

**6725 NW Atlanta Ave.
Lawton, OK 73505**

**INDUSTRIAL PROPERTY
FOR LEASE**



OFFERING SUMMARY

Available SF:	5,092 SF
Lease Rate:	\$3,500.00 per month (MG)
Lot Size:	2.04 Acres
Year Built:	1980
Building Size:	5,092 SF
Zoning:	C5

PROPERTY OVERVIEW

This free-standing building was formally AT&T Data Center. Property has large covered parking area for a fleet of approximately 40 service vehicles. The property has 5 offices, 2 multi stall restrooms, 2 storage areas, and 1 overhead door. There is also a large paved yard with a utility building within the yard and fully fenced with 2 drive-thru gates to access the property. Property is located on NW Atlanta, a paved street between NW 67th & NW 72nd Streets, just north of the high traffic NW Cache Rd. Surrounding businesses include Precision Paint & Body Work, Outback Steak House, Xpress Wellness, Whata Burger, and Ace Hardware.

PROPERTY HIGHLIGHTS

- Free Standing Building With Large Yard
- 5 Offices, 2 Multi-Stall Restrooms, 2 Storage Areas & 1 Overhead Door
- Covered Parking for ±40 Fleet Vehicles

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.

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Insight Commercial Real Estate Brokerage, LLC

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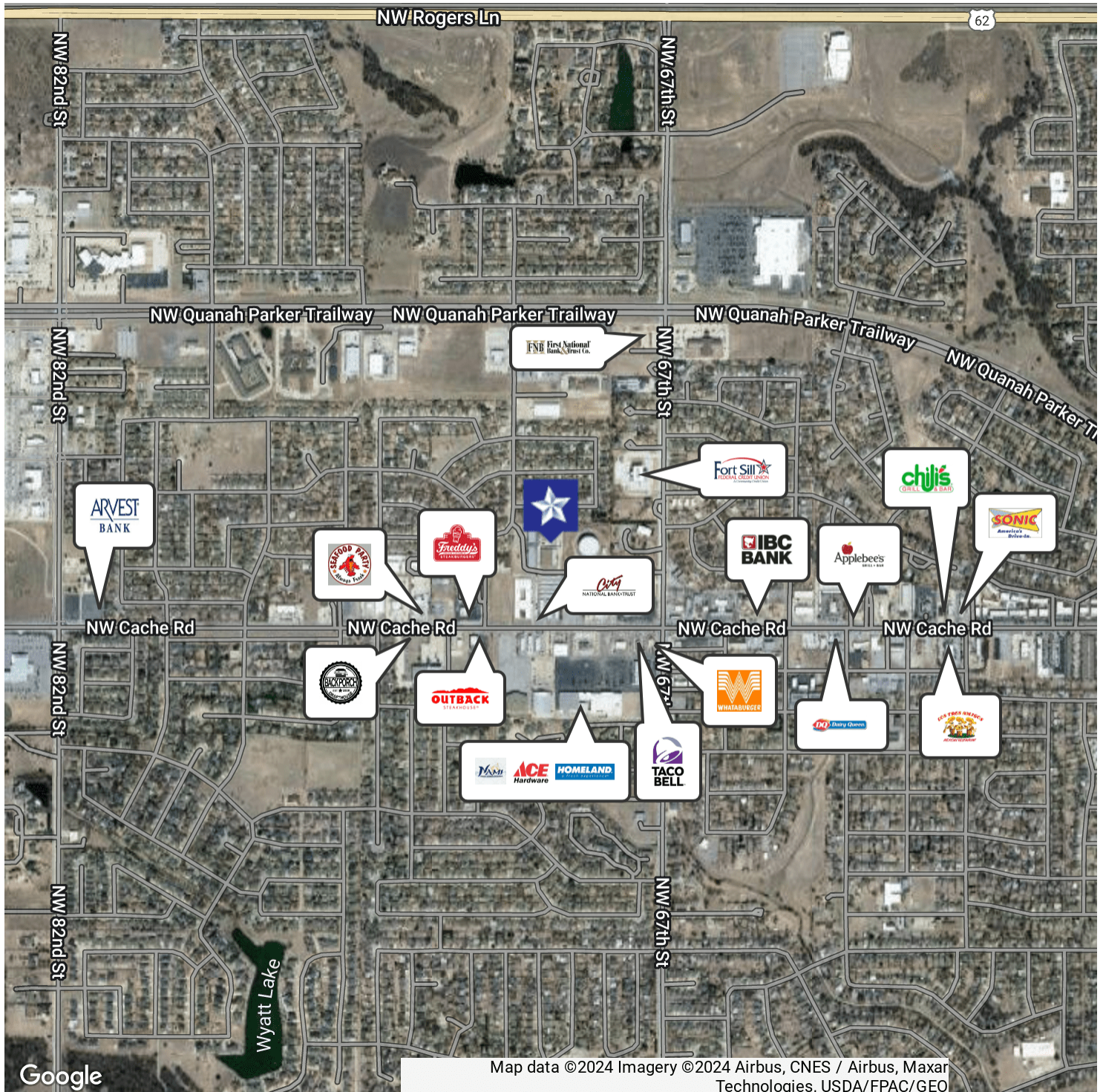


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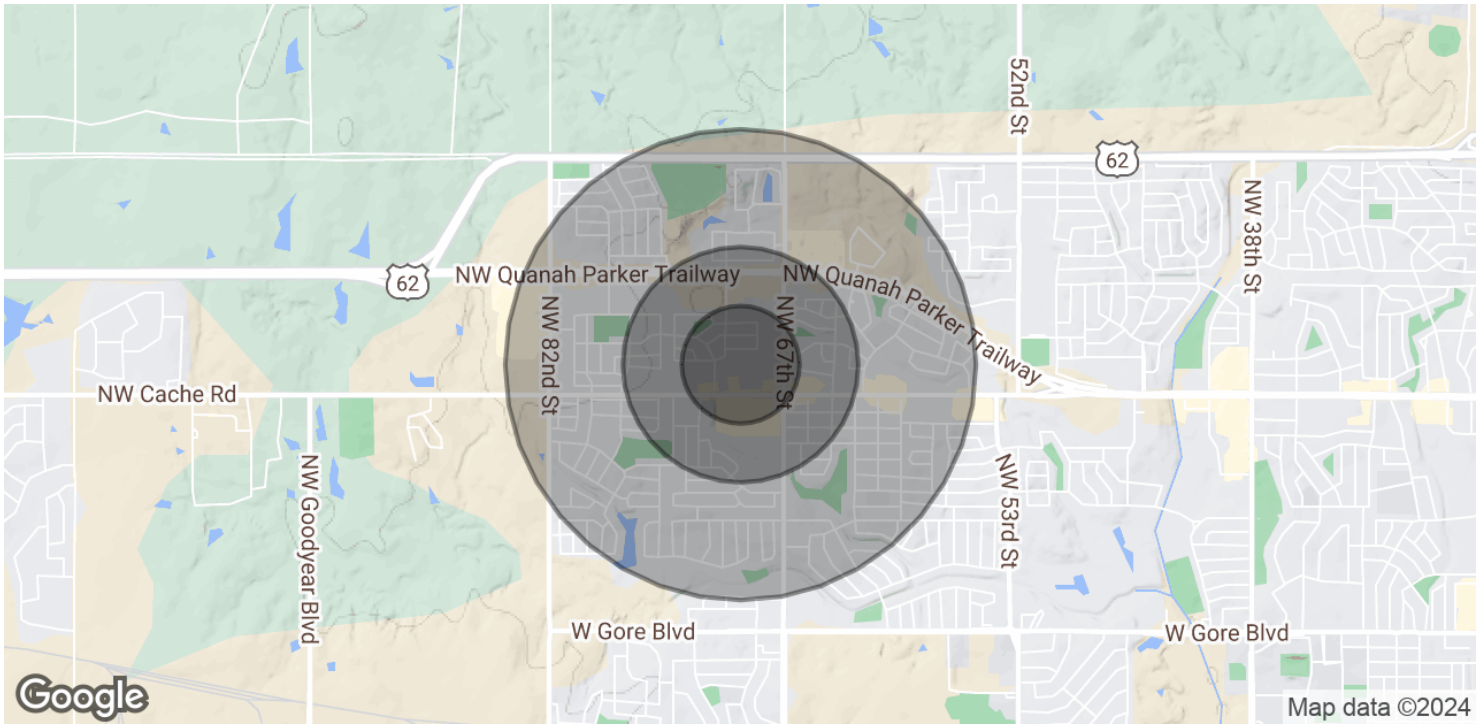


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	713	3,263	12,714
Average Age	41.4	39.7	33.9
Average Age (Male)	42.7	42.0	34.9
Average Age (Female)	39.4	37.6	34.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	327	1,411	5,271
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$57,350	\$63,821	\$72,554
Average House Value	\$131,373	\$134,484	\$138,878

* Demographic data derived from 2020 ACS - US Census

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