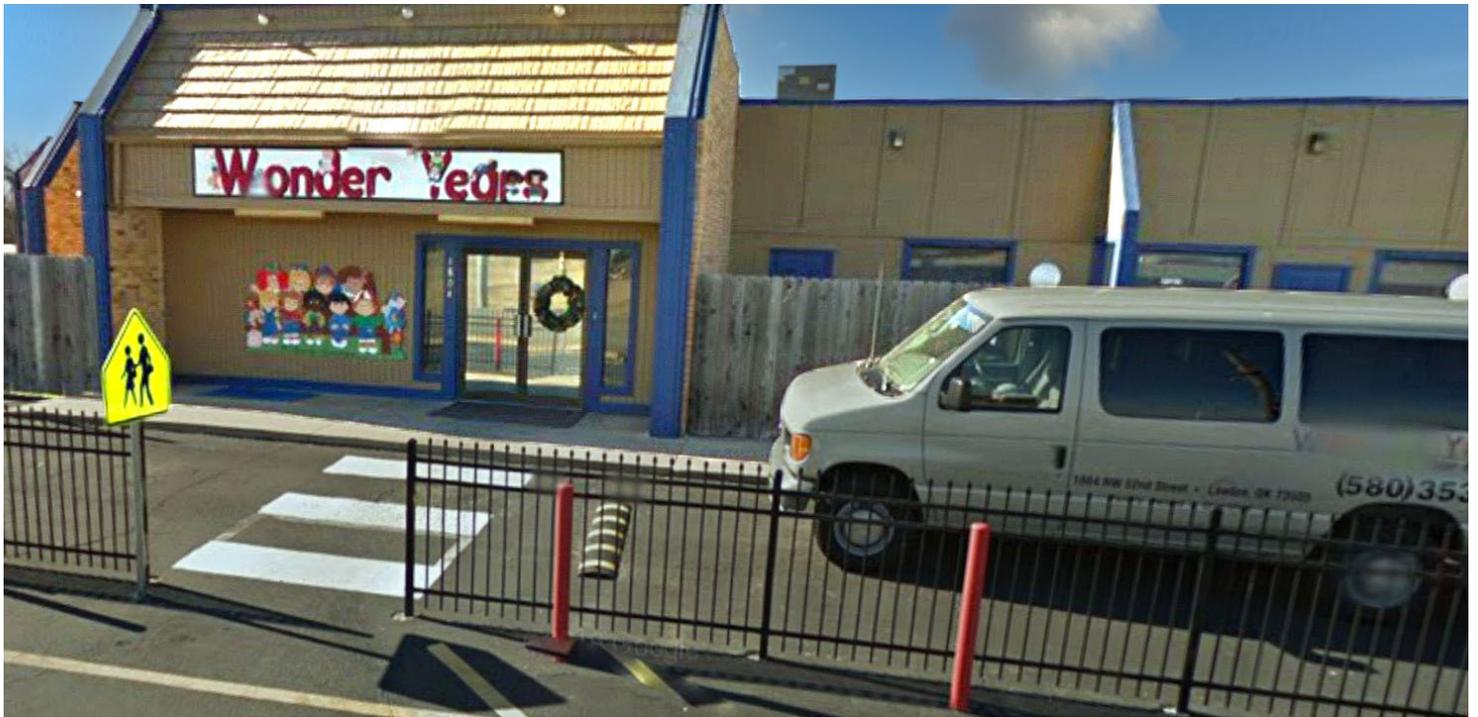


**1804 NW 52nd St.  
Lawton, OK 73505**

DAYCARE FOR LEASE



### OFFERING SUMMARY

Available SF: 5,056 SF

Lease Rate: \$3,500.00/monthly  
+\$2.73/psf NN fees

Year Built: 1980

Building Size: 5,056 SF

### PROPERTY OVERVIEW

±5,056 sf daycare for lease on NW 52nd St. in Lawton, OK. This childcare facility consists of 6 large rooms with plumbing in each room, and 3 restrooms. One of the restrooms has 3 small toilets. Large open kitchen area with walk-in refrigerator/ freezer and restaurant-style island for prepping. Each classroom has it's own playground, and playground areas are fully fenced. Nearby businesses include Atwoods, McMahon Tomlinson Nursing & Rehabilitation Center, Bridges and Buckner Dentistry, Urban Air Trampoline Park

### PROPERTY HIGHLIGHTS

- Great signage visibility
- Separate office for management

### MELISSA BUSSE

580.353.6100  
mbusse@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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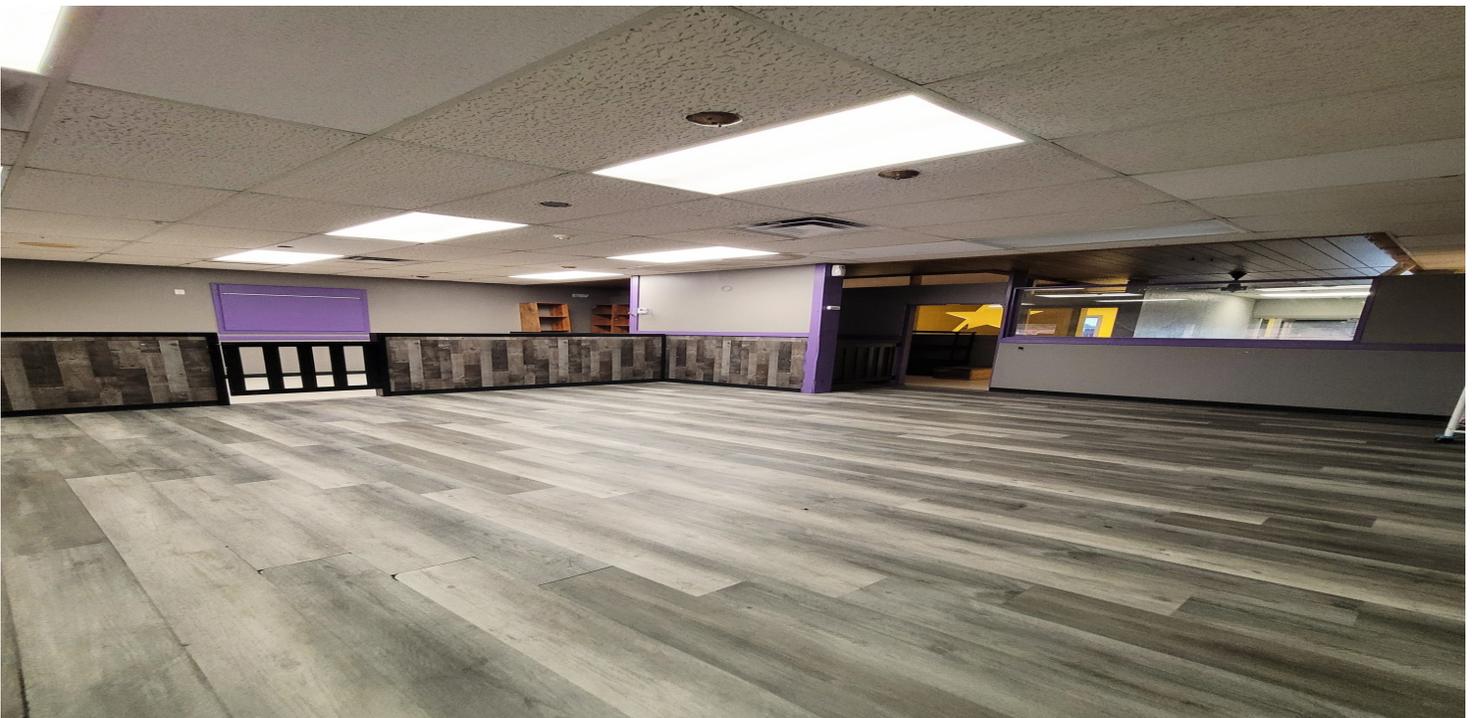


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Insight Commercial Real Estate Brokerage, LLC

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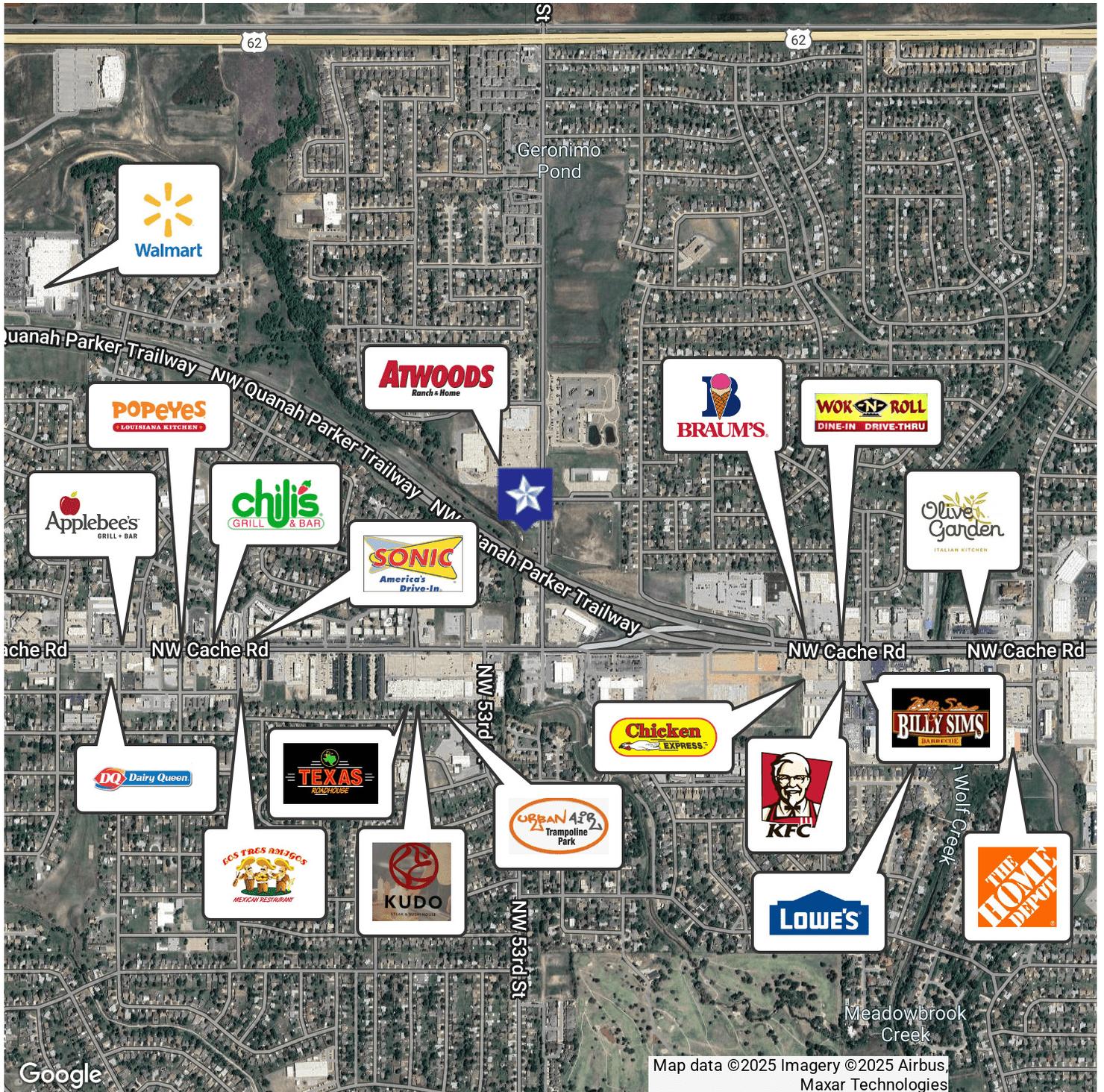


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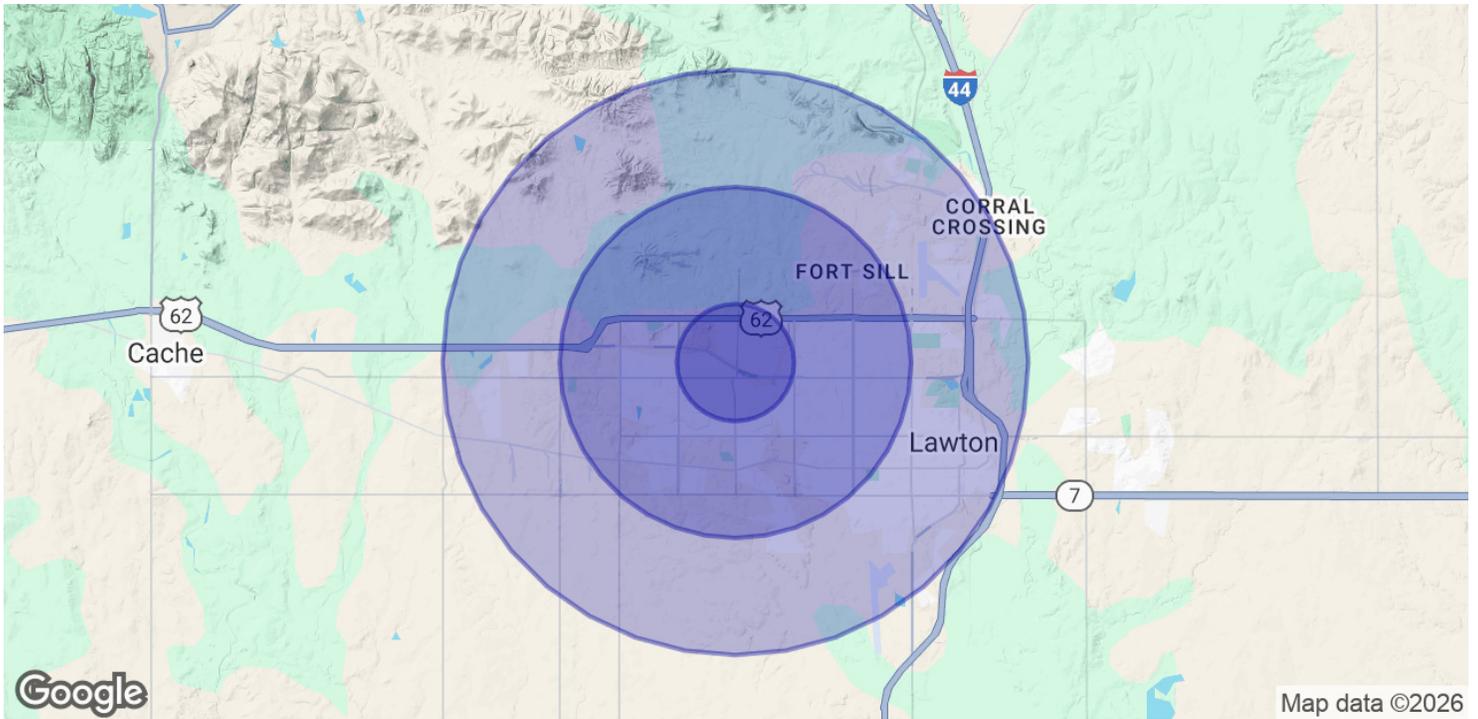


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| <b>POPULATION</b>              | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------------|---------------|----------------|----------------|
| Total Population               | 12,268        | 50,004         | 83,769         |
| Average Age                    | 28.8          | 31.7           | 32.0           |
| Average Age (Male)             | 27.8          | 31.6           | 32.0           |
| Average Age (Female)           | 31.2          | 32.5           | 32.3           |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
| Total Households               | 4,762         | 20,031         | 33,746         |
| # of Persons per HH            | 2.6           | 2.5            | 2.5            |
| Average HH Income              | \$48,803      | \$52,661       | \$49,893       |
| Average House Value            | \$110,229     | \$124,733      | \$125,579      |

2020 American Community Survey (ACS)

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