

**2701 SW Lee Blvd
Lawton, OK 73505**

**INDUSTRIAL/RETAIL
INVESTMENT PROPERTY FOR
SALE**



OFFERING SUMMARY

Sale Price:	\$470,000
Lot Size:	1.82 Acres
Year Built:	1960
Building Size:	9,600 SF
Zoning:	C-5
Price / SF:	\$48.96

PROPERTY OVERVIEW

±9,600 sf industrial/retail investment property for sale located on the northwest corner of Lee Boulevard and SW 27th St. in Lawton, OK. This single tenant building is 100% occupied by a long-term bakery outlet/distribution tenant with approximately 40 years at the location. Positioned on high-traffic Lee Blvd., the property offers strong visibility, access, and potential for expansion through excess land. Property has 2 overhead doors and a below-grade loading dock for large truck access. Nearby businesses include Walmart Neighborhood Market, Sonic Drive Inn, Taco Bell, CCMH Medical Records and Patient Information offices, and Archers Corner.

PROPERTY HIGHLIGHTS

- Investment property on high traffic Lee Blvd
- Long-term tenant

JASON WELLS

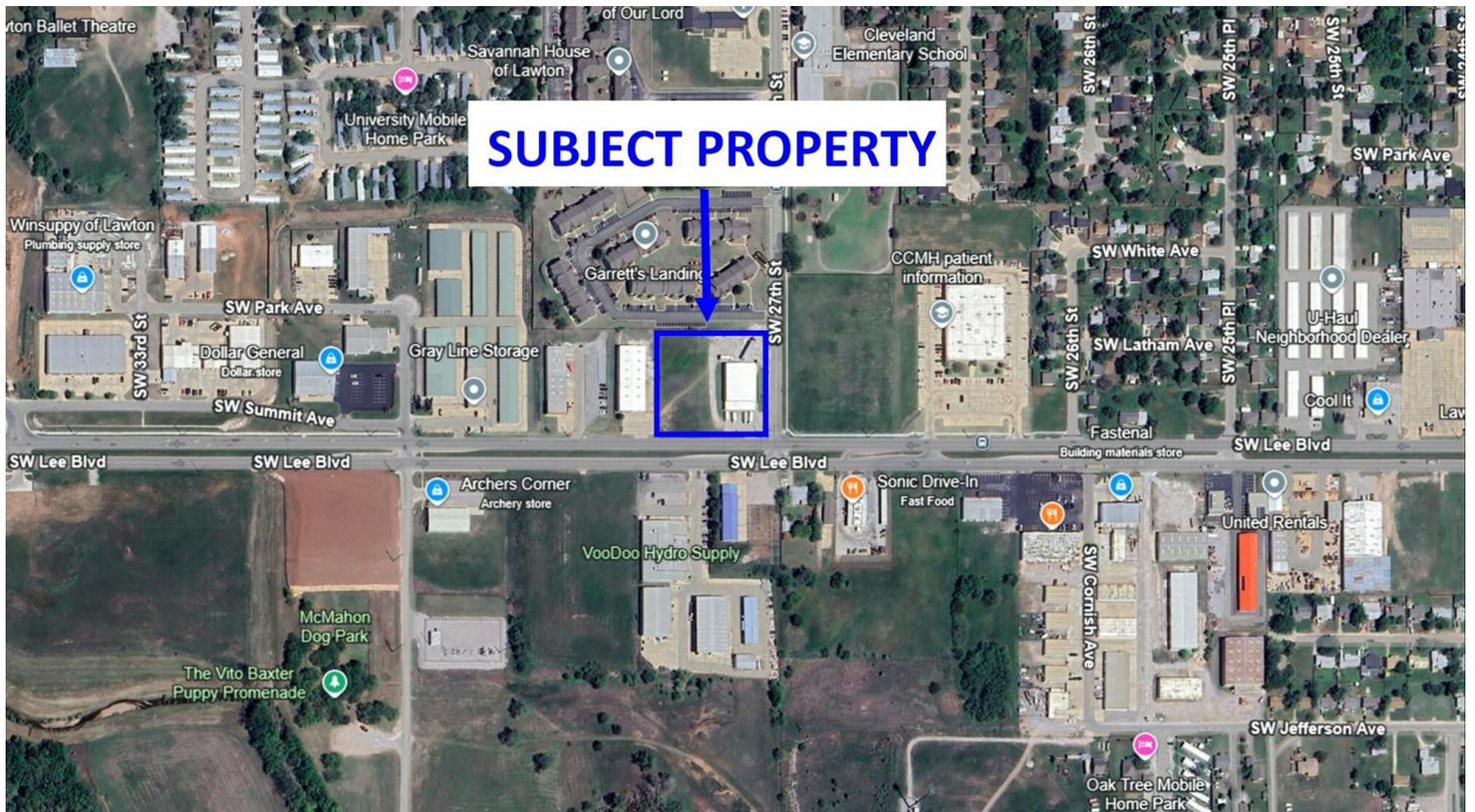
580.353.6100
jwells@insightbrokers.com

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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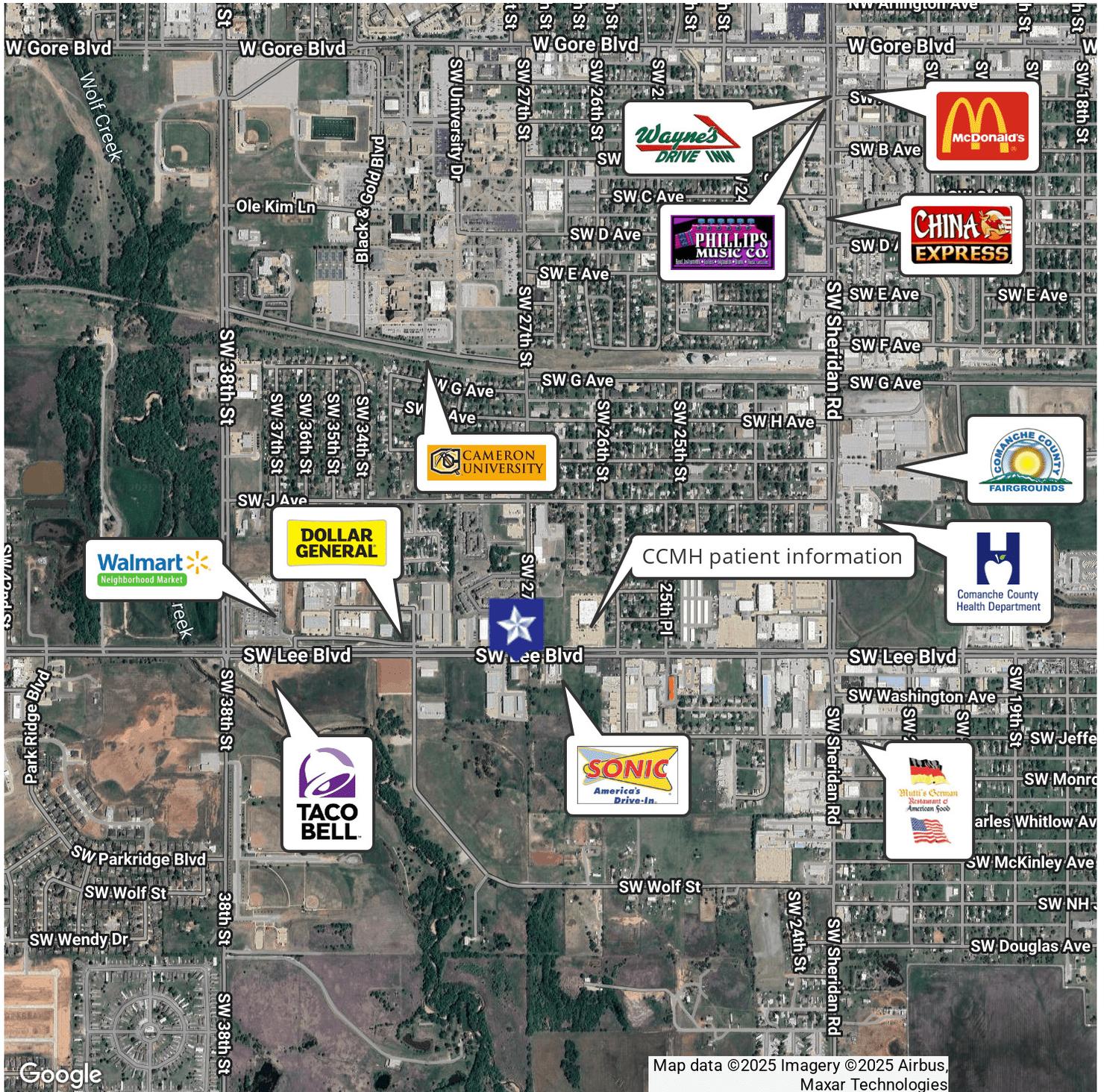
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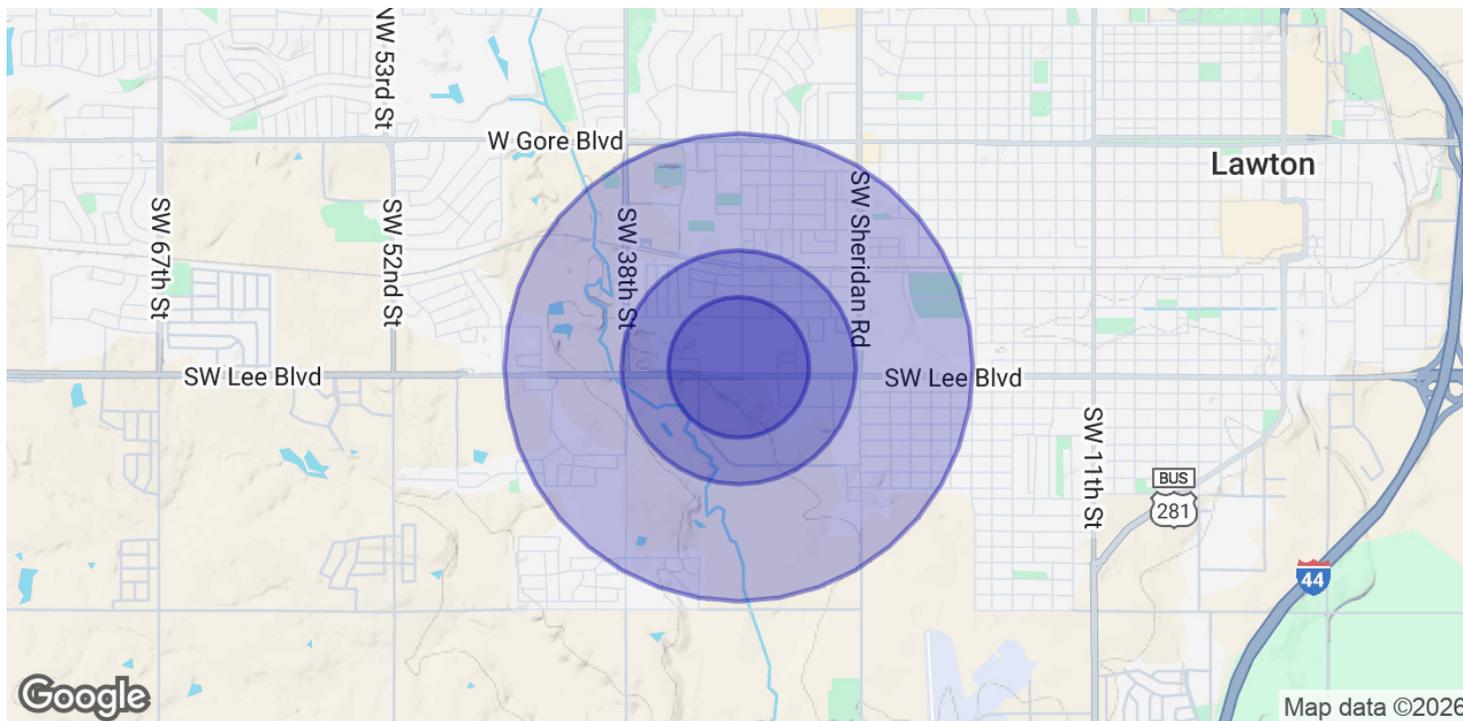
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	489	1,564	5,708
Average Age	38	38	36
Average Age (Male)	37	37	36
Average Age (Female)	39	39	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	219	694	2,365
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$48,709	\$46,829	\$53,700
Average House Value	\$98,999	\$98,902	\$118,083

Demographics data derived from AlphaMap

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