

**1001 NW Sheridan Rd.
Lawton, OK 73505**

**RETAIL/OFFICE
BUILDING FOR LEASE**



LEASE RATE **\$29.00 PSF/YR (+
\$3.96 PSF NNN FEES)**

OFFERING SUMMARY

Available SF: ±4,512 SF

Lot Size: ±0.45 Acres

Year Built: 1987

Building Size: ±4,512 SF

Zoning: C-5

PROPERTY OVERVIEW

±4,512 sf freestanding retail/office available for lease on Sheridan Rd. Located across from Walmart and Sam's Club, this site has an excellent daily traffic count of ±20,000 CPD. Space features a large layout with 2 offices, a large retail area, storage area with 2 12' overhead doors, and restrooms. Prior tenant was a furniture rental store. Nearby businesses include Staples, Sam's Club, Walmart, Panera Bread, Raising Canes, Tropical Smoothie, Aldi, Pinspiration, WingStop, and Papa Johns.

PROPERTY HIGHLIGHTS

- Located on one of Lawton's busiest thoroughfares Sheridan Road, across the street from Sam's Club and Walmart.
- Paved parking and highly visible signage on front of building

MELISSA BUSSE

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.

Subject Property
1001 NW Sheridan Rd.

The map displays a commercial district in Lawton, Oklahoma. A white rectangular box with a blue border highlights the subject property at 1001 NW Sheridan Rd. A blue arrow points from the text box to this property. Surrounding the subject property are several other commercial buildings and parking lots. To the west of the subject property is a large Walmart Supercenter. To the east are businesses like Rent-A-Center, Staples, and Aaron's Rent To Own. Further east is an ALDI store. The map also shows major roads such as NW Cache Rd, NW Sheridan Rd, NW 24th St, NW 21st St, and NW 20th St. Other labeled businesses include Mathis Sleep, Mattress King, Wingstop, Buffalo Wild Wings, and Sam's Club.

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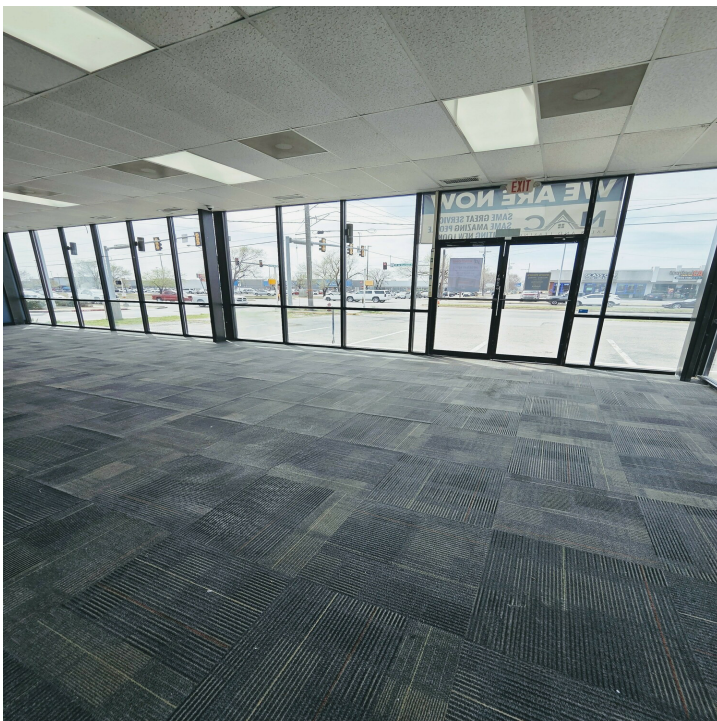


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REGION

Lawton has become the regional employment and retail center for southwest Oklahoma. Lawton supports a retail community of almost 300,000 people, all within a 45 minute drive. The greater Lawton region includes Wichita Falls, TX and the smaller towns of Cache, Duncan, Altus, Geronimo, Walters, Elgin, Chickasha, Marlow and Rush Springs, as well as the Fort Sill military installation and the Wichita Mountains Wildlife Refuge.

LABOR FORCE

The greater Lawton area has gone through some healthy growth over the past 6 years that has resulted in a larger workforce. One of the strongest assets of the region is the population of skilled workers. Not only does the region recruit from its own residents in Lawton-Fort Sill, but also from the nearby communities and unincorporated areas of the 7 county area. On average, in a 45 minute radius from different points within the region, you can find an available workforce of approximately 350,000.

FORT SILL

Fort Sill is one of the largest employers in Oklahoma with about 7,300 civilian employees, 9,000 soldiers stationed at the fort and another 5,500 soldiers rotating through for training. It has become a technology test and training hub of the United States. Fort Sill really is a twin city to Lawton right next door. The Army post has hotels, restaurants, day care centers, homes, shops – a city all by itself. But Fort Sill relies as much on Lawton as Lawton benefits from the \$2 billion economic impact generated by Fort Sill. Fort Sill is more than a great community partner and a major economic generator for the state of Oklahoma, it is also a workforce producer that delivers quality and technically experienced personnel when they leave the military.

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