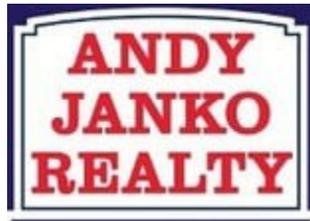




## 1201-1217 NW Sheridan Rd Properties

Portfolio of 2 Properties for Sale



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# 1201-1217 NW Sheridan Rd Properties

\$5,630,000

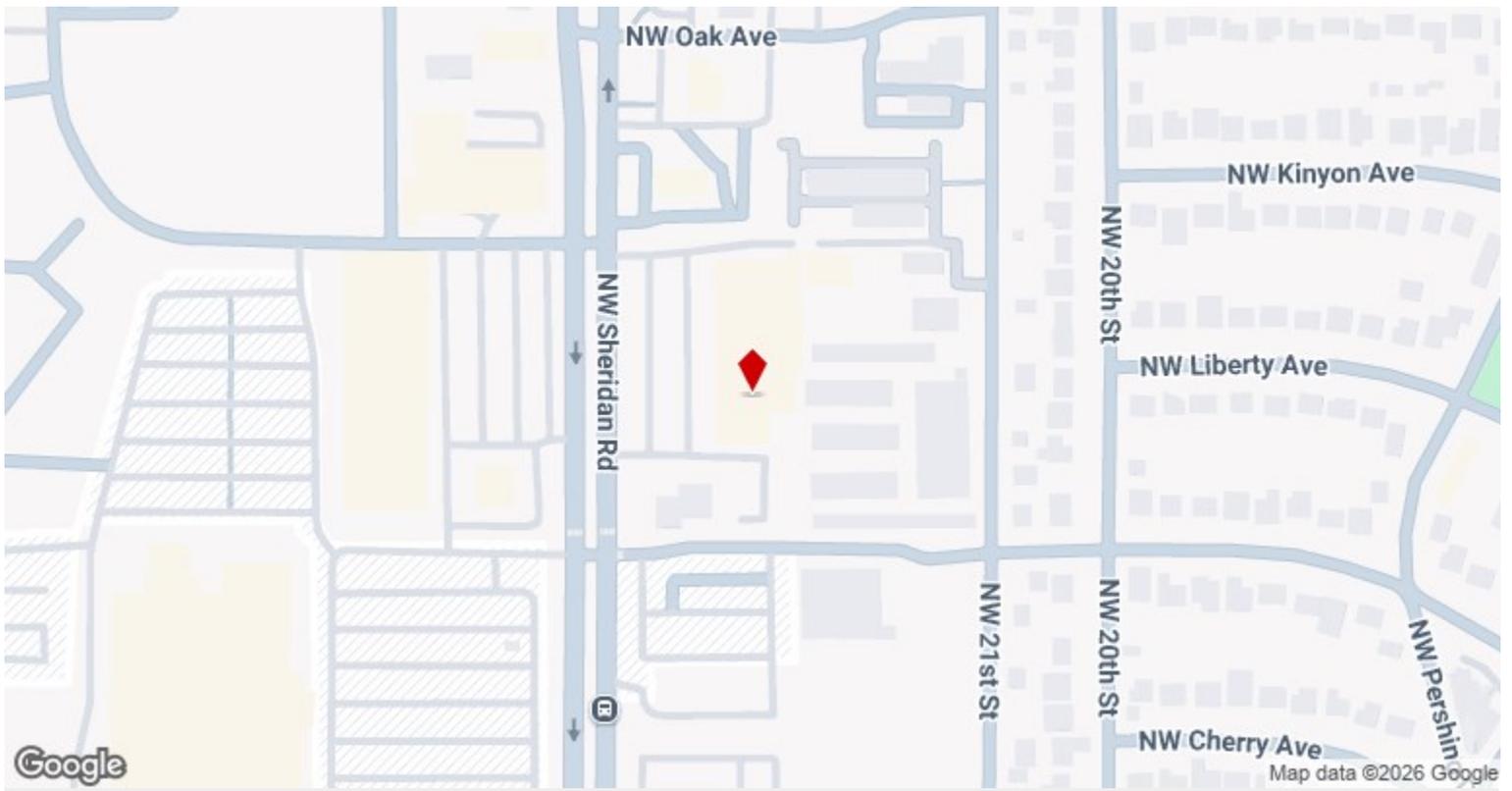
\*NEW 8 CAP PRICING\* on this Sheridan Rd Shopping Center in Lawton, Oklahoma built in 1999/2000 with remodels...

\*NEW 8 CAP PRICING\* on this Sheridan Rd Shopping Center in Lawton, Oklahoma built in 1999/2000 with remodels...

- The shopping center is 82.65% leased out to Staples, Aaron's & US Cellular all national tenants with an average tenure of 24 years
- US Cellular and Aaron's recently went thru their new store design & brand changes which was a significant investment on their part
- Site improvements include asphalt paving, parking lot lighting and pole mounted signage. New TPO roof over Staples and Aaron's in 2024
- Pinspiration Franchisee & Mango Cannabis Tenants bring the occupancy level to 100%
- Located on former Indian Reservation land qualifies this property for an accelerated asset depreciation rate (consult with a CPA or Tax Advisor)
- Self manageable with 5 tenant spaces, 1201-1217 NW Sheridan Rd, Lawton OK 73505



Price:	\$5,630,000
Price / SF:	\$152.24 / SF
Cap Rate:	8.00%
Sale Type:	Investment
Status:	Active
Number of Properties:	2
Total Building Size:	36,982 SF



### 1201-1217 NW Sheridan Rd Properties

Property Name/Address, City, State	Property Type	Size	Year Built	Individual Price
 1201-1205 NW Sheridan Rd, Lawton, OK	Retail	13,020		
 1211-1217 NW Sheridan Rd, Lawton, OK	Retail	23,962		

# Property Photos



16-web-or-mls-IMG-16



17-web-or-mls-IMG-17

# Property Photos



18-web-or-mls-IMG-18



1201-1205 NW Sheridan Rd

# Property Photos

