

**1220 NW 31st St.
Lawton, OK 73501
\$12.00psf**

OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

Available SF: 1,303 - 1,500 SF

Lease Rate: Ste. D \$1,303/mo.
Plus Water
1218 \$1,625/mo.
Plus CAM

Year Built: 1979

Building Size: 5,600 SF

Renovated: 2017

Zoning: C-5

PROPERTY OVERVIEW

For lease in Building 31, Suite D is located on the second floor and offers a large conference room, 3 offices and 1 restroom and a filing room. An emergency exit is located at the rear of building. Warehouse at 1218 is 1,500sf and will lease for \$1,625/mo. Property is located just off NW Cache Rd. in a very high traffic area with good visibility. Surrounding businesses include Burger King, Jack In The Box, Taco Bell, and McAlister's Deli.

PROPERTY HIGHLIGHTS

- Newly Remodeled
- Traffic Count - 34,166/cpd
- Private Restrooms
- Ample Parking

MELISSA BUSSE

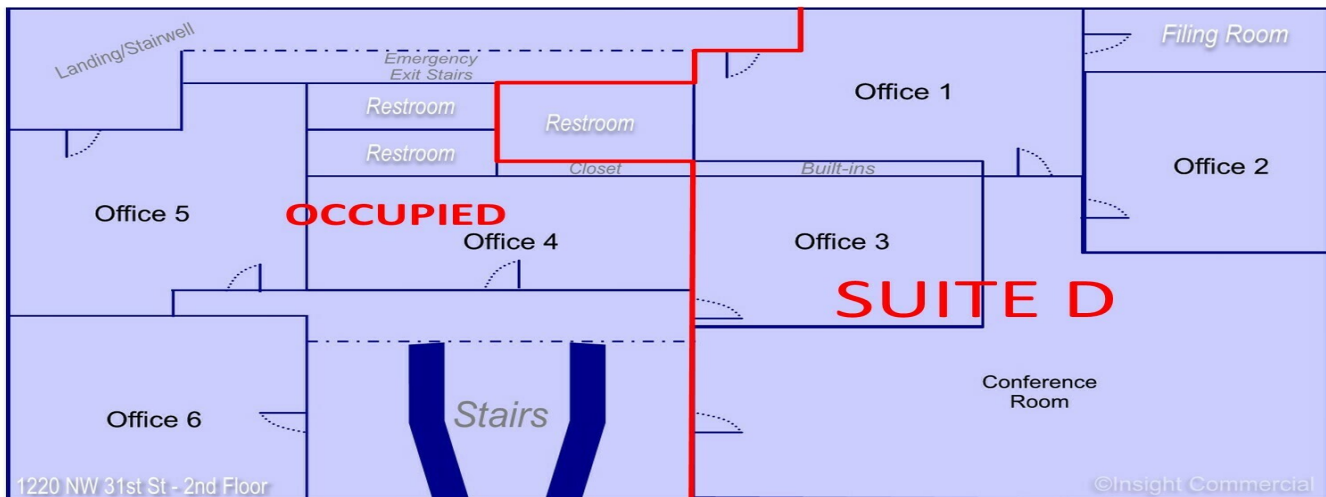
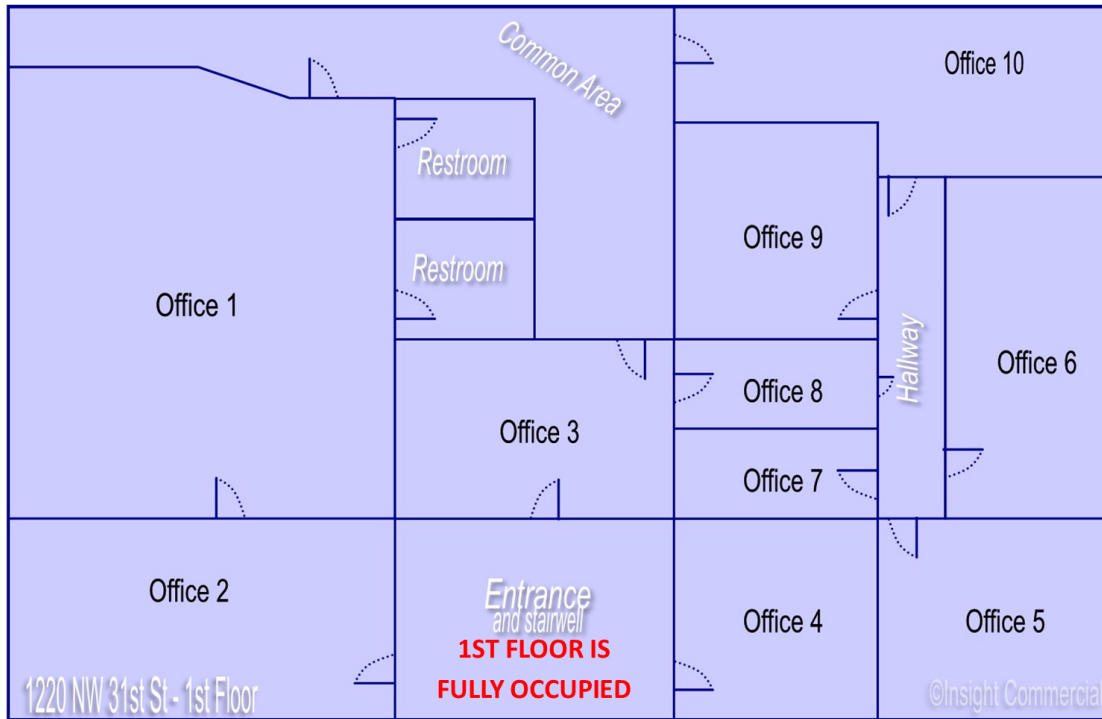
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mbusse@insightbrokers.com

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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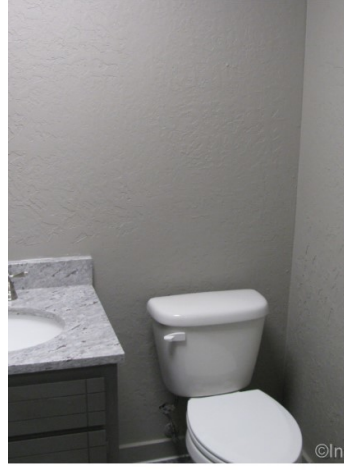
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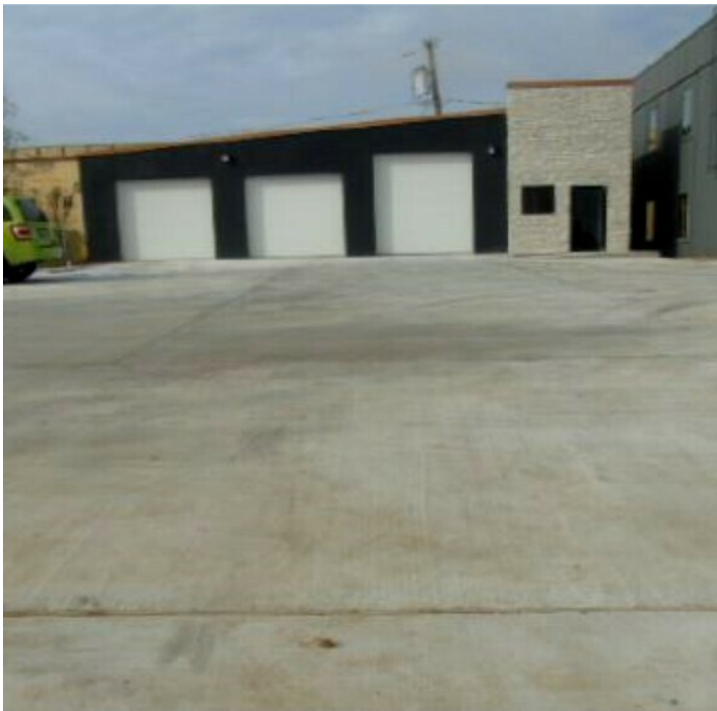
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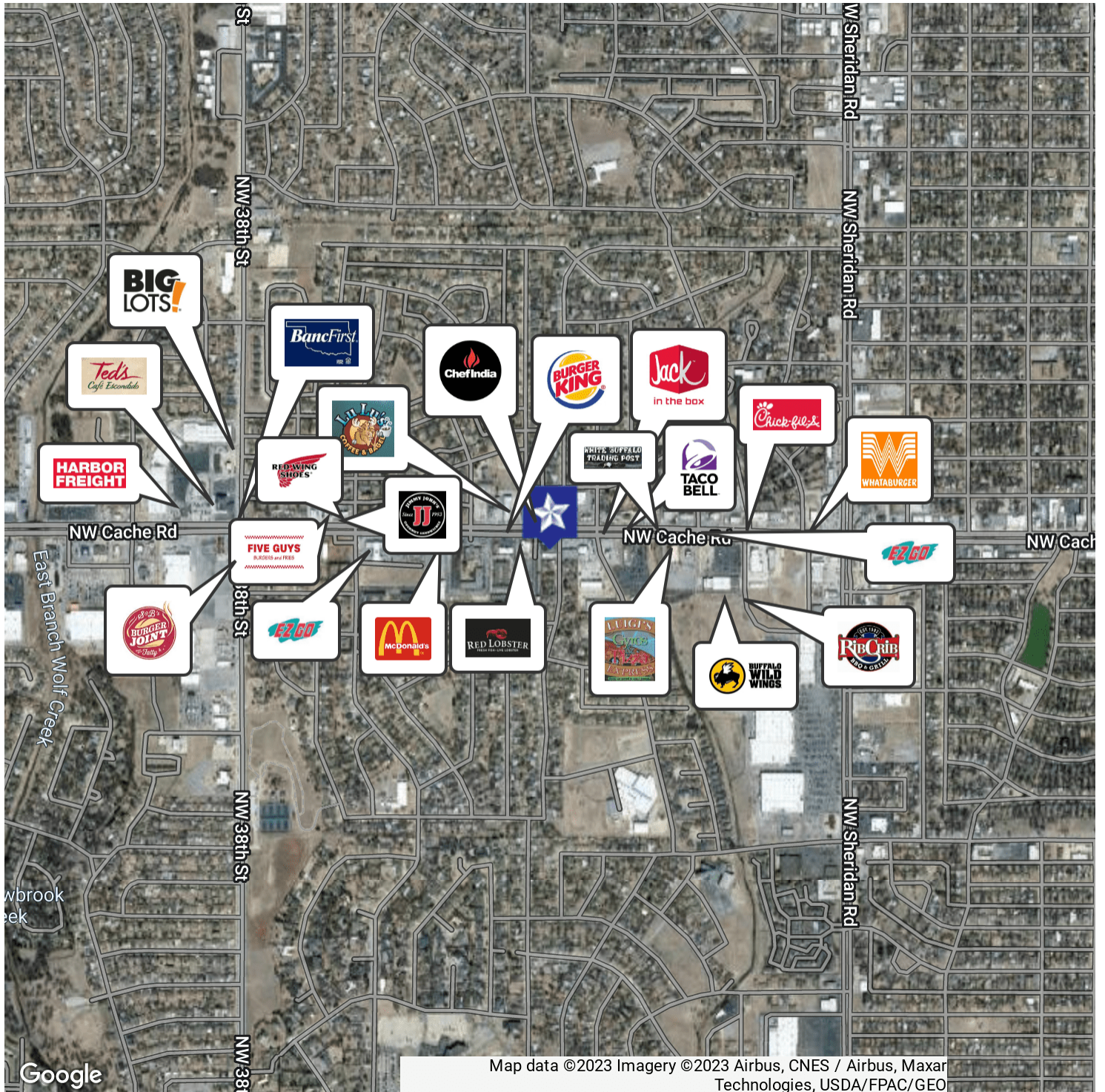


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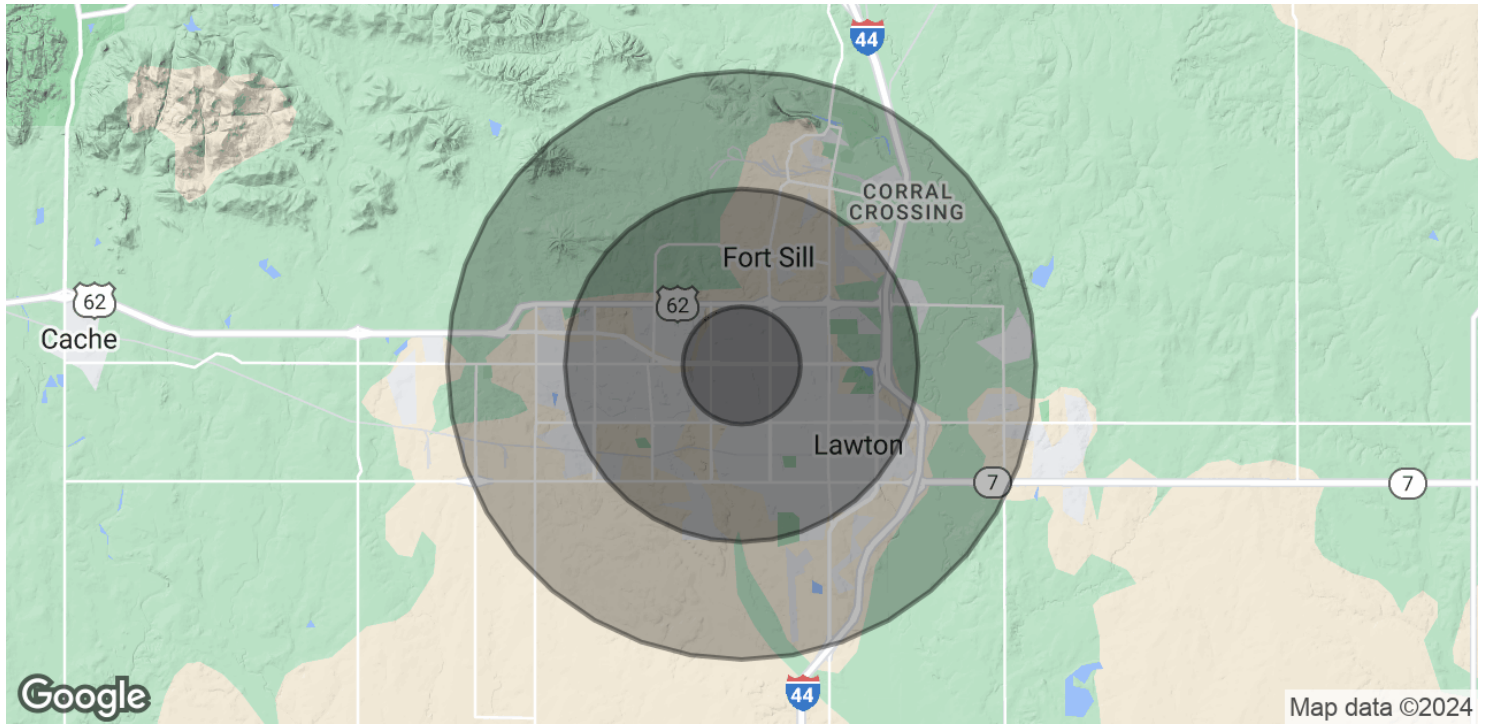
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,912	59,049	80,423
Average Age	37.0	34.2	33.2
Average Age (Male)	34.5	33.6	32.7
Average Age (Female)	40.4	36.4	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,709	27,853	35,407
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$47,795	\$46,765	\$52,362
Average House Value	\$96,679	\$113,490	\$120,228

* Demographic data derived from 2020 ACS - US Census

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