

**2122 W. Gore Blvd.
Lawton, OK 73501 Price Reduced!**

**FULLY EQUIPPED
RESTAURANT FOR SALE**



OFFERING SUMMARY

Sale Price: \$425,000

Lot Size: 0.43 Acres

Building Size: ±2,550 SF

Zoning: C-1

Price / SF: \$166.67

PROPERTY OVERVIEW

Fully equipped restaurant for sale on one of Lawton's busiest thoroughfares. Currently a Soul Food/Barbeque restaurant, this building offers both table and booth seating and has plenty of windows for natural light. All furniture, fixtures and equipment are being sold with the building. Purchasing the business is also an option at for a negotiable price. Nearby businesses include Dollar General, New York Fashions, and IBC Bank.

PROPERTY HIGHLIGHTS

- Fully equipped restaurant for sale
- Business also for sale
- All furniture, fixtures and equipment included with the sale

JASON WELLS

580.353.6100

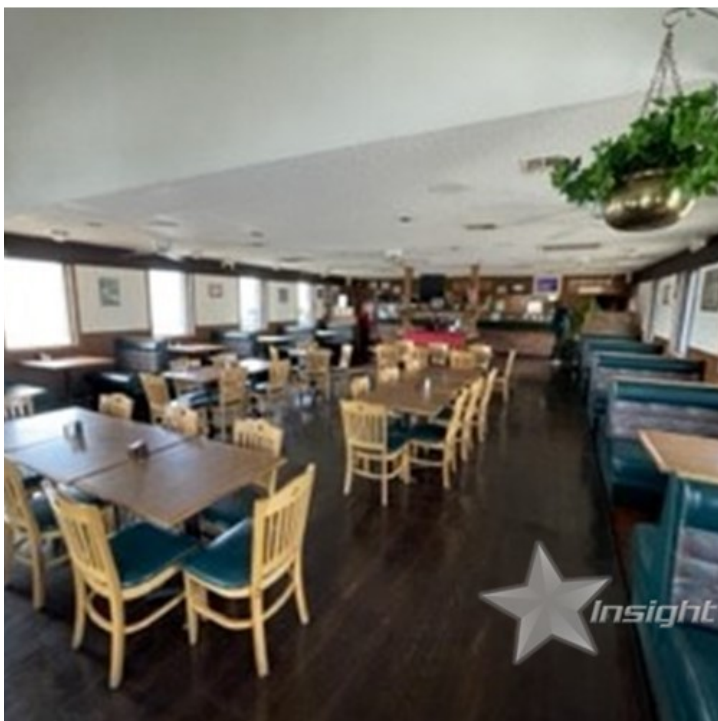
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Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior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

Insight Commercial Real Estate Brokerage, LLC

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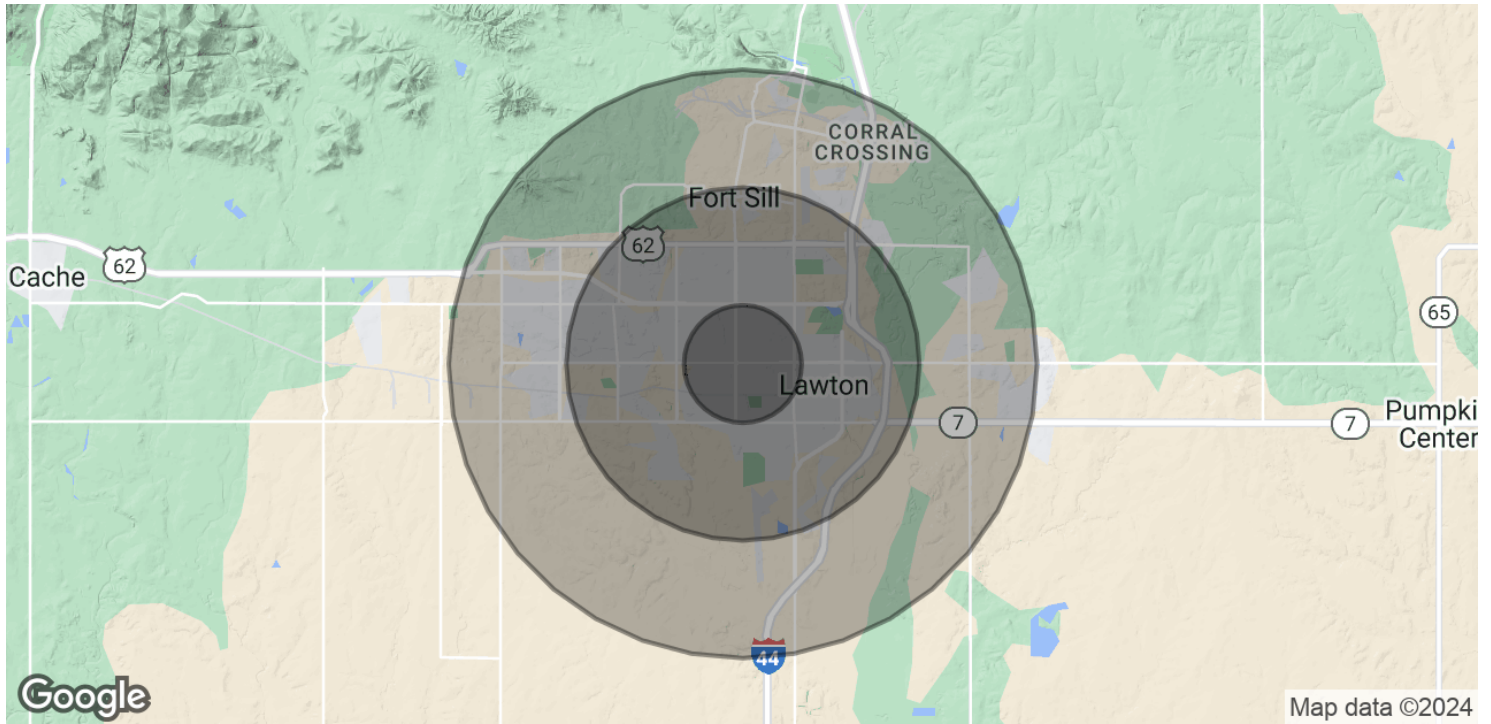
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,975	51,676	83,595
Average Age	37.3	34.7	33.4
Average Age (Male)	37.4	33.7	33.0
Average Age (Female)	38.3	37.3	35.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,966	25,594	36,978
# of Persons per HH	1.8	2.0	2.3
Average HH Income	\$37,798	\$43,871	\$51,985
Average House Value	\$148,446	\$101,205	\$116,677

* Demographic data derived from 2020 ACS - US Census

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