

**725 NW 67th St.
Lawton, OK 73505**

**MEDICAL OFFICE SPACE
FOR LEASE**



OFFERING SUMMARY

Available SF:	±1,000 SF
Lease Rate:	\$3,500 SF/month (Gross)
Lot Size:	0.83 Acres
Year Built:	1995
Building Size:	±3,734 SF
Zoning:	P-O

PROPERTY OVERVIEW

±1,000 sf Medical Office Space located inside Montgomery Family Dentistry at 725 NW 67th St. The space includes 5 9'x8' offices/dental operatories (can be converted), shared large waiting room, 1 shared breakroom, 2 storage closets, 3 restrooms, and a personal office. This space is ideal for medical use. Nearby businesses include: Neck & Back Pain Clinic, Little Ceasars Pizza, Whataburger, Walgreens, Taco Bell, Home Zone Furniture, Homeland Grocery Store, and Xpress Wellness Urgent Care.

PROPERTY HIGHLIGHTS

- Medical Office Space available inside Montgomery Family Dentistry
- Located on high traffic NW 67th Street in Lawton, OK.

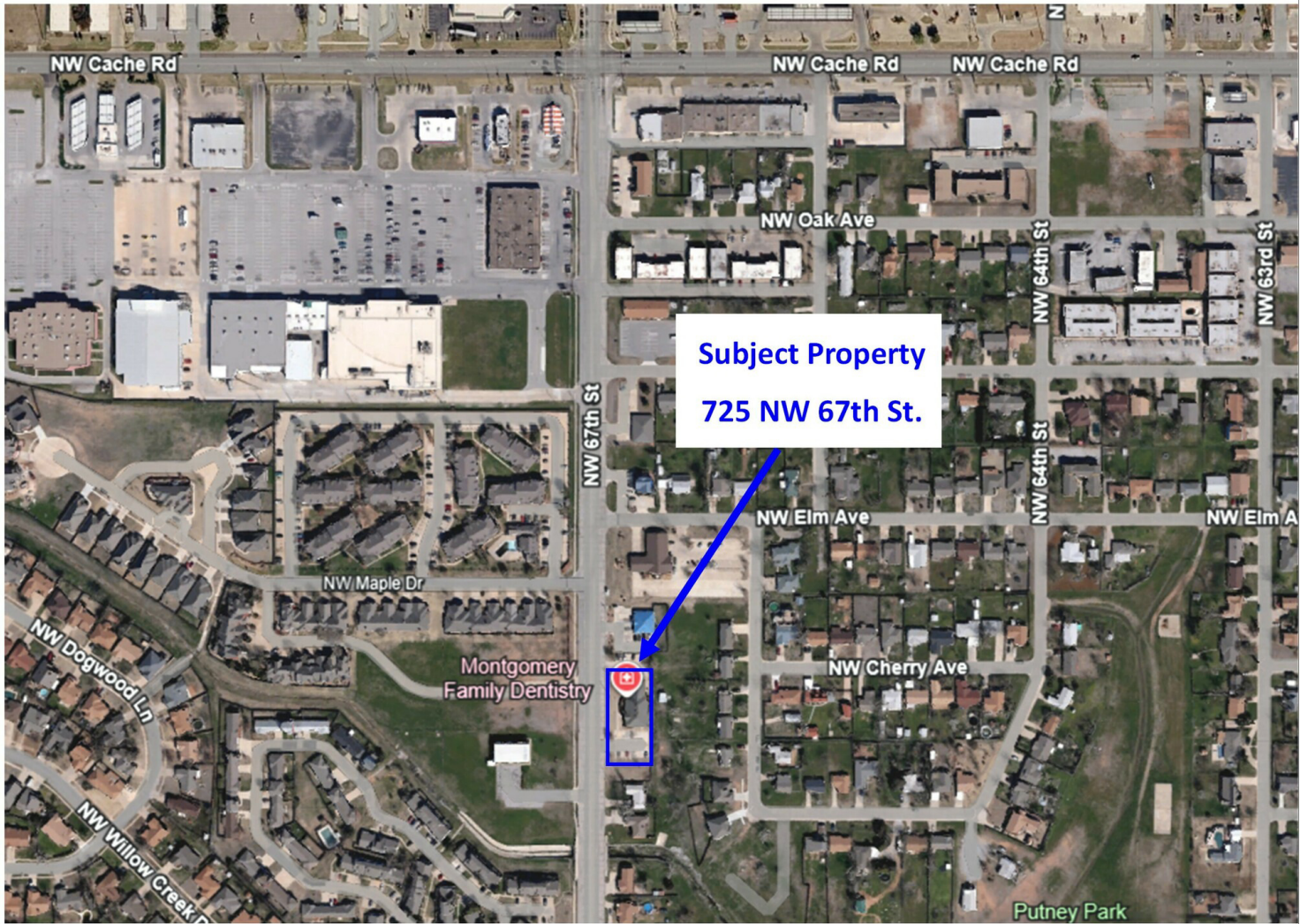
JASON WELLS

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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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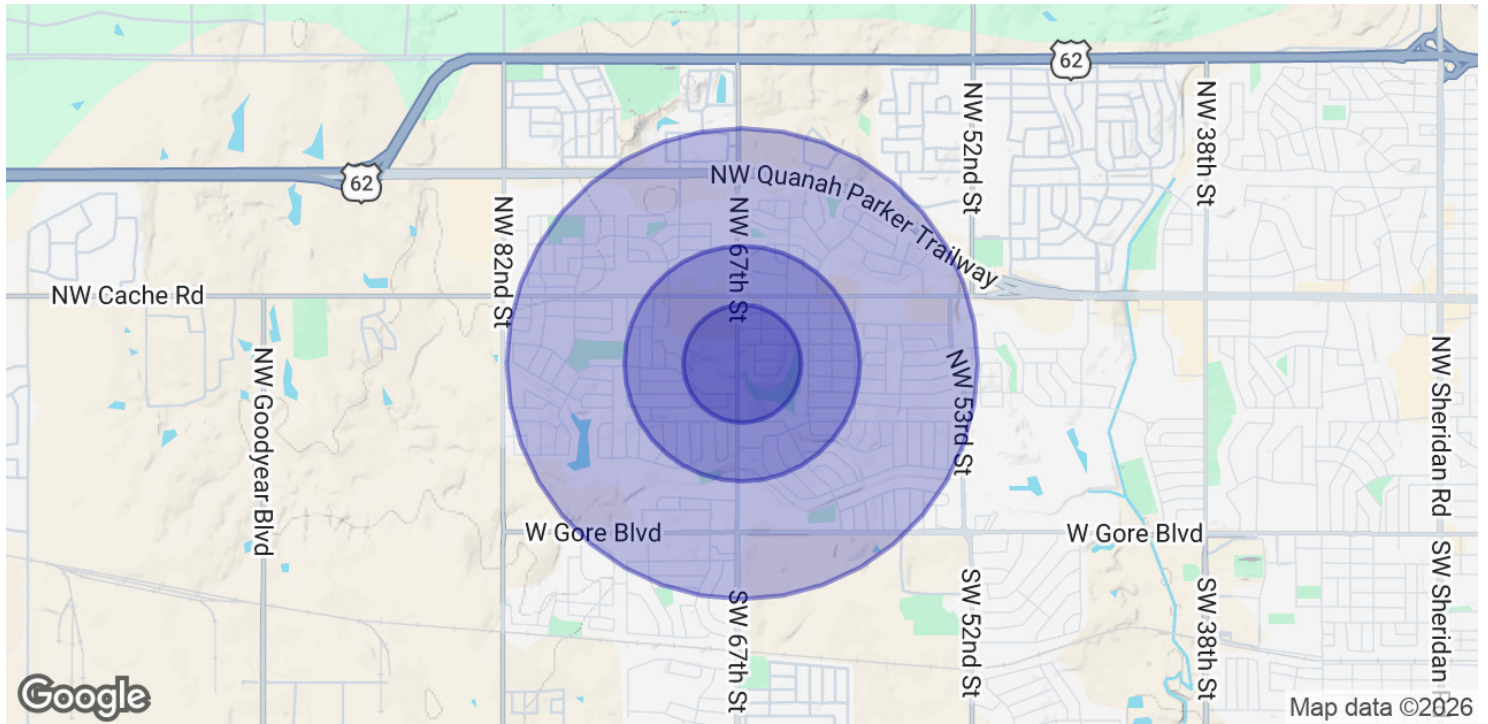


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	744	3,295	11,941
Average Age	36.5	35.6	33.3
Average Age (Male)	47.0	40.2	34.6
Average Age (Female)	33.8	35.8	34.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	392	1,455	4,778
# of Persons per HH	1.9	2.3	2.5
Average HH Income	\$51,625	\$62,943	\$70,666
Average House Value	\$147,840	\$143,556	\$143,354

2023 American Community Survey (ACS)

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