

Central Mall
200 SW C Avenue, Lawton, OK 73501
Suite 35
Negotiable

RETAIL PROPERTY FOR LEASE



LEASE RATE

NEGOTIABLE

PROPERTY OVERVIEW

OFFERING SUMMARY

Available SF:	±1,541sf
Lease Rate:	Negotiable
Lot Size:	±9.63 Acres
Year Built:	1979
Building Size:	±600,000 SF
Renovated:	2002
Zoning:	CBD

Suite 35 is ±1,541sf with a spacious showroom, office, bathroom & storage. This space is a hard corner suite, located in the center of the mall, with 3 entrances, 2 facing east, and one facing north. This retail space is across from Claires and next to Journeys. Visible signage is available on both sides of the space. Nearest entrance into the mall is the North Entry.

PROPERTY HIGHLIGHTS

- Hard corner suite
- Multiple large entrances
- Located in the center of the mall

JASON WELLS

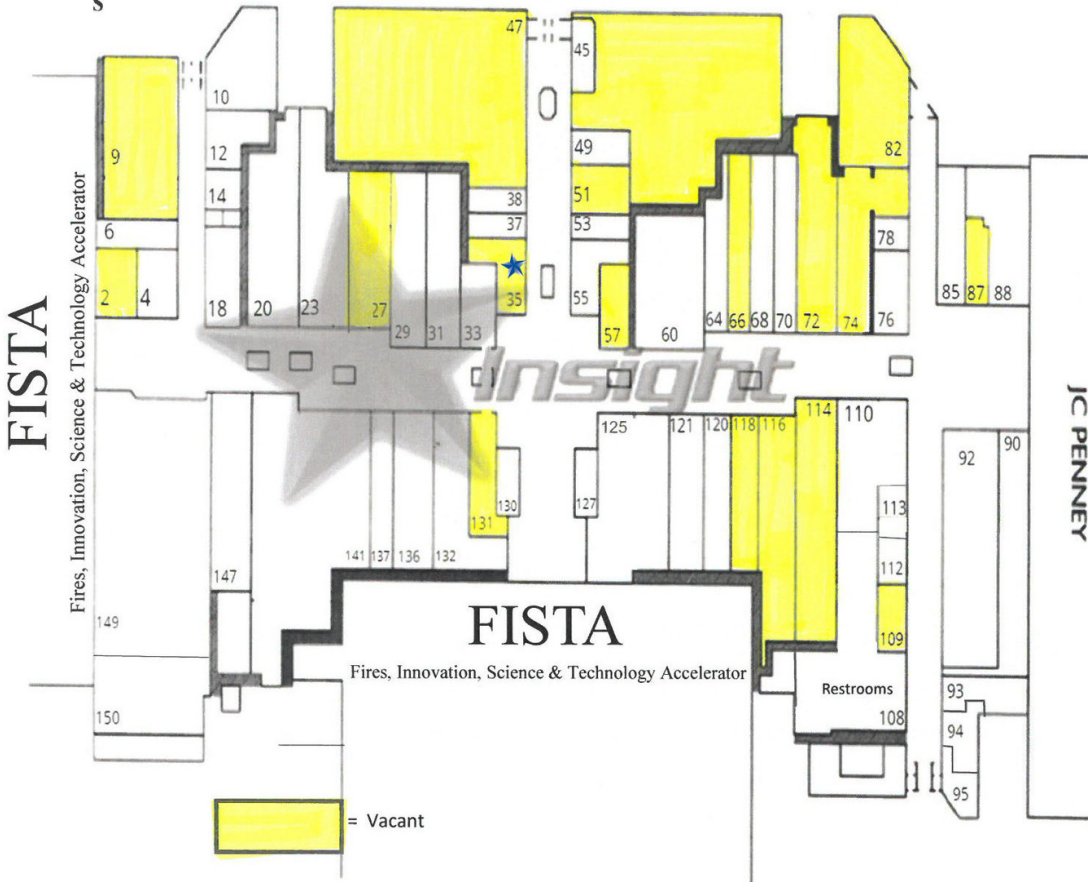
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jwells@insightbrokers.com

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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Directory of Suites:

- | | |
|------------------------------------|----------------------------|
| 2. Vacant | 87. Vacant |
| 4. Charley's Grilled Subs | 88. U.S. Patriot |
| 6. Fashion Nails | 89. JCPenneys |
| 9. Vacant | 90. Bath & Body Works |
| 10. Temporary FISTA | 92. Hibbetts |
| 12. Adventure Travel | 93. Army Recruiters |
| 14. T-Mobile | 94. Navy Recruiters |
| 18. Chick-Fil-A | 95. Marine Recruiters |
| 20. Champs Sports | 108. I.T.S. Beauty School |
| 23. The Buckle | 109. Vacant |
| 27. Vacant | 110. Rue 21 |
| 29. Zumiez | 112. Army National Guard |
| 31. Torrid | 113. Air Force |
| 33. Journeys | 114. Vacant |
| 35. Vacant | 116. Vacant |
| 37. Italia Express | 118. Vacant |
| 38. Pho'licious | 120. Spencer's |
| 45. Arcade | 121. Bath & Body Works |
| 47. Vacant- (Former Movie Theater) | 125. Victoria Secret/ Pink |
| 49. Go Spa | 127. Great American Cookie |
| 51. Vacant | 130. Claires |
| 53. Nori | 131. Vacant |
| 55. Zales | 132. Tradehome Shoes |
| 57. Vacant | 136. Foot Locker |
| 60. American Eagle | 137. Hot Topic |
| 64. Christian Center Chapel | 141. Shoe Dept. Encore |
| 66. Vacant | 147. Maurices |
| 68. Arcade | 149. Old Navy |
| 70. CBD Unlimited | 150. UPS |
| 72. Vacant | |
| 74. Vacant | |
| 76. Eclipse Barber | |
| 78. Central Ink | |
| 82. Vacant | |
| 85. Gamestop | |

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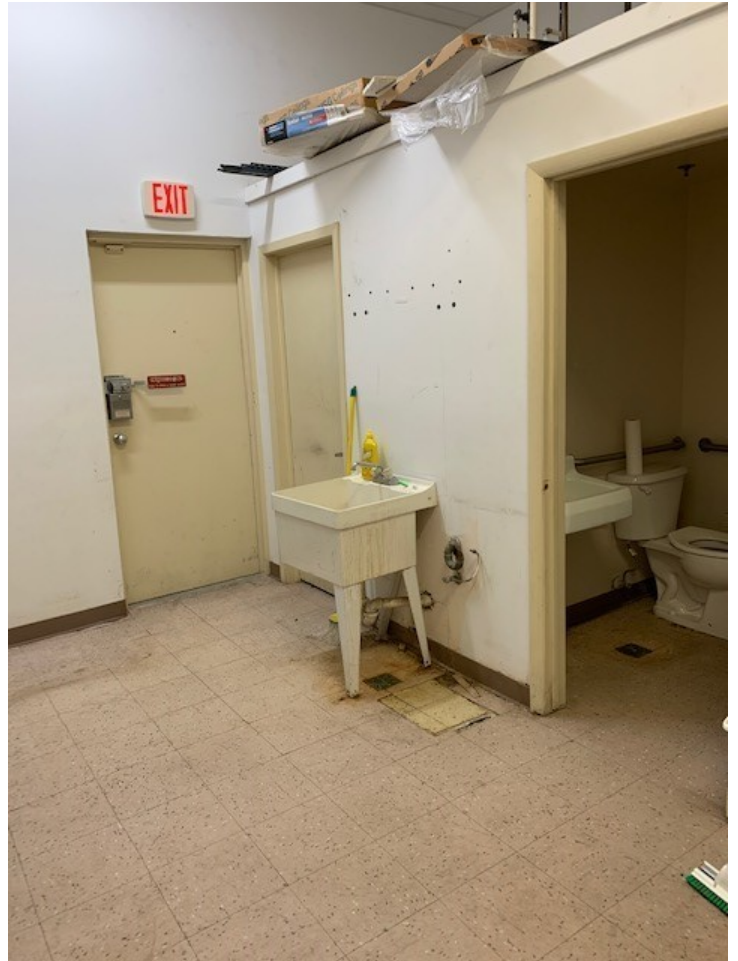


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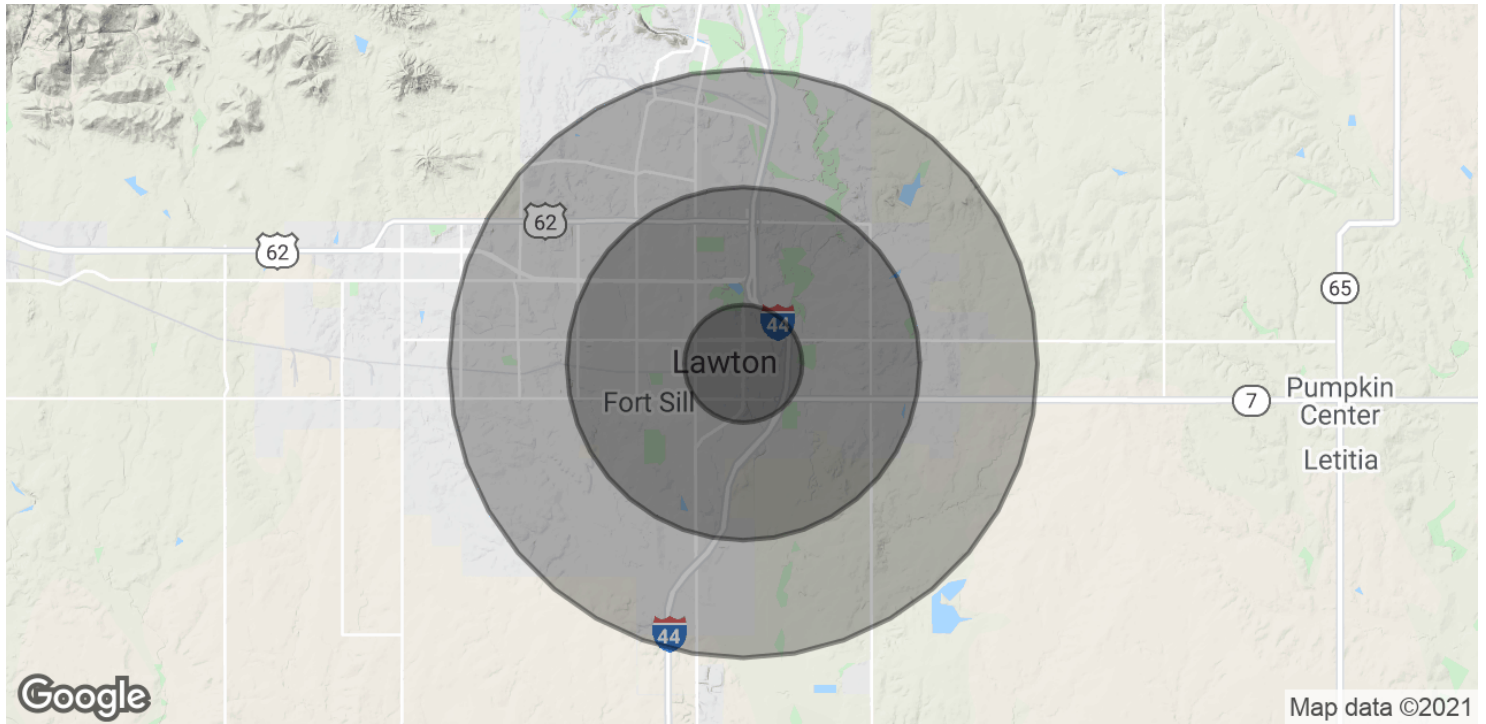
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,525	35,868	69,539
Average age	36.9	31.8	31.8
Average age (Male)	38.1	31.6	31.5
Average age (Female)	31.8	31.8	32.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,428	14,712	26,608
# of persons per HH	2.3	2.4	2.6
Average HH income	\$33,388	\$40,297	\$46,177
Average house value	\$88,396	\$73,385	\$104,091

* Demographic data derived from 2010 US Census

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