



MOTIVATED SELLER-CALL FOR OFFERS!

1201-1205 N.W. Sheridan Road

Lawton, Oklahoma 73505

PROPERTY HIGHLIGHTS

- Cap Rate: 8.29%
- Three National Tenants: Aaron's, Advance America & US Cellular

LOCATION HIGHLIGHTS

- 346' of Frontage on Sheridan
- Located in Comanche County, 87 Mile South of OKC
- Located in the Retail Hub of Lawton
- Lawton is the 5th Largest City in Oklahoma



TOTAL SF	13,275 SF MOL
LAND IN ACRES	1.04 ACRES MOL
ZONING	C-5
BUILT	2000

www.naisullivangroup.com

Amir Shams / Zac McQueen

Amir's Cell: 1 405 313 0333

Zac's Cell: 1 405 476 9199

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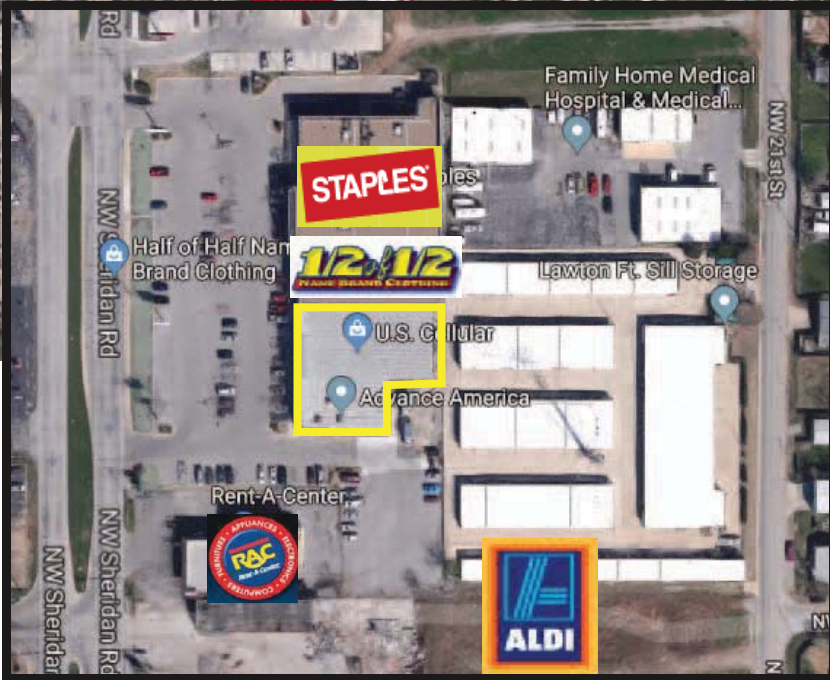
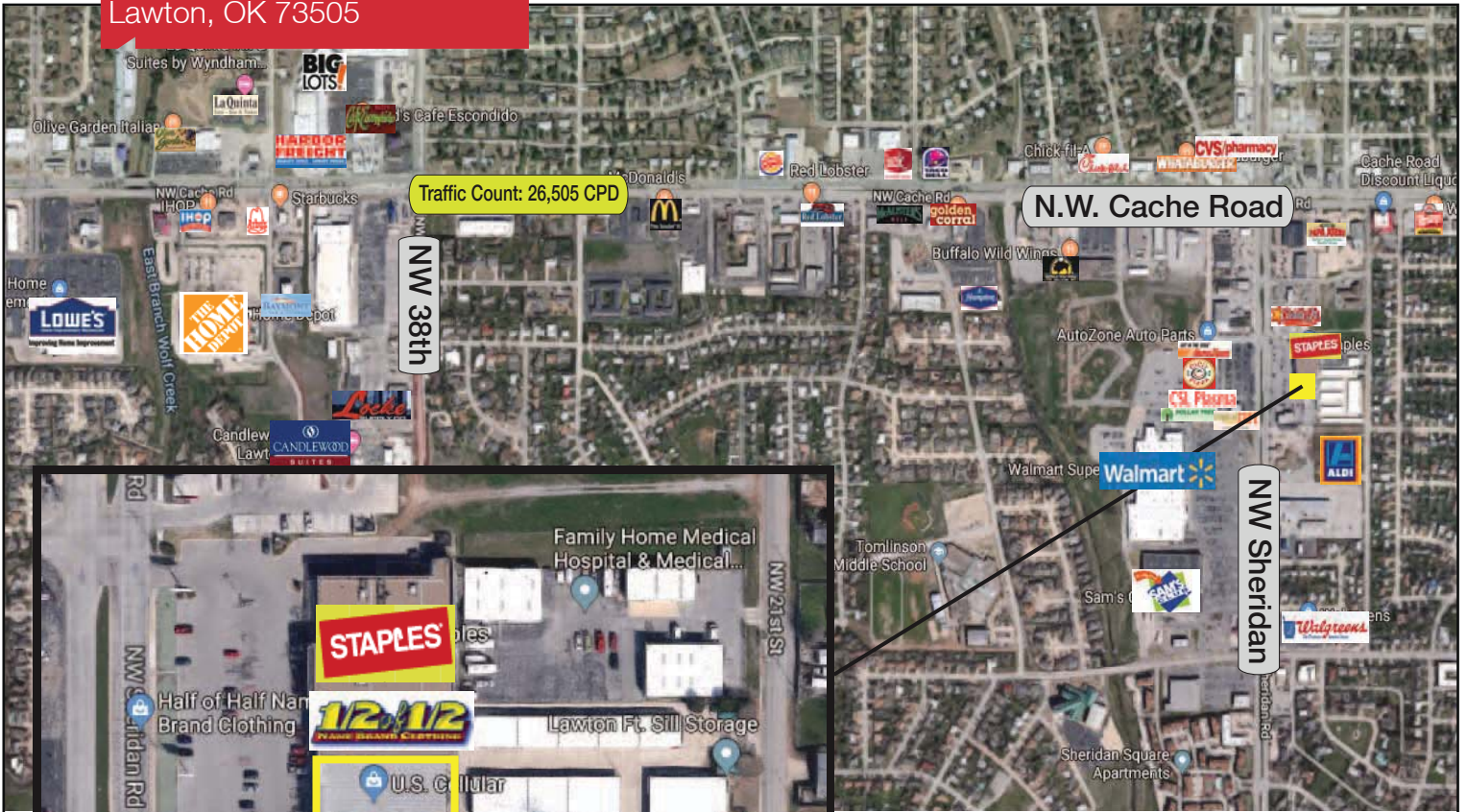
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DEMOGRAPHICS

Population		
1 Mile: 12,397	3 Mile: 59,343	5 Mile: 86,395
Average Household Income		
1 Mile: \$41,627	3 Mile: \$40,959	5 Mile: \$46,567
Total Households		
1 Mile: 5,139	3 Mile: 23,097	5 Mile: 31,959



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