

**2701 SW Lee Blvd
Lawton, OK 73505**

**INDUSTRIAL/RETAIL
INVESTMENT PROPERTY FOR
SALE**



OFFERING SUMMARY

Sale Price:	\$470,000
Lot Size:	1.82 Acres
Year Built:	1960
Building Size:	9,600 SF
Zoning:	C-5
Price / SF:	\$48.96

PROPERTY OVERVIEW

±9,600 sf industrial/retail investment opportunity for sale on high traffic Lee Blvd in Lawton, OK. The current tenant is a bread bakery company and has been a long term tenant at this property. Nearby businesses include Walmart Neighborhood Market, Sonic Drive Inn, Taco Bell, CCMH Medical Records and Patient Information offices, and Archers Corner.

PROPERTY HIGHLIGHTS

- Investment property on high traffic Lee Blvd
- Long-term Tenant
- Pole sign visible to traffic on Lee Blvd.

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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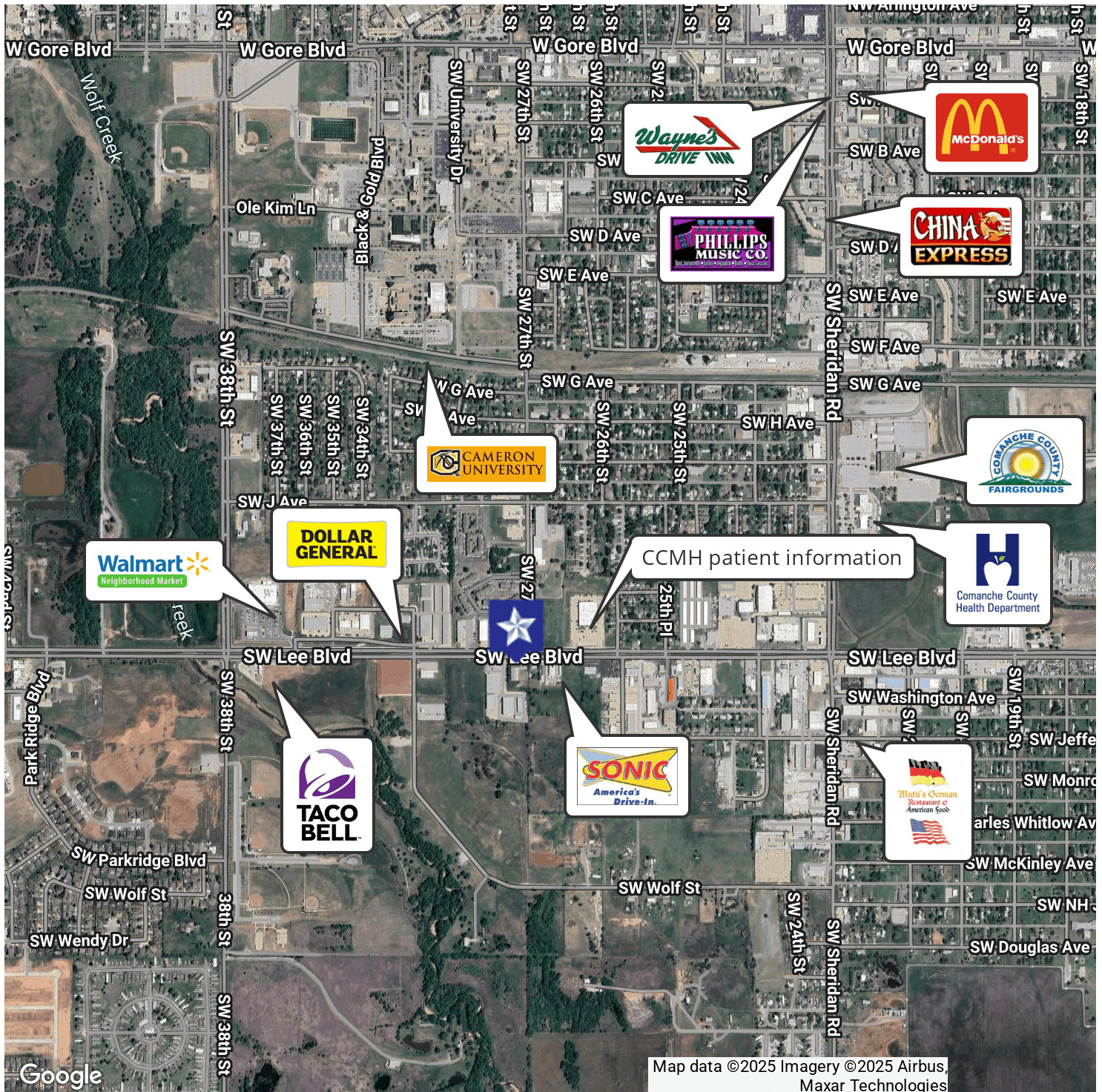
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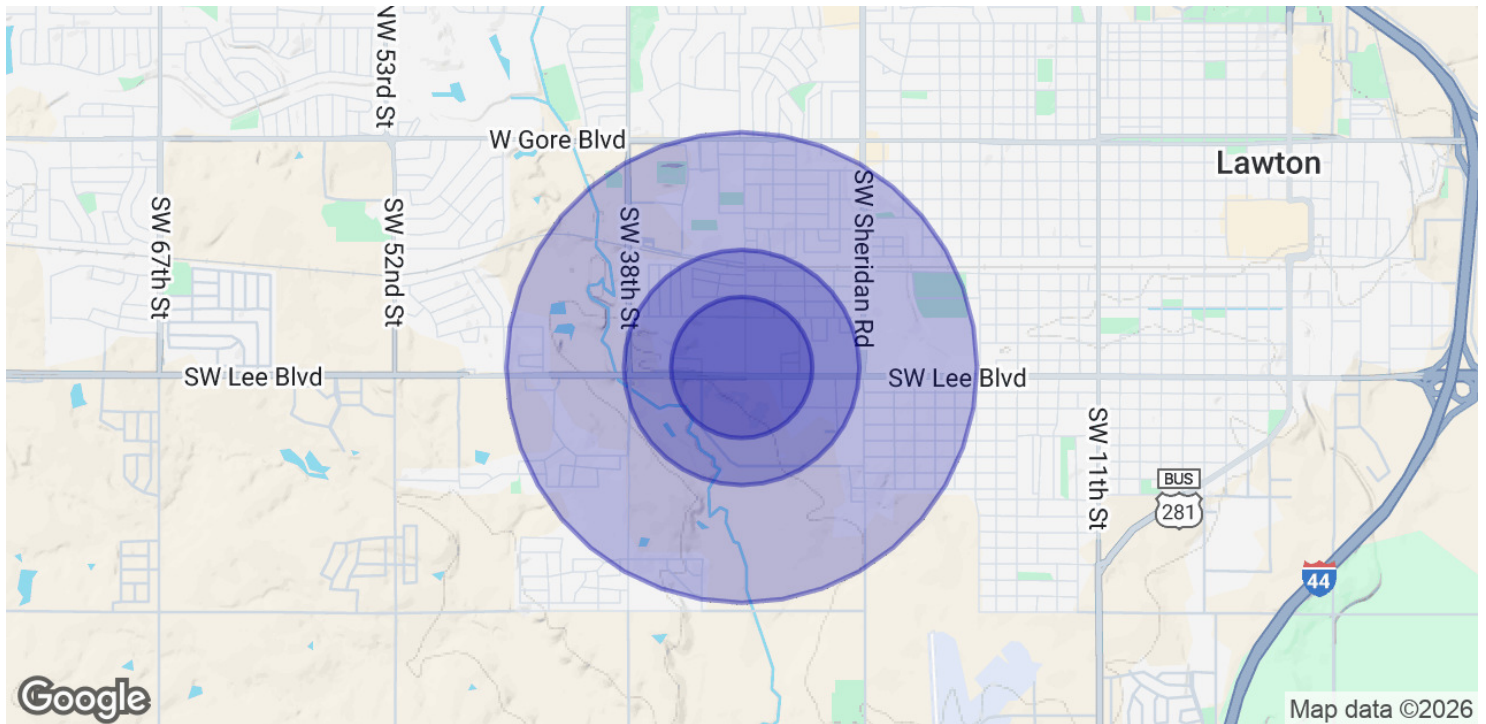


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	489	1,564	5,708
Average Age	38	38	36
Average Age (Male)	37	37	36
Average Age (Female)	39	39	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	219	694	2,365
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$48,709	\$46,829	\$53,700
Average House Value	\$98,999	\$98,902	\$118,083

Demographics data derived from AlphaMap

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