

1003 SW 'E' Ave. Lawton, OK 73501
\$213,000.00

OFFICE/RETAIL BUILDING
FOR SALE



OFFERING SUMMARY

Sale Price:	\$199,000
Lot Size:	0.34 Acres
Year Built:	1976
Renovated:	2017
Building Size:	±2,624
Zoning:	C-5
Submarket:	Lawton Original
Price / SF:	\$75.84

PROPERTY OVERVIEW

±2,624 sf office/retail freestanding building for sale on the corner of SW 'E' Avenue and SW 10th St., just blocks away from Lawton's Central Business District. Lot to the north included in the sale. Portion of the north end parking lot is also under lease. Nearby businesses include Habitat for Humanity Store, Old Towne Square, and Cali Burrito.

PROPERTY HIGHLIGHTS

- ±2,624 sf freestanding office/retail building for sale
- Adjacent to Lawton's Central Business District

MELISSA BUSSE

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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.

Insight Commercial Real Estate Brokerage, LLC

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INVESTMENT OPPORTUNITY



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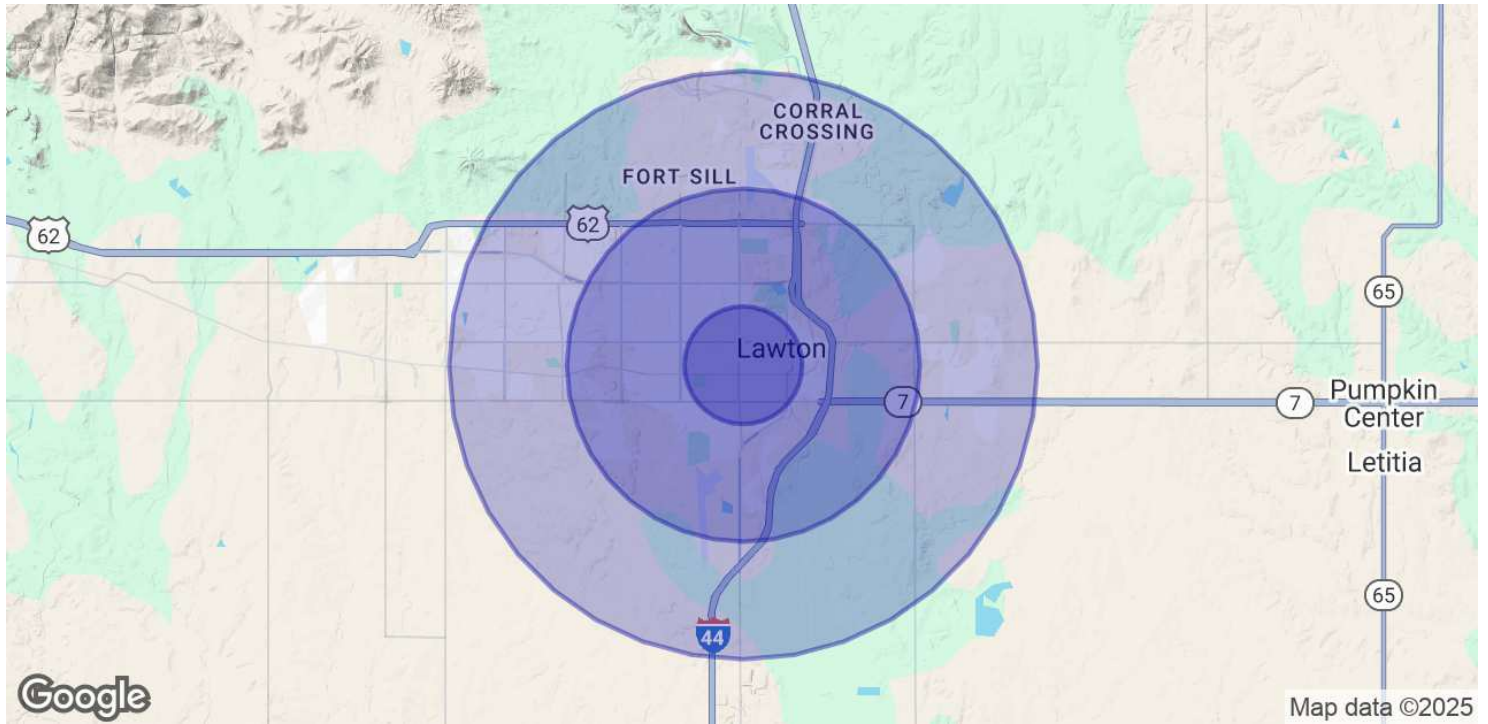


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,143	44,184	80,270
Average Age	34.4	31.9	31.4
Average Age (Male)	35.0	31.6	30.9
Average Age (Female)	32.0	32.2	32.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,983	18,305	30,952
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$34,715	\$42,228	\$46,463
Average House Value	\$71,869	\$85,400	\$105,718

* Demographic data derived from 2020 ACS - US Census

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