

2212-2220 NW Fort Sill Blvd, Lawton, OK 73507

First 3 months rent free!!! \$800.00-\$1,400.00/Mo.

RETAIL PROPERTY FOR LEASE



LEASE RATE

\$800 - 1,400/MO

PROPERTY OVERVIEW

Multiple retail/office spaces available for lease on the hard corner of NW Fort Sill Blvd and NW Williams Ave. First three months rent free! Suites 2214-2216 measures 50'x75', ±3,750sf, formerly a retail and barber shop, this space is mostly open span and includes a common kitchenette area, \$1,400/Mo. Suite 2218 measures 25'x75', ±1,875sf, this space has two open span spaces with one restroom, \$800/Mo. Suite 2220 measures 25'x 75', ±1,875sf, formerly a spa, this space offers a large reception area, shower, sauna, spa rooms, and two ADA restrooms, \$800/Mo. Large parking lot for customers and employees. Signage on building and pylon. Surrounding businesses include Dollar General, Valero, Twister Auto Sales, and Lawton Mini Max Self Storage.

OFFERING SUMMARY

Available SF: ±1,875 - ±3,750 SF

Lease Rate: \$800 - 1,400/Mo

Lot Size: ±0.57 Acres

Year Built: 1972

Building Size: ±9,375 SF

Zoning: C-5

Submarket: Lawton Heights
WMS

PROPERTY HIGHLIGHTS

- Suites 2214-2216, ±3,750sf, mostly open span and common kitchenette area, \$1,400/Mo
- Suite 2218, ±1,875sf, two open span spaces with one restroom, \$800/Mo
- Suite 2220, ±1,875sf, large reception area, shower, sauna, spa rooms, two ADA restrooms, \$800/Mo

SHANNON WELLS

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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.



Insight Commercial Real Estate Brokerage, LLC

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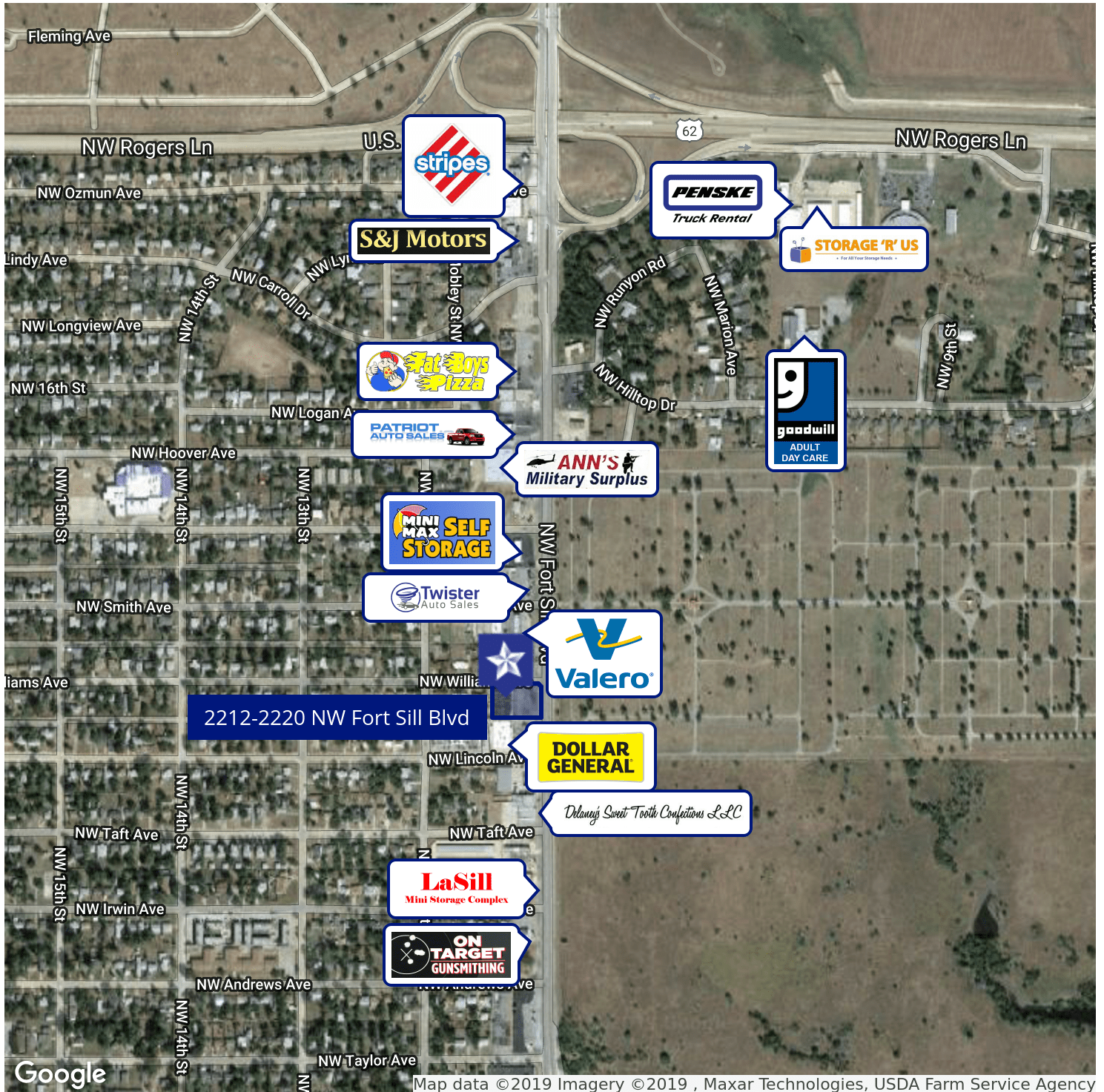
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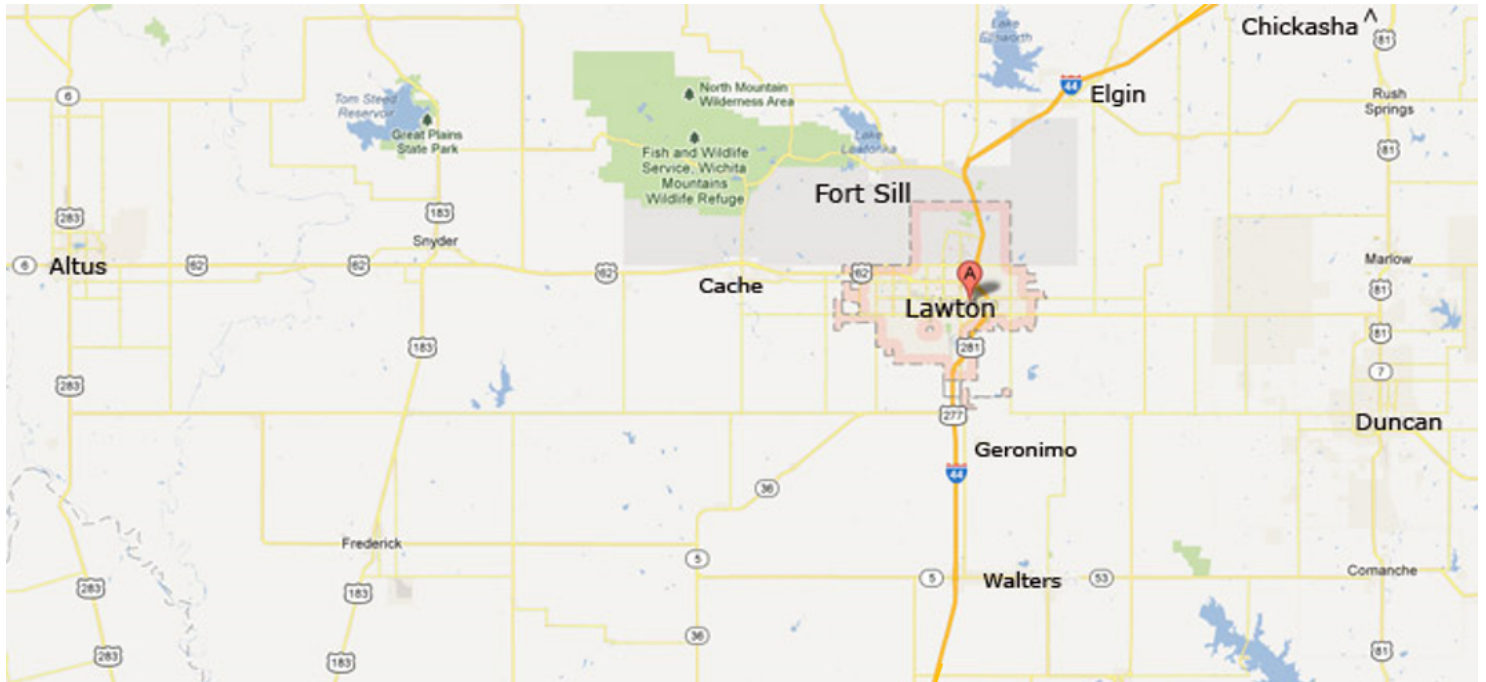
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REGION

Lawton has become the regional employment and retail center for southwest Oklahoma. Lawton supports a retail community of almost 300,000 people, all within a 45 minute drive. The greater Lawton region includes Wichita Falls, TX and the smaller towns of Cache, Duncan, Altus, Geronimo, Walters, Elgin, Chickasha, Marlow and Rush Springs, as well as the Fort Sill military installation and the Wichita Mountains Wildlife Refuge.

LABOR FORCE

The greater Lawton area has gone through some healthy growth over the past 6 years that has resulted in a larger workforce. One of the strongest assets of the region is the population of skilled workers. Not only does the region recruit from its own residents in Lawton-Fort Sill, but also from the nearby communities and unincorporated areas of the 7 county area. On average, in a 45 minute radius from different points within the region, you can find an available workforce of approximately 350,000.

FORT SILL

Fort Sill is one of the largest employers in Oklahoma with about 7,300 civilian employees, 9,000 soldiers stationed at the fort and another 5,500 soldiers rotating through for training. It has become a technology test and training hub of the United States. Fort Sill really is a twin city to Lawton right next door. The Army post has hotels, restaurants, day care centers, homes, shops – a city all by itself. But Fort Sill relies as much on Lawton as Lawton benefits from the \$2 billion economic impact generated by Fort Sill. Fort Sill is more than a great community partner and a major economic generator for the state of Oklahoma, it is also a workforce producer that delivers quality and technically experienced personnel when they leave the military.

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