

**411 SW C Ave.
Lawton, OK 73501**

**OFFICE/RETAIL
BUILDING FOR SALE**



OFFERING SUMMARY

Sale Price: \$295,000

Lot Size: 0.48 Acres

Year Built: 1998

Building Size: ±3,750 SF

Zoning: CBD

Price / SF: \$78.67

PROPERTY OVERVIEW

±3,750 SF office/retail property for sale, positioned in the heart of Lawton's Central Business District. This property is well suited for an investor or owner-user seeking a prominent, high-visibility location with flexible potential for single-tenant occupancy or division into two separate suites. Formerly home to an eye care clinic, the building offers a functional layout adaptable to a variety of professional, retail, or service-oriented uses. The location benefits from convenient access to Comanche County Courthouse, FISTA Innovation Park, and Lawton City Hall. Nearby businesses include Central Plaza, Edward's Menswear, Massad's Gift Shop, Boomerang Diner, Liberty National Bank, Lawton Family YMCA, and Burgess Grill.

PROPERTY HIGHLIGHTS

- Located in Lawton's Central Business District

JASON WELLS

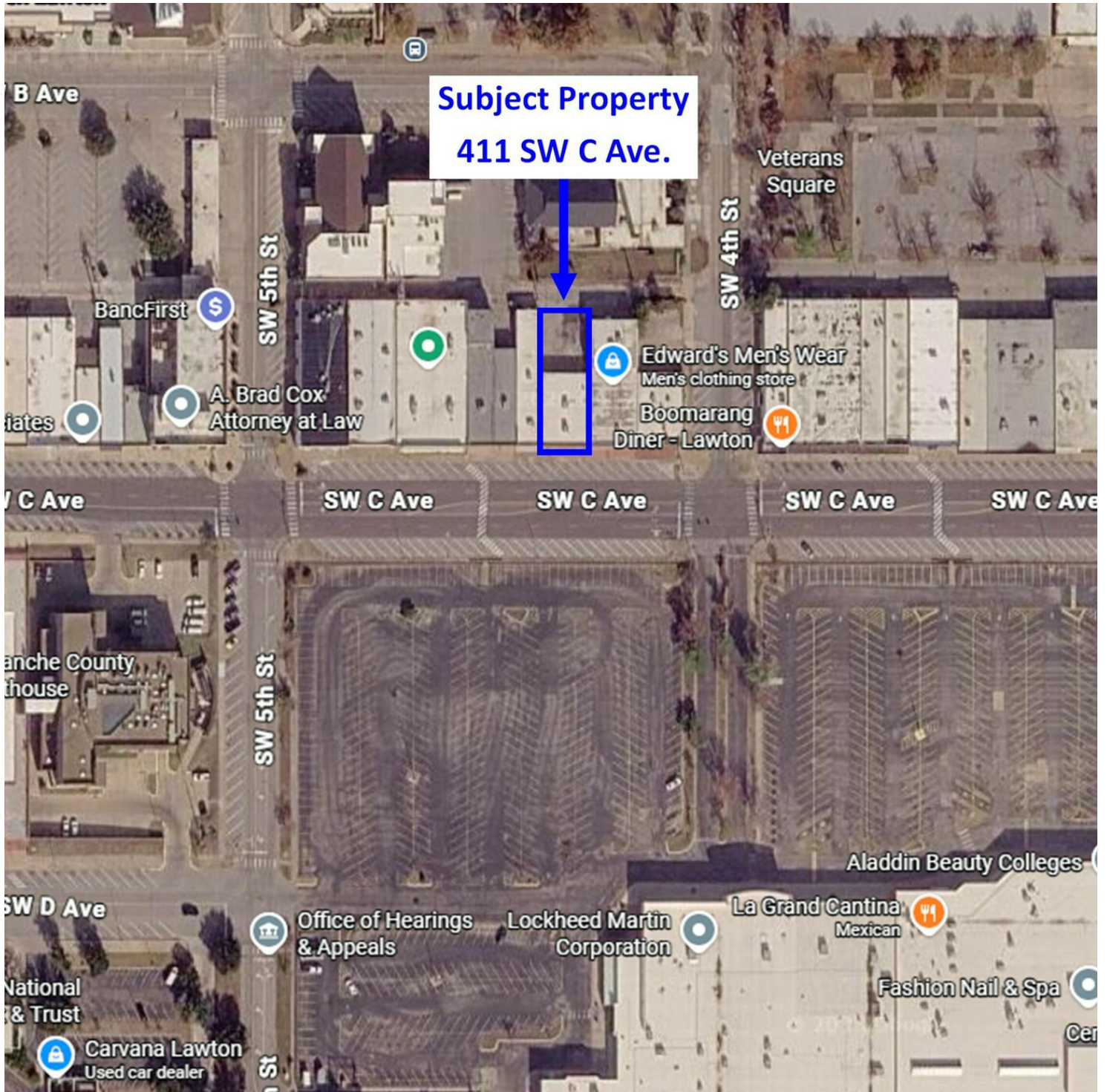
580.353.6100

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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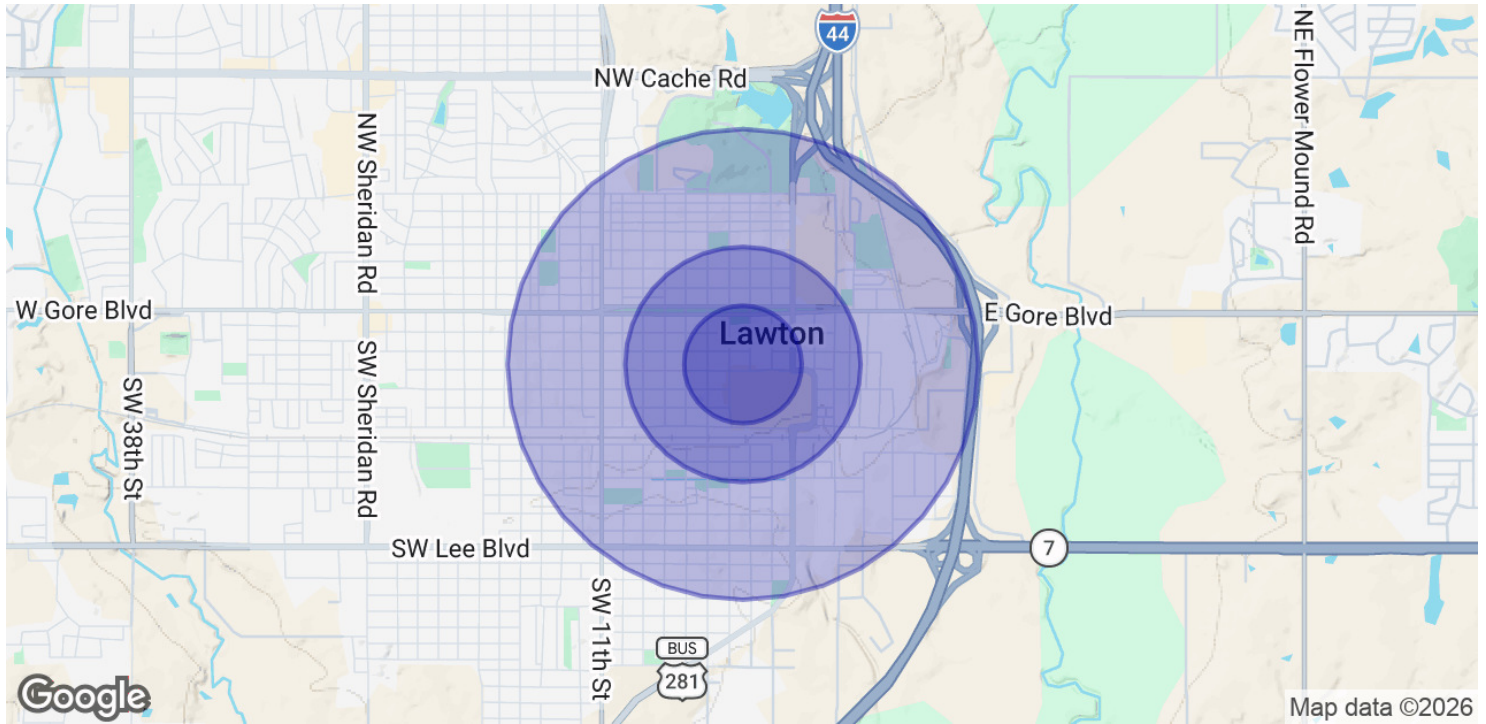
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	378	1,546	4,843
Average Age	37.8	38.8	40.8
Average Age (Male)	34.9	39.5	41.3
Average Age (Female)	51.8	46.4	44.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	177	748	2,326
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$27,699	\$40,193	\$49,507
Average House Value	\$64,307	\$1,531,686	\$1,396,993

2023 American Community Survey (ACS)

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