

**801 SW 11th St.  
Lawton, OK 73501**

RESTAURANT FOR SALE



## OFFERING SUMMARY

Sale Price:	\$395,000.00
Lot Size:	0.6 Acres
Year Built:	1989
Building Size:	±1,780 SF
Renovated:	2023
Zoning:	C-5
Price / SF:	\$221.91

## PROPERTY OVERVIEW

Currently operating, turn-key drive-thru restaurant for sale located on the hard corner of SW H Ave and SW 11th St in Lawton, OK. Drive-thru offers a menu box and speaker with a single service window. Interior kitchen area offers an Ansul system, 4-bay stainless steel sink, ice machine, 2 double fryers, 6 burner stove with oven, 8x8 walk-in freezer, several stainless steel prep tables with shelves, and employee time clock. Dining area consists of ±575sf of open space with 10 booths and tables and chairs. 2 ADA restrooms. Renovations completed include replacing the sewer line. Property is not in the FEMA flood zone. Property is located on a high traffic street.

## PROPERTY HIGHLIGHTS

- Turn Key Drive-Thru Restaurant
- Furniture, fixtures, and equipment included with the property.

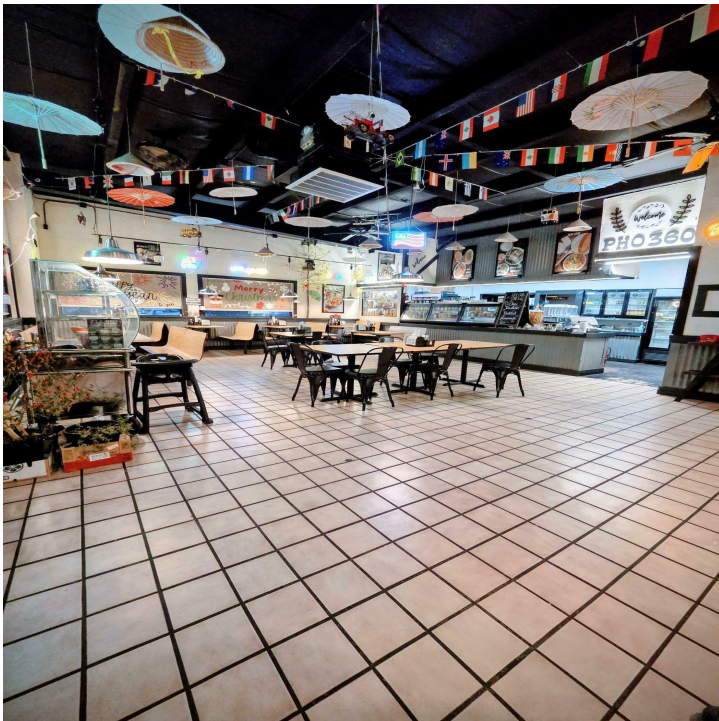
## MELISSA BUSSE

580.353.6100  
mbusse@insightbrokers.com

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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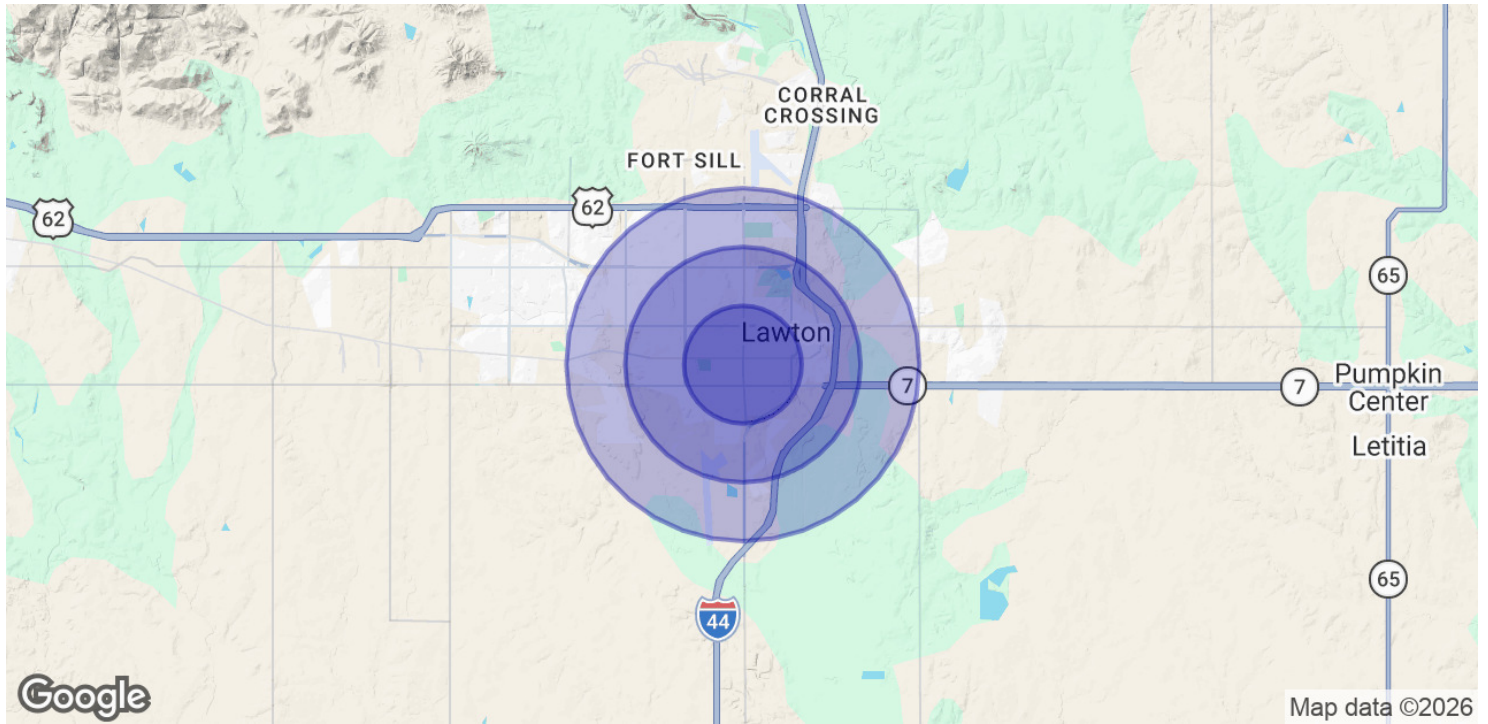
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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	7,674	18,805	38,149
Average Age	37.9	38.3	36.2
Average Age (Male)	36.8	37.8	35.2
Average Age (Female)	40.7	40.4	39.2
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	4,779	10,880	20,278
# of Persons per HH	1.6	1.7	1.9
Average HH Income	\$29,136	\$36,596	\$41,482
Average House Value	\$156,181	\$133,736	\$115,573

2020 American Community Survey (ACS)

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