

**5402 NW Kinyon Ave.
Lawton, OK 73505**

**SPECIAL PURPOSE
PROPERTY FOR LEASE**



OFFERING SUMMARY

Available SF:	9,328 SF
Lease Rate:	\$7,000.00 per month (Full Service)
Lot Size:	2.39 Acres
Year Built:	1960
Building Size:	24,756 SF
Renovated:	2024
Zoning:	P-F

PROPERTY OVERVIEW

±9,328 sf newly renovated Childcare Facility for lease in Northwest Lawton, OK. This space has 10 classrooms/offices. 8 of the classrooms have individual restrooms. Cafeteria-style, fully equipped kitchen with all appliances and a vent hood included. Each classroom has ingress and egress doors. Large, fenced in playground. Automatic door locking system for security. New fire pull station. Nearby businesses include: Texas Roadhouse, Urban Air, Kudo, Popeyes, Chilis, Applebee's, and Dairy Queen.

PROPERTY HIGHLIGHTS

- Newly renovated
- Newly installed roof in 2024
- Fully equipped kitchen with vent hood included.

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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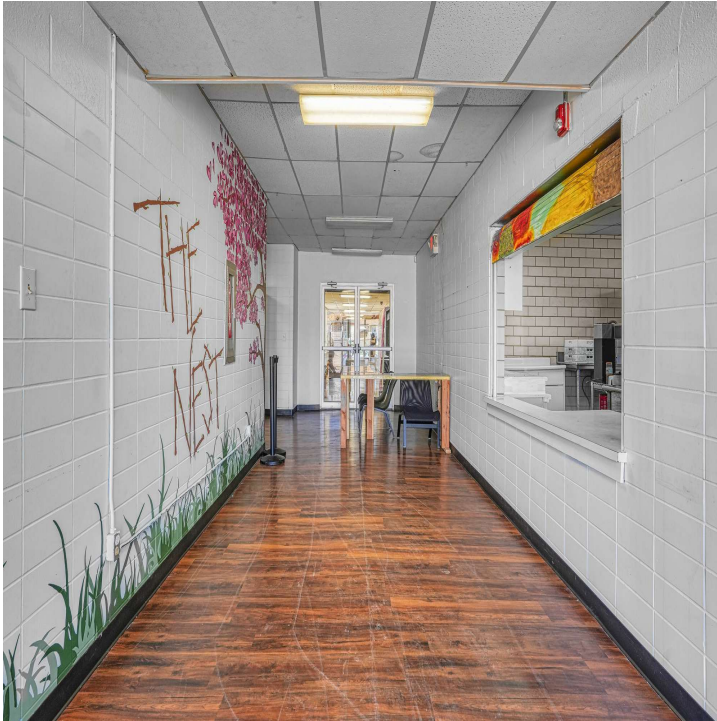


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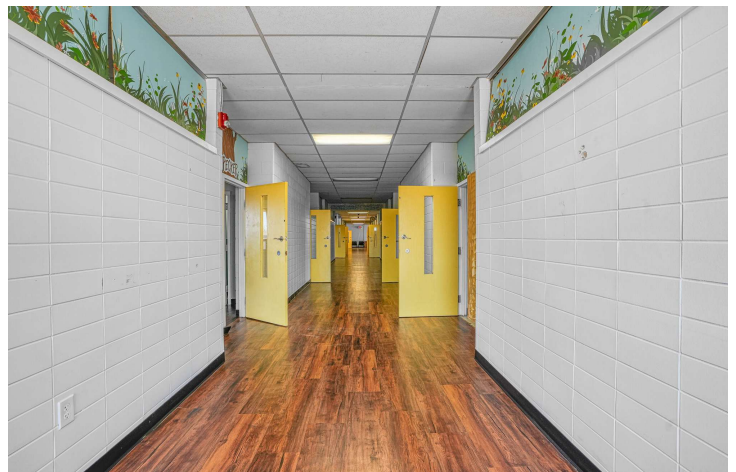


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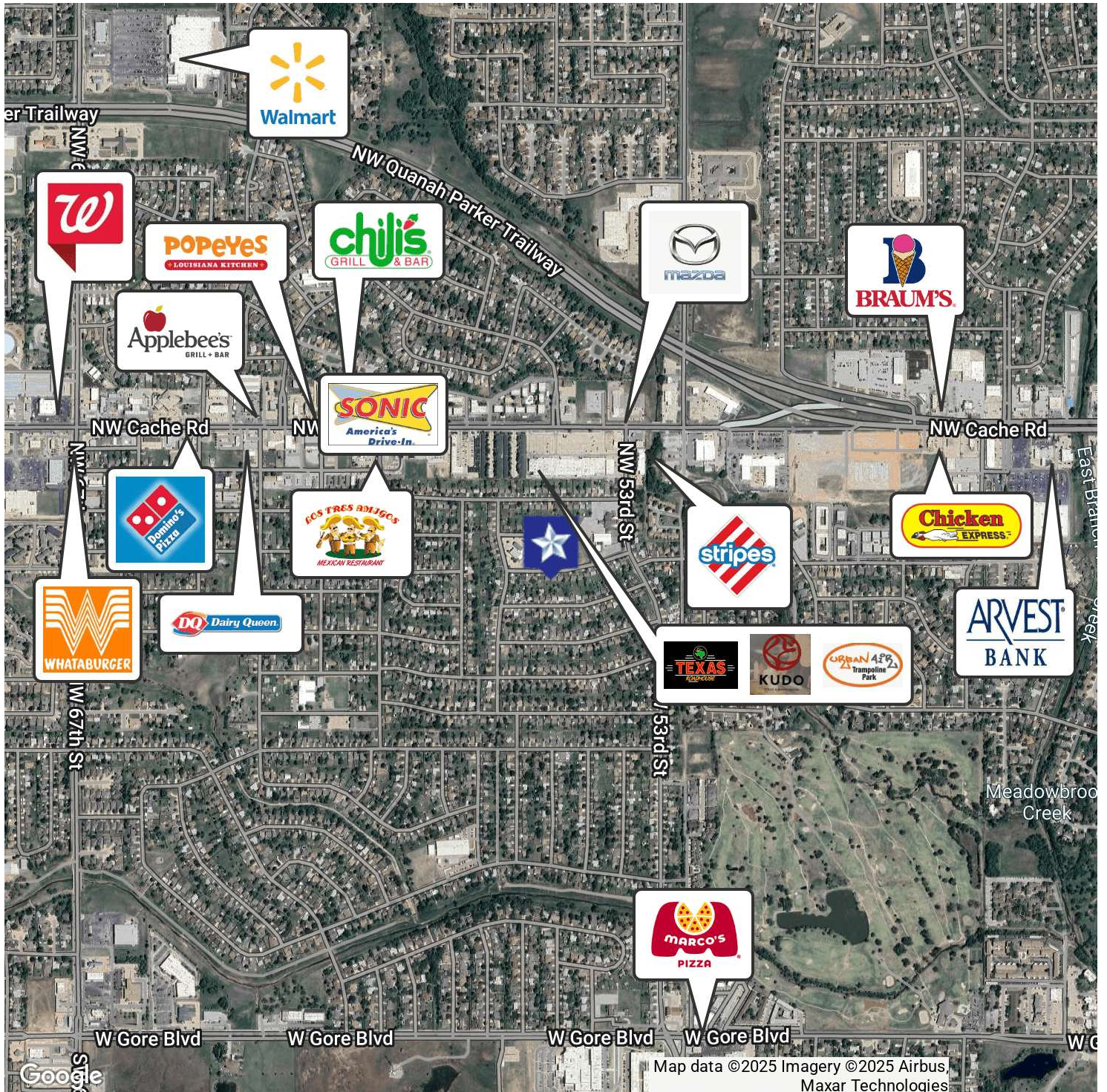


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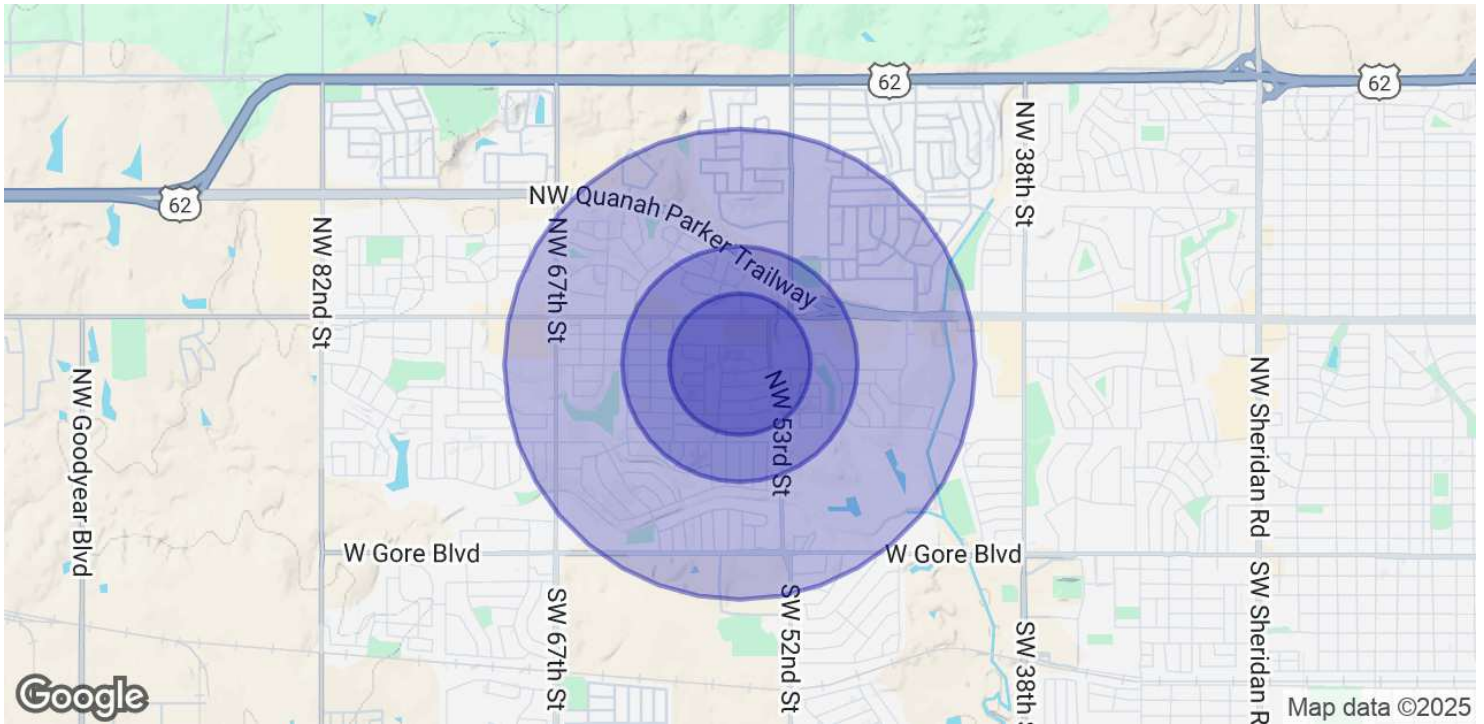


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	962	3,306	11,233
Average Age	37	37	38
Average Age (Male)	35	36	37
Average Age (Female)	39	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	408	1,438	4,732
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$54,901	\$57,060	\$63,752
Average House Value	\$129,272	\$142,134	\$159,087

Demographics data derived from AlphaMap

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