

# Freestanding Restaurant in Lawton | 206 SW Sheridan Rd, Lawton, OK 73505

**CBRE**



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## Restaurant Space for Lease in Lawton

### Property Information

Discover the perfect location for your restaurant business! Now available: a spacious 2,996 SF freestanding restaurant space, ideally located at 206 SWS Sheridan Rd, Lawton, OK. Positioned in a high-traffic area with a 12,800 VPD traffic count, your business is guaranteed maximum exposure.

- Highlights
  - Strong 5-Mile Demographics with over 82K residents
  - Pylon Sign
  - Neighbors include: Dollar General, Hobby Lobby, Taco Bell, Walmart, and more.
- 3-miles south of Fort Sill in Lawton, OK, boasting a potential customer base of 53,000, made up of military personnel, civilian staff, their families, and a thriving retiree community.

- Available
  - 2,996 SF
  - Lot Size: 0.86 AC
- Rate
  - Call Broker for Rate

Demographics	1 Mile	3 Miles	5 Miles
2023 Population - Current Year Estimate	8,571	50,736	82,403
2023 Households - Current Year Estimate	3,954	21,242	31,703
2023 Average Household Income	\$44,916	\$55,688	\$63,645

Traffic Counts	Vehicles per day
Southwest Sheridan Road	12,800 VPD
Southwest Gore Boulevard	20,100 VPD

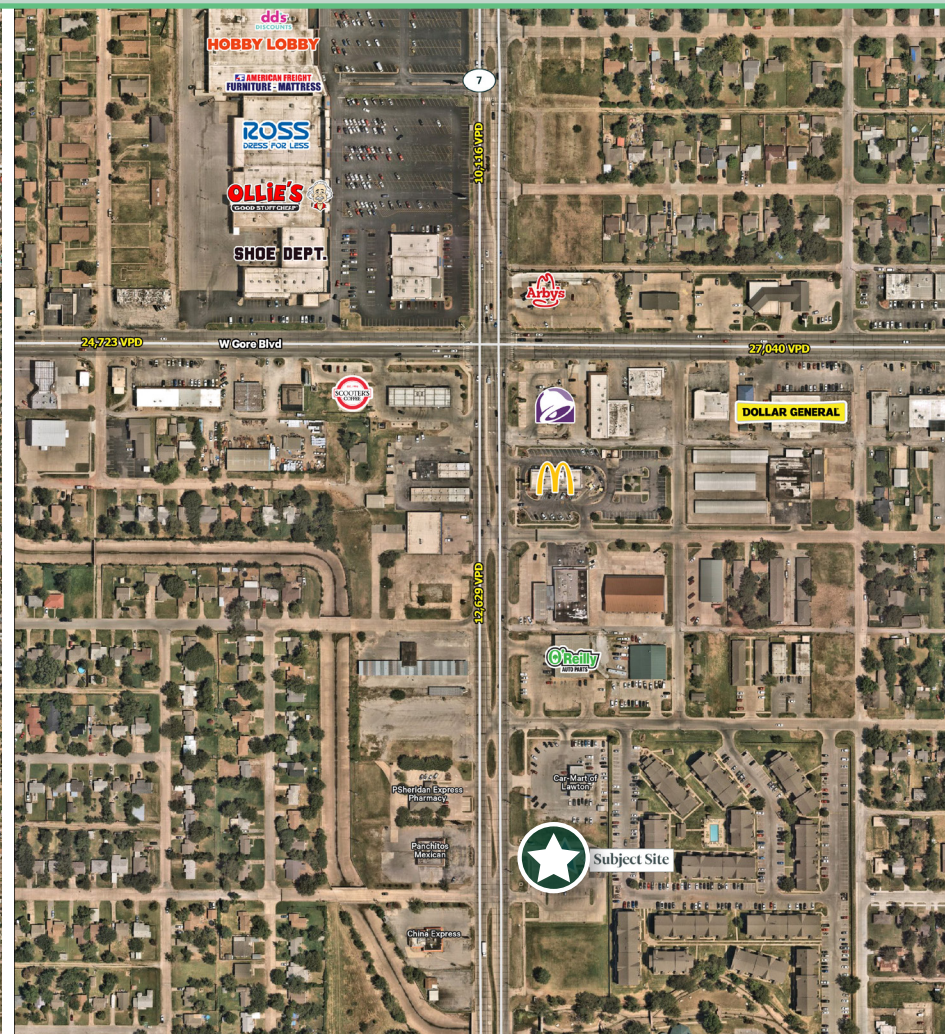
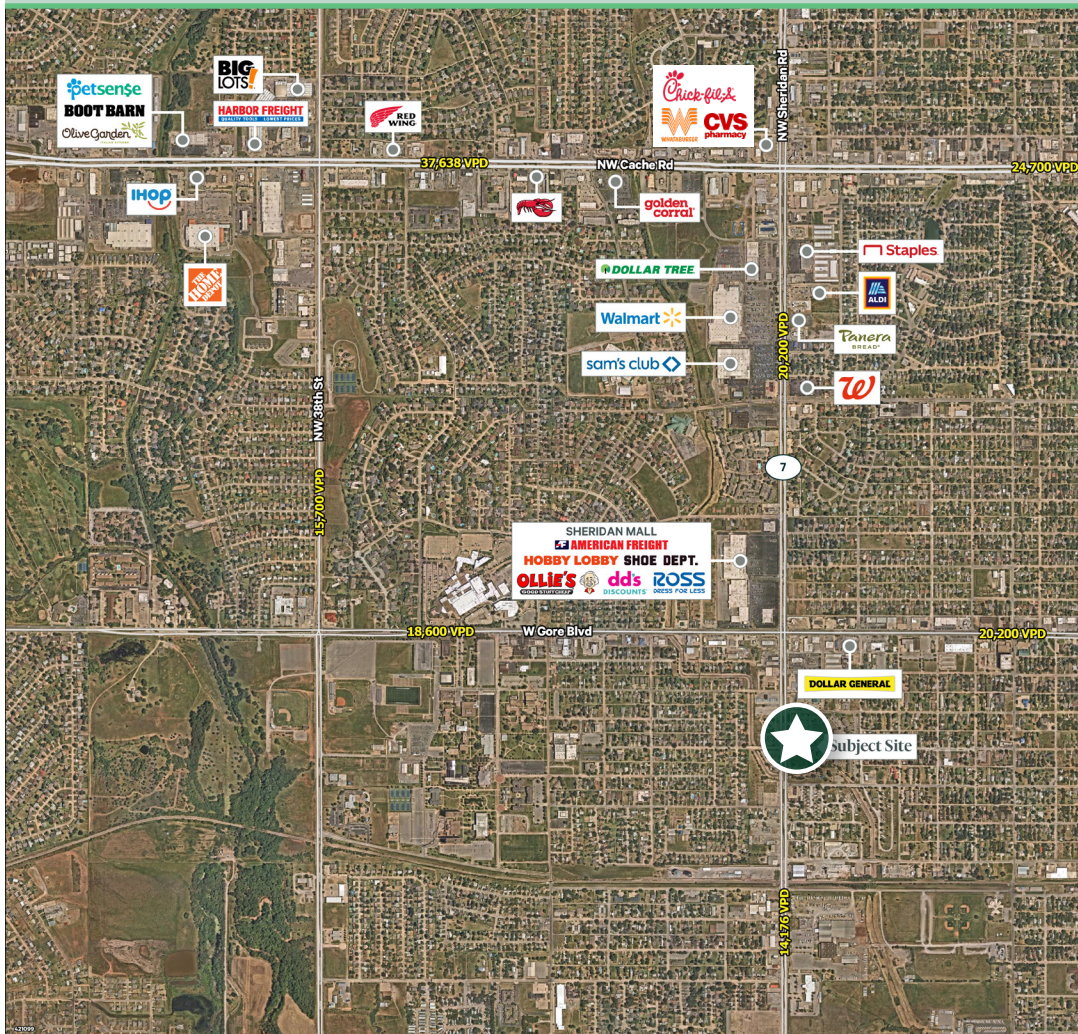
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