



Cummins-Setters
Commercial Partners LLC



Johnny Owens

1008 SW C Avenue
Lawton, OK
(580) 695-8882
www.cscpok.com



Linda Mask
Broker Associate

4302 SW Lee Blvd.



FOR SALE OR LEASE

Industrial Commercial Warehouse

With Offices - Great Investment Property



This property located on SW Lee is a full service medical office with over 4300 sq ft. The property has double waiting rooms with a large reception area, private counseling area and multiple offices across the back of the building and a space for a managers office. Full bathroom with 2 handicapped accessible bathrooms, break area and exam rooms. This office sets along the medical area of Lee Blvd, close to Southwest Hospital. It is next to the Great Plains Vo-tech and is 1/2 a mile from Cameron University on one of Lawton's busy thoroughfares Lee Blvd. There is a large parking area in the front as well as staff parking. There is 1/2 a lot available for buildout or growth if desired. The Equipment can be purchased, property has an alarm and is for Sale or Lease.

Located in the
medical district
on busy Lee
Blvd. Right next
to Southwestern
Hospital, The
Vo-Tech and 1/2
a mile from
Cameron.

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ADDITIONAL PHOTOS



Linda Mask
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Contact Johnny at:
(580)695-8882 cell
(580)357-2727 office

Or via email
lindam@cscpok.com

View our other properties
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Linda Mask is a Broker Associate and has been Commercial Real Estate since 1997. She worked in the residential field and as First Deputy in the County Assessor's Office. For 15 Years she worked in county evaluation. Linda specializes in sales, leasing and property management actively overseeing six management properties. She has been successful in helping to place many businesses over the years, such as Citi Trends, Goodwill Industries, Batteries Plus, USA Discounters, Lockheed Martin, Texas Roadhouse. Carl's Jr, Discount Tire and S&B Burgers.

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DEMOGRAPHICS

LAWTON, OK

METROPOLITAN STATISTICAL AREA (MSA)

ADD COMPARISON

2022 POPULATION

127,314

0.164% 1-YEAR GROWTH

US SENATOR



**James
Lankford**

REPUBLICAN PARTY

US SENATOR



**Markwayne
Mullin**

REPUBLICAN PARTY

2022 MEDIAN AGE

33.8

0.595% 1-YEAR INCREASE

2022 POVERTY RATE

16.8%

1.21% 1-YEAR INCREASE

2022 MEDIAN HOUSEHOLD INCOME

\$57,196

4.96% 1-YEAR GROWTH

2022 MEDIAN PROPERTY VALUE

\$143,200

9.98% 1-YEAR GROWTH

2022 EMPLOYED POPULATION

48,132

3.1% 1-YEAR DECLINE

About

In 2022, Lawton, OK had a population of 127k people with a median age of 33.8 and a median household income of \$57,196. Between 2021 and 2022 the population of Lawton, OK grew from 127,105 to 127,314, a 0.164% increase and its median household income grew from \$54,494 to \$57,196, a 4.96% increase.

The 5 largest ethnic groups in Lawton, OK are White (Non-Hispanic) (55.5%), Black or African American (Non-Hispanic) (13.8%), Two+ (Non-Hispanic) (9.66%), White (Hispanic) (4.94%), and Two+ (Hispanic) (4.03%).

None of the households in Lawton, OK reported speaking a non-English language at home as their primary shared language. This does not consider the potential multi-lingual nature of households, but only the primary self-reported language spoken by all members of the household.

97.8% of the residents in Lawton, OK are U.S. citizens.

The largest universities in Lawton, OK are [Cameron University](#) (717 degrees awarded in 2022), [Great Plains Technology Center](#) (162

degrees), and [Eves College of Hairstyling](#) (57 degrees).

In 2022, the median property value in Lawton, OK was \$143,200, and the homeownership rate was 55.7%.

Most people in Lawton, OK drove alone to work, and the average commute time was 18.7 minutes. The average car ownership in Lawton, OK was 2 cars per household.

Lawton, OK borders [Duncan, OK](#), [Oklahoma City, OK](#), and [Wichita Falls, TX](#).

About the photo: [Indianoma Wye, Oklahoma](#)

PHOTO BY H.L.I.T.

UNITED STATES \ OKLAHOMA



DIVERSITY

Race and Ethnicity

THE 3 LARGEST ETHNIC GROUPS IN LAWTON, OK

1. White (Non-Hispanic)
70.7k ± 362
2. Black or African American (Non-Hispanic)
17.6k ± 655
3. Two+ (Non-Hispanic)
12.3k ± 886

14%

HISPANIC POPULATION
17.8k people

In 2022, there were 4.02 times more White (Non-Hispanic) residents (70.7k people) in Lawton, OK than any other race or ethnicity. There were 17.6k Black or African American (Non-Hispanic) and 12.3k Two+ (Non-Hispanic) residents, the second and third most common ethnic groups.

14% of the people in Lawton, OK are hispanic (17.8k people).

The following chart shows the 7 races represented in Lawton, OK as a share of the total population.

Data from the [Census Bureau ACS 5-year Estimate](#)

