

**4460 SW Lee Blvd.
Lawton, OK 73505**

**CHILDCARE FACILITY
FOR LEASE**



OFFERING SUMMARY

Available SF:	±4,400 SF
Lease Rate:	\$3,900.00 per month + \$2.96/psf NN fees
Lot Size:	2.5 Acres
Year Built:	1977
Building Size:	±4,400 SF
Zoning:	R-3

PROPERTY OVERVIEW

±4,400 sf childcare facility for lease on high traffic SW Lee Blvd. This newly remodeled property features new wood flooring. There are two bathrooms plus one large bathroom with four small toilets, and several handwashing sinks. The roof was replaced in 2020. Property has a large covered patio and a large playground. Room for expansion. Surrounding businesses and entities include: Great Plains Technology Center, Young Eye Institute, Wichita Mountain Medical, Southwestern Hospital, Ear Nose and Throat Institute, Marie Detty Youth and Family Services, Arvest Bank, and Subway.

PROPERTY HIGHLIGHTS

- Newly remodeled property
- Located on high traffic SW Lee Blvd.
- Large room & fully equipped kitchen.

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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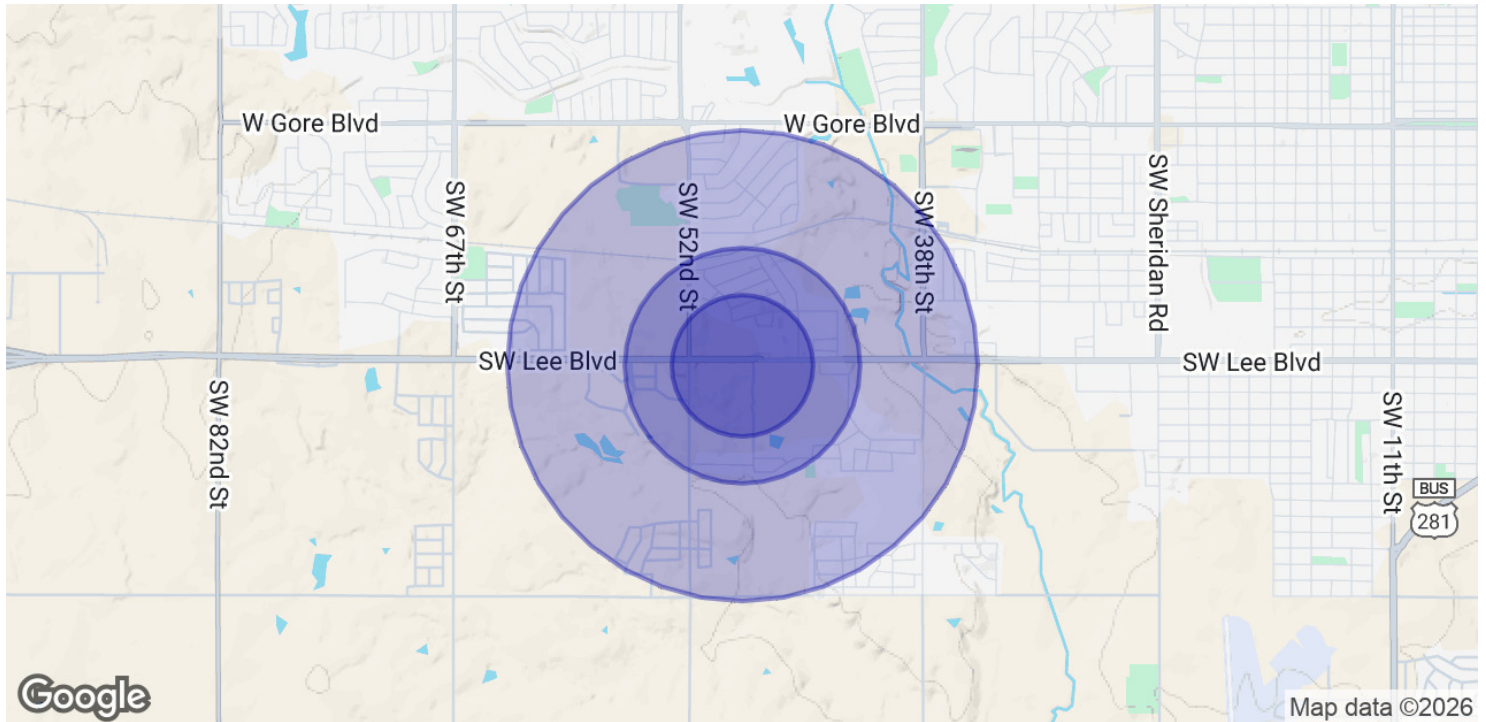
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	269	1,057	5,802
Average Age	34	34	35
Average Age (Male)	32	33	35
Average Age (Female)	35	35	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	107	424	2,229
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$63,814	\$64,882	\$74,664
Average House Value	\$195,671	\$200,779	\$181,429

Demographics data derived from AlphaMap

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