

1302 NW 47th St, Lawton, OK 73505

OFFICE BUILDING FOR
LEASE



OFFERING SUMMARY

Available SF:	7,906 SF
Lease Rate:	Negotiable
Year Built:	1967
Building Size:	7,906 SF
Renovated:	2014
Zoning:	C-5

PROPERTY OVERVIEW

Completely renovated office space for sale. Building has a sunken, covered dock and 28 parking spaces. All mechanical systems and roof are new. Great location just west of Lowe's, off NW Cache Rd. Property is also available for sale. Nearby businesses include: Lowes, Home Depot, Billy Sims BBQ, Arvest Bank, KFC, Starbucks, and IHOP.

PROPERTY HIGHLIGHTS

- Located near high traffic NW Cache Rd.

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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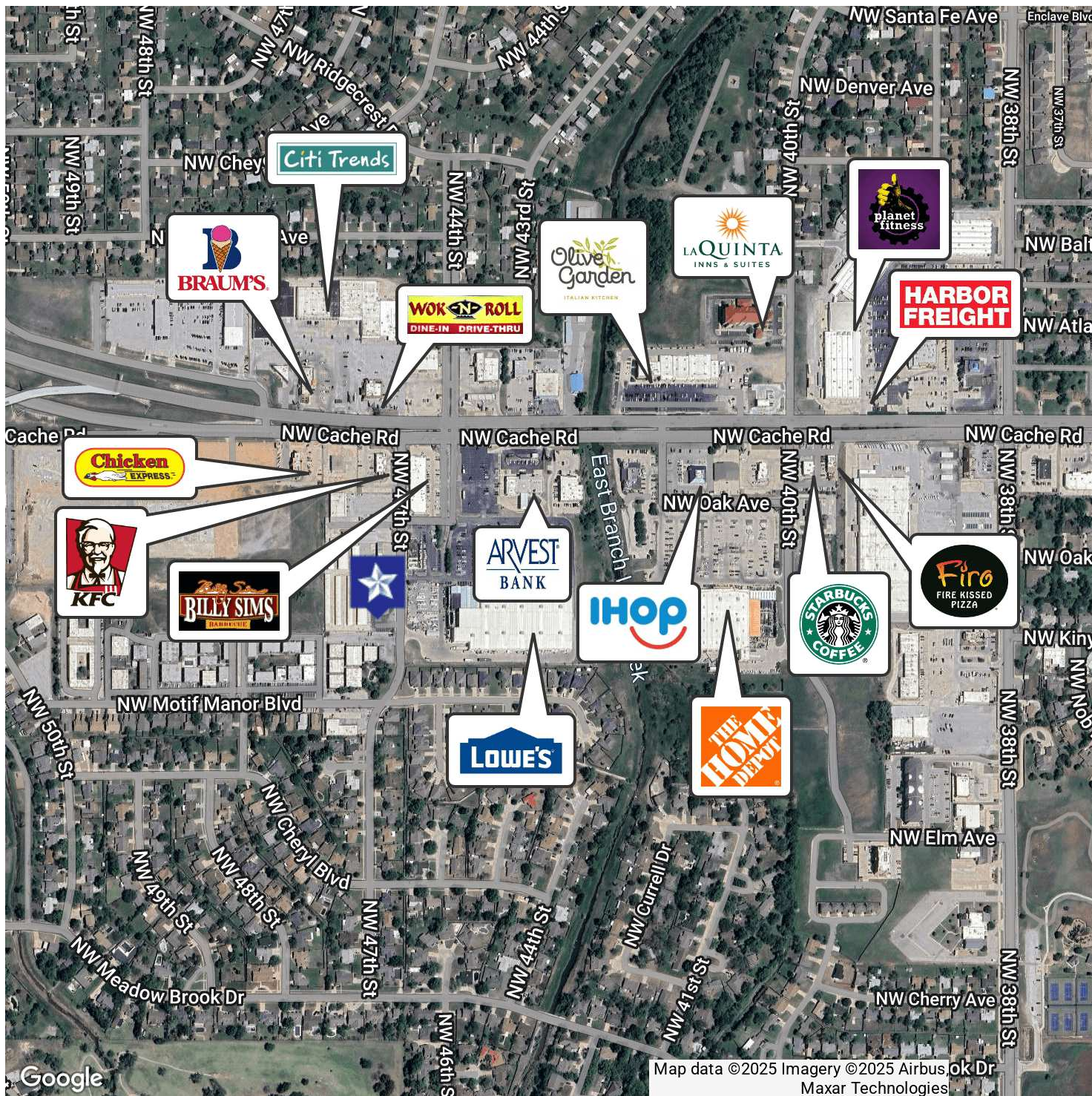
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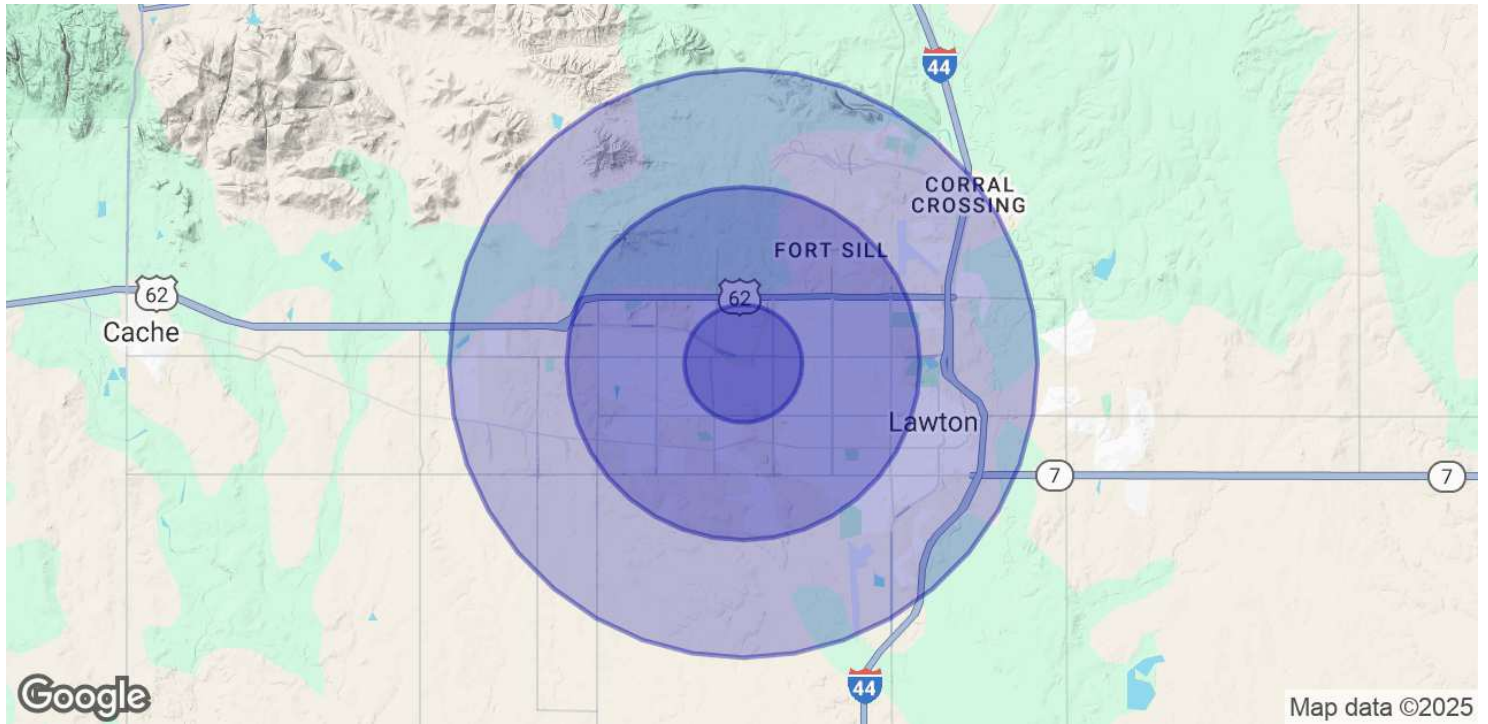
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,388	56,063	87,685
Average Age	31.9	31.3	31.9
Average Age (Male)	31.0	31.1	31.8
Average Age (Female)	33.8	32.1	32.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,602	22,502	35,147
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$52,764	\$50,388	\$49,373
Average House Value	\$117,784	\$118,410	\$123,300

2020 American Community Survey (ACS)

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