



Johnny Owens

4302 SW Lee Blvd.

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

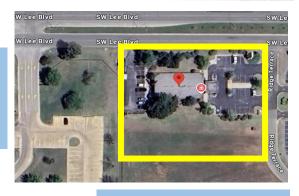




FOR SALE OR LEASE

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 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 buys Lee Blvd. Right next to Southwestern Hospital, The Vo-Tech and 1/2 a mile from Cameron.

Contact Linda Mask (580)695-8882

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ADDITIONAL PHOTOS













Linda Mask **Broker Associate**

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

Or via email lindam@cscpok.com

View our other properties www.cscpok.com

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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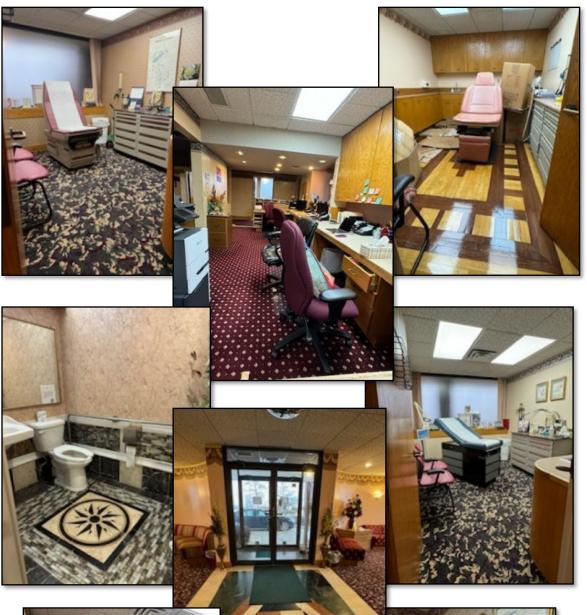
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DEMOGRAPHICS





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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 home as their primary shared language. This 2021 and 2022 the population of Lawton, OK grew from 127,105 to 127,314, a 0.164% increase nature of households, but only the primary selfand 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 does not consider the potential multi-lingual reported language spoken by all members of the household.

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

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: Indiahoma Wve. 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)
- 2. Black or African American (Non-Hispanic)
- 3. Two+ (Non-Hispanic)

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 Estimat

