

**1108 SW B Ave  
Lawton, OK 73501**

**OFFICE/RETAIL BUILDING  
FOR LEASE**



## OFFERING SUMMARY

Available SF: ±3,505 SF

Lease Rate: \$12.00 SF/yr  
(+ \$2.50/sf NNN)

Building Size: 3,505 SF

## PROPERTY OVERVIEW

Great office or retail space available just off SW 11th St. in Eagle's Landing shopping center. Space has 11 offices, a large waiting area, a large receptionist area, and a conference room. Space has 3 ADA restrooms. Excellent signage on corner, along high-traffic road. Ample parking. Professionally maintained landscaping. Nearby businesses and entities include: DaVita Lawton Dialysis, Domino's Pizza, Docs Wellness, Gateway Mortgage Group, Sherwin Williams, Goodyear.

## PROPERTY HIGHLIGHTS

- Excellent signage
- Ample parking.

## MELISSA BUSSE

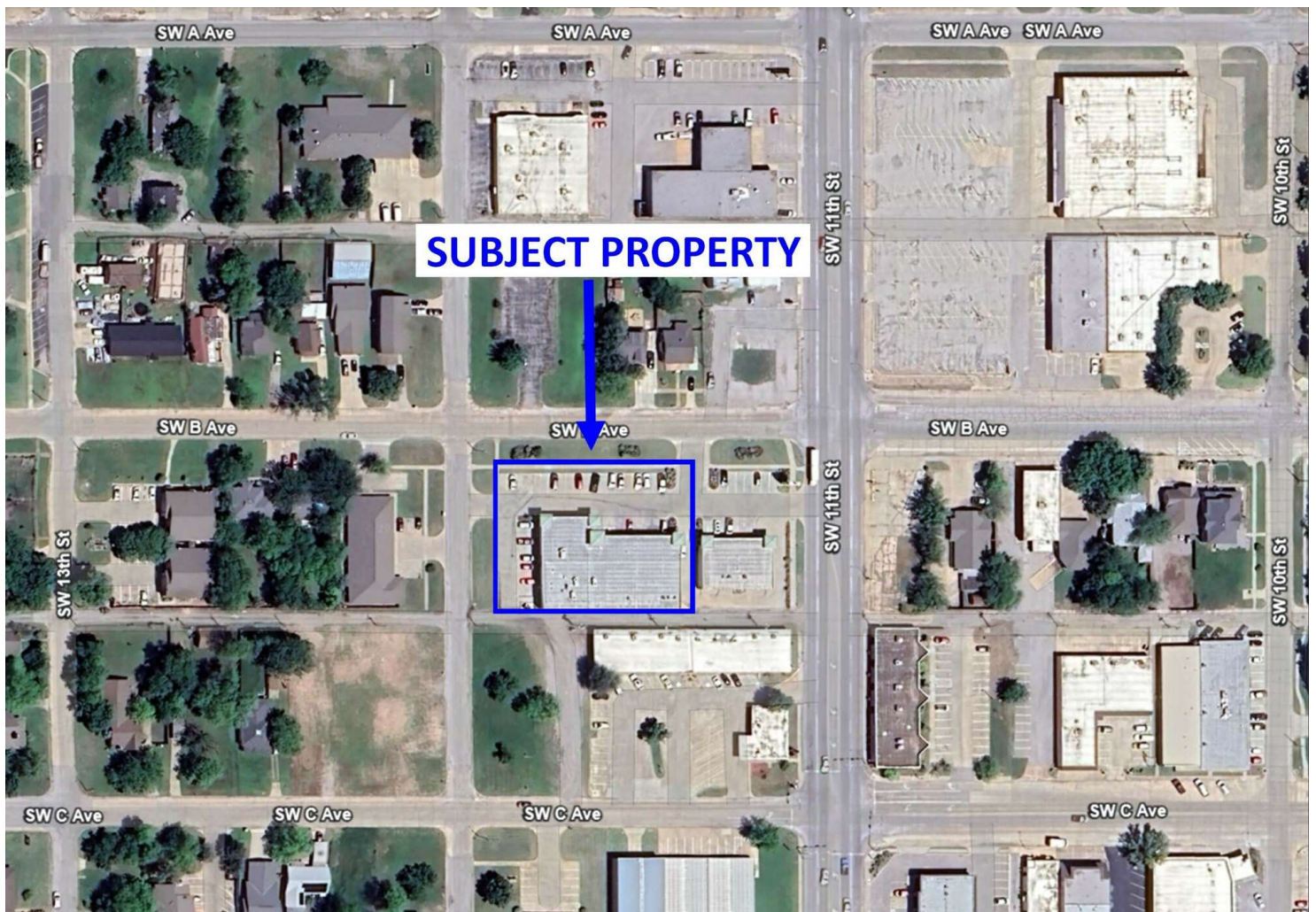
580.353.6100

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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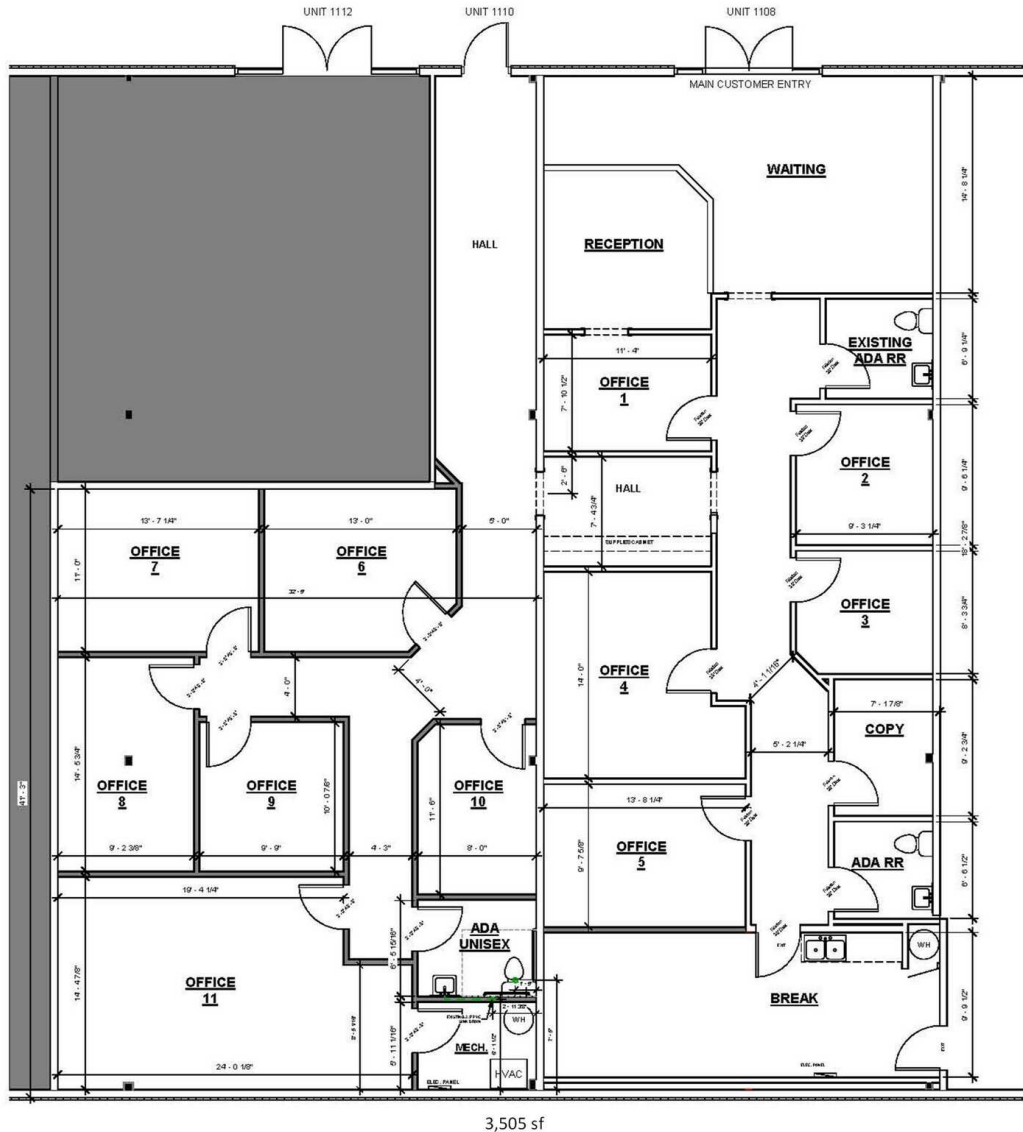
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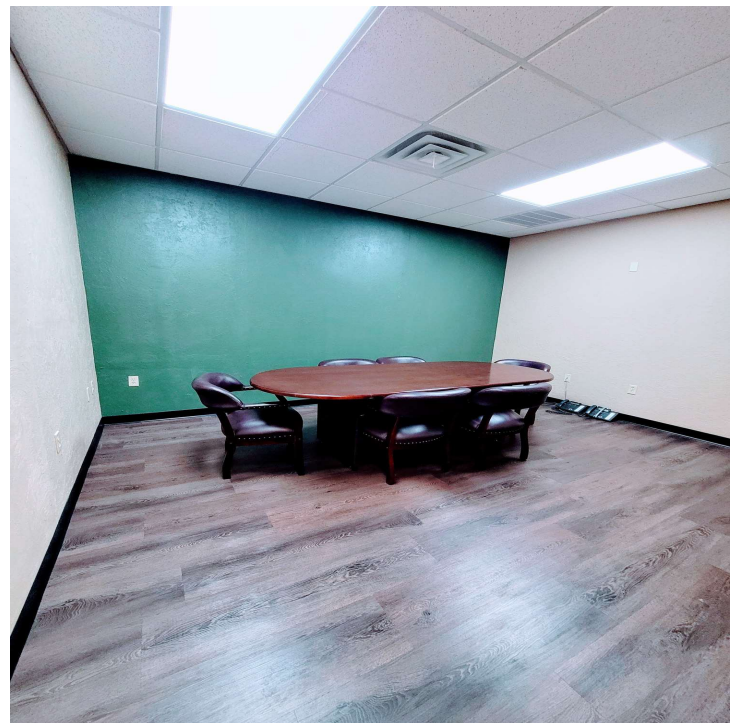
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Insight Commercial Real Estate Brokerage, LLC

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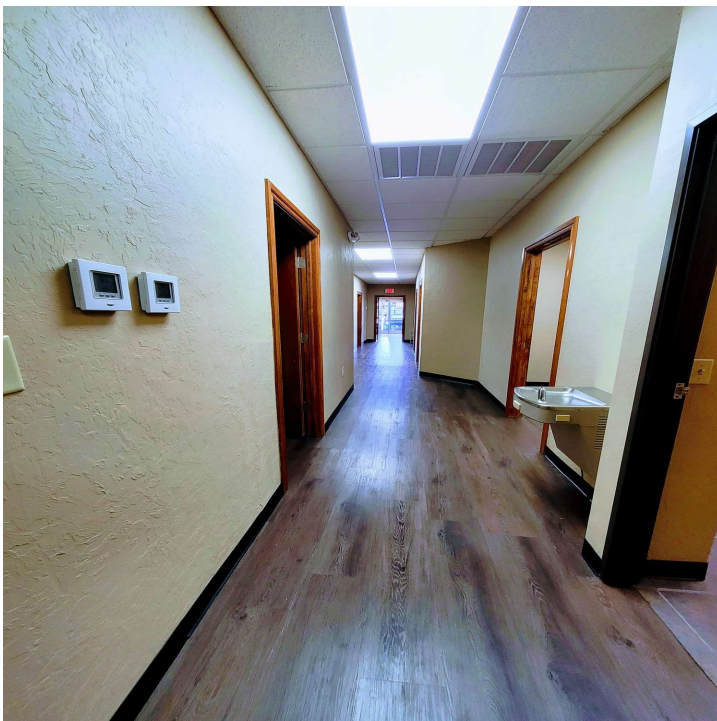
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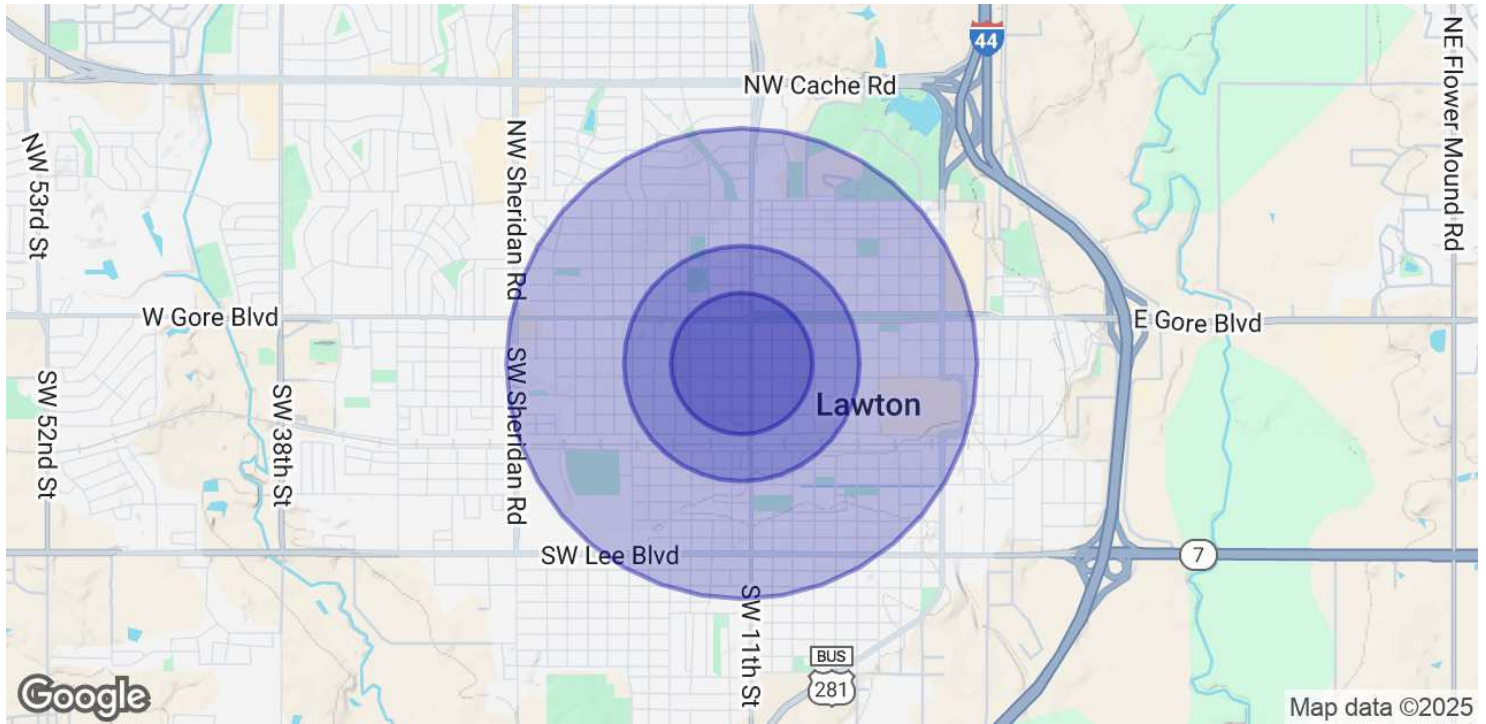
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## OFFICE/RETAIL BUILDING FOR LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	386	2,044	8,107
Average Age	41	41	40
Average Age (Male)	40	40	39
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	180	967	3,752
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$38,212	\$45,925	\$48,210
Average House Value	\$93,908	\$118,590	\$109,653

Demographics data derived from AlphaMap

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