

**Central Mall**  
**200 SW C Avenue, Lawton, OK 73501**  
**Suite 116**  
**Negotiable**

RETAIL PROPERTY FOR LEASE



**LEASE RATE**

**NEGOTIABLE**

**PROPERTY OVERVIEW**

**OFFERING SUMMARY**

Available SF: ±4,388sf  
Lease Rate: Negotiable  
Lot Size: ±9.63 Acres  
Year Built: 1979  
Building Size: ±600,000sf  
Renovated: 2002  
Zoning: CBD

Retail space for lease with two large display windows, large showroom floor. Large storage in the back with shelving. Restroom located in storage area. Suite 116 is across from the Kryptic Arcade and the CBD store in Lawton's Central mall. Visible signage is available above the entrance. Nearest mall entrance is the southeast entry.

**PROPERTY HIGHLIGHTS**

- Ample Storage
- Wide showroom floor
- Located within Lawton's high traffic Central Mall in the Central Business District

**JASON WELLS**

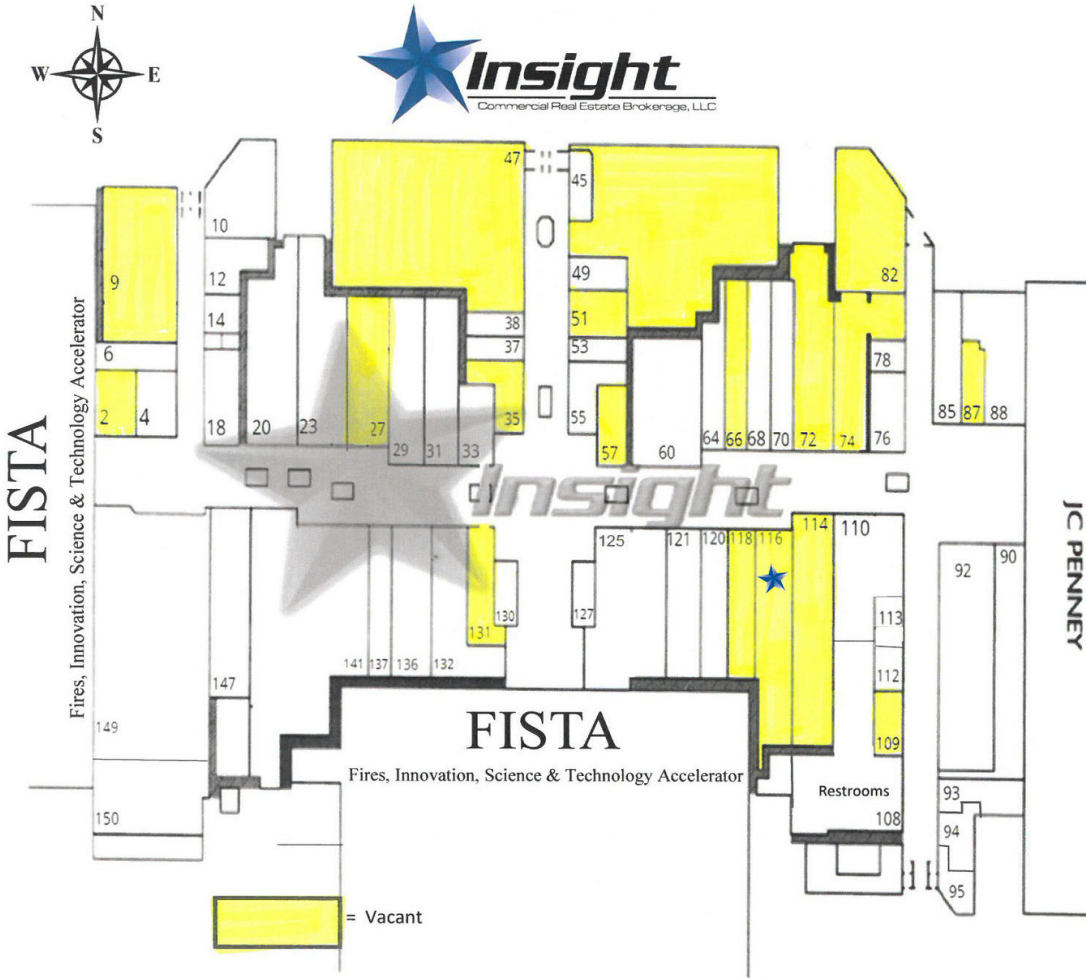
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Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior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



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**Directory of Suites:**

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

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Insight Commercial Real Estate Brokerage, LLC

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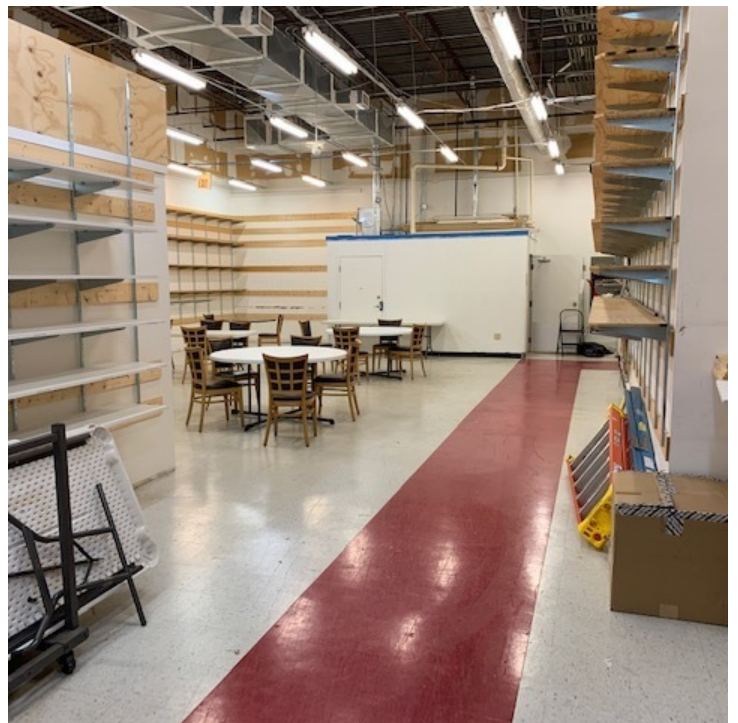
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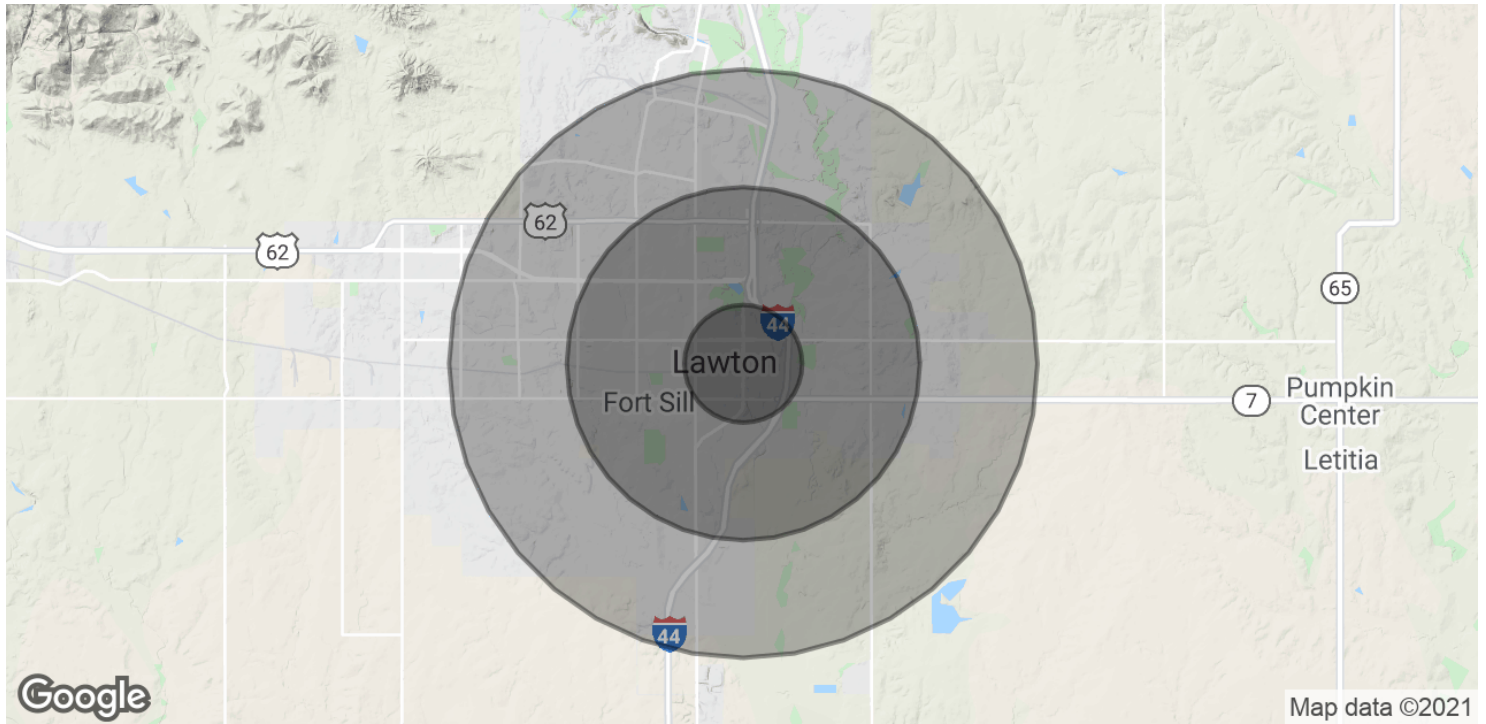
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| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Population               | 5,525         | 35,868         | 69,539         |
| 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           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| 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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