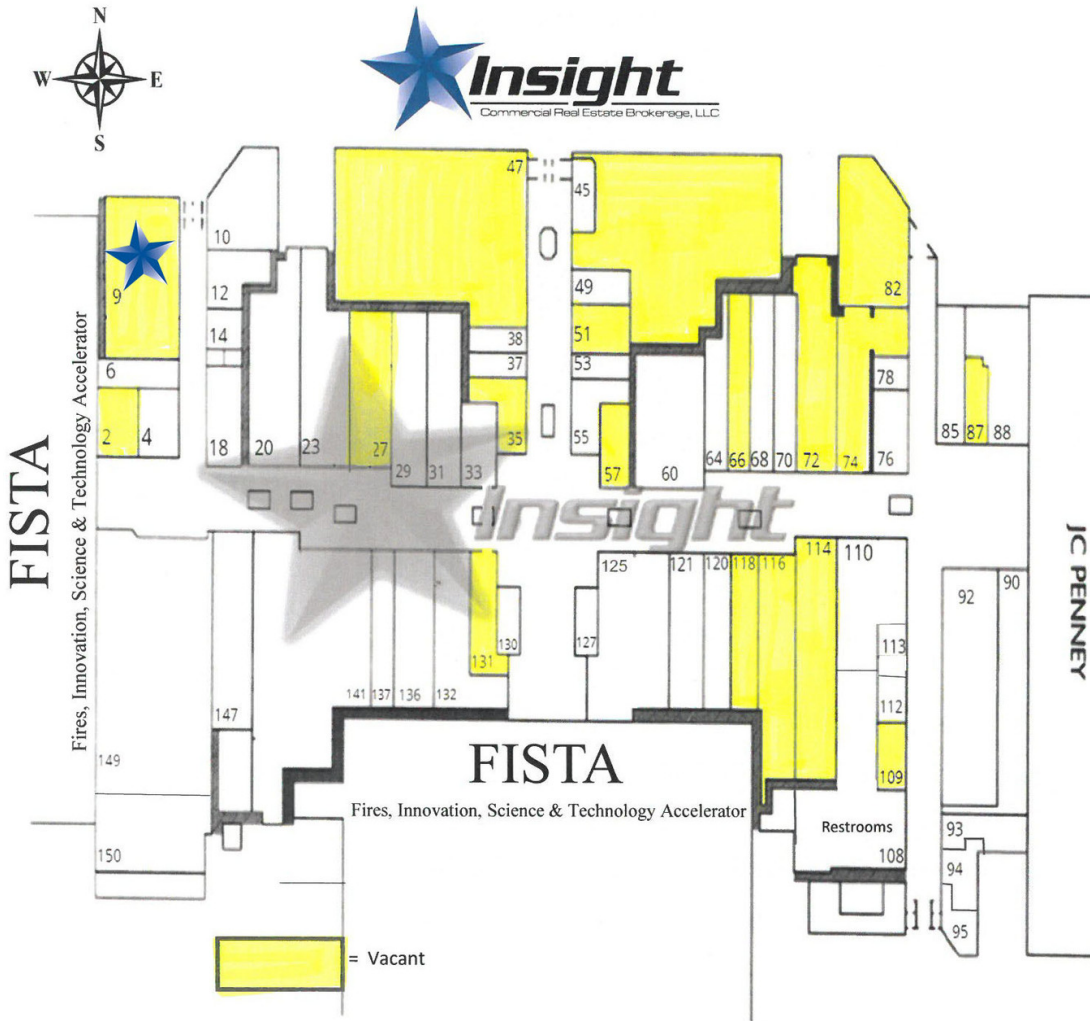
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Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior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



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Directory of Suites:

- | | |
|------------------------------------|----------------------------|
| 2. Vacant | 87. Vacant |
| 4. Charley's Grilled Subs | 88. U.S. Patriot |
| 6. Fashion Nails | 89. JCPennys |
| 9. Vacant | 90. Bath & Body Works |
| 10. Temporary FISTA | 92. Hibbetts |
| 12. Adventure Travel | 93. Army Recruiters |
| 14. T-Mobile | 94. Navy Recruiters |
| 18. Chick-Fil-A | 95. Marine Recruiters |
| 20. Champs Sports | 108. I.T.S. Beauty School |
| 23. The Buckle | 109. Vacant |
| 27. Vacant | 110. Rue 21 |
| 29. Zumiez | 112. Army National Guard |
| 31. Torrid | 113. Air Force |
| 33. Journeys | 114. Vacant |
| 35. Vacant | 116. Vacant |
| 37. Italia Express | 118. Vacant |
| 38. Pho'licious | 120. Spencer's |
| 45. Arcade | 121. Bath & Body Works |
| 47. Vacant- (Former Movie Theater) | 125. Victoria Secret/ Pink |
| 49. Go Spa | 127. Great American Cookie |
| 51. Vacant | 130. Claires |
| 53. Nori | 131. Vacant |
| 55. Zales | 132. Tradehome Shoes |
| 57. Vacant | 136. Foot Locker |
| 60. American Eagle | 137. Hot Topic |
| 64. Christian Center Chapel | 141. Shoe Dept. Encore |
| 66. Vacant | 147. Maurices |
| 68. Arcade | 149. Old Navy |
| 70. CBD Unlimited | 150. UPS |
| 72. Vacant | |
| 74. Vacant | |
| 76. Eclipse Barber | |
| 78. Central Ink | |
| 82. Vacant | |
| 85. Gamestop | |

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Insight Commercial Real Estate Brokerage, LLC

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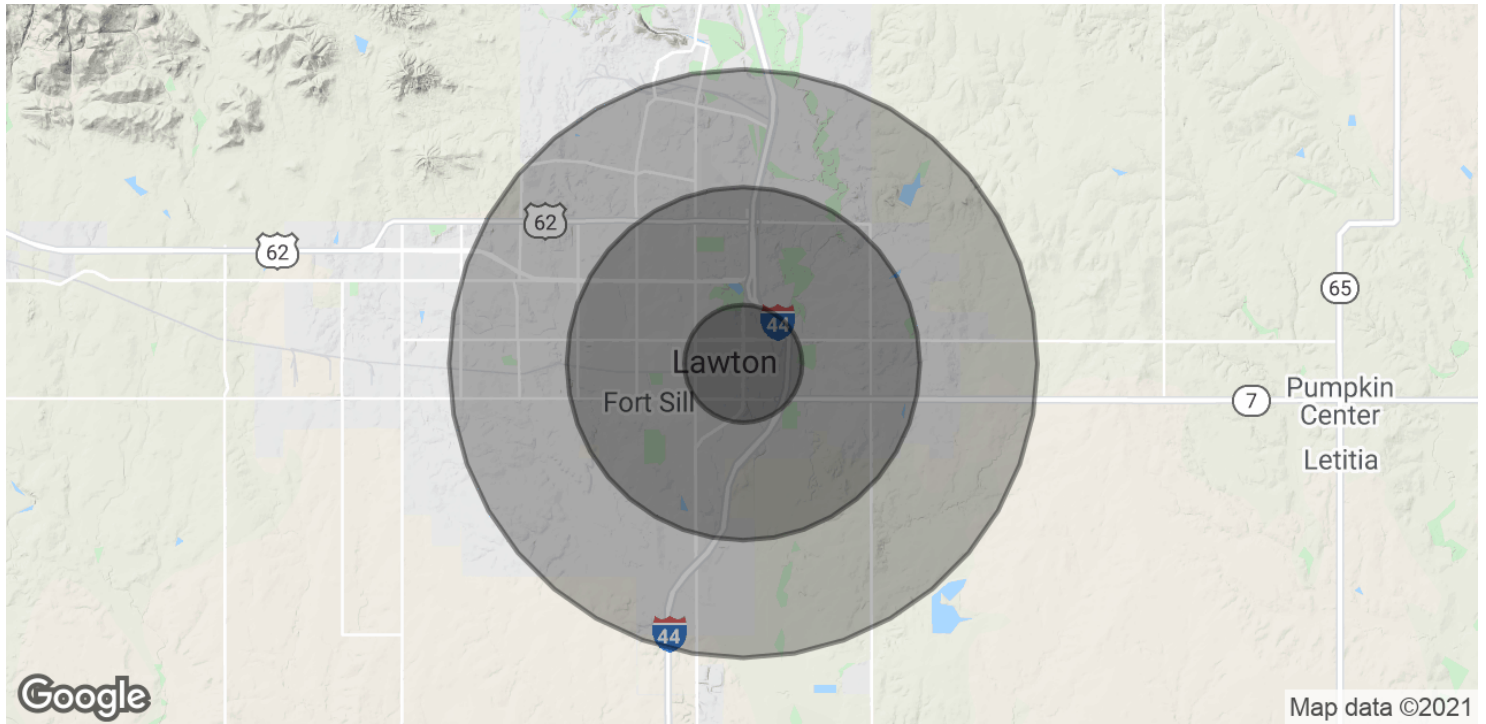
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,525	35,868	69,539
Average age	36.9	31.8	31.8
Average age (Male)	38.1	31.6	31.5
Average age (Female)	31.8	31.8	32.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,428	14,712	26,608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