

702 NW FT SILL BLVD.

LAWTON, OK 73507

OFFERING MEMORANDUM



Commercial Real Estate Brokerage, LLC

OFFERED BY: Jason Wells, Broker

580.353.6100 www.insightbrokers.com

PROPERTY DESCRIPTION

- **9.4% CAP RATE**
- **Bldg. Size - 8,775sf**
- **Zoning: C-1**

Freestanding building with 2 separate suites. Currently 100% occupied. Suite 1 faces Ft. Sill Blvd. Large open room with 5 offices, large storage space, & 2 restrooms. Large parking lot on North side and rear of building. Suite 2 has a large open entrance area for retail. Space has several large rooms, 2-3 offices, storage room & 2 restrooms.



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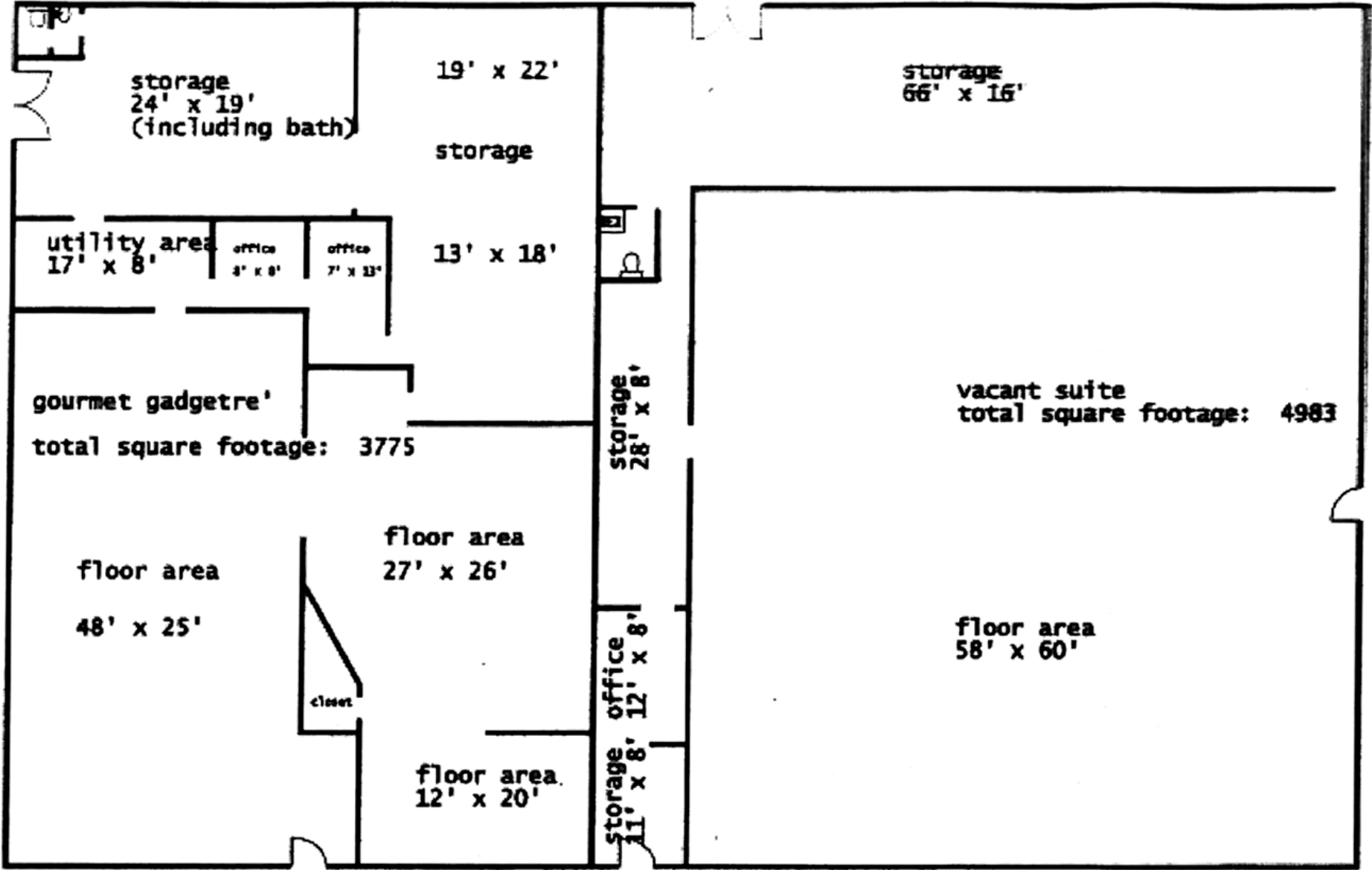
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\$350,000.00



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FLOOR PLAN



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ECONOMY

The Lawton Housing Market Area is comprised of Comanche & Cotton Counties in central Oklahoma. The area includes Fort Sill Army Base. Established in 1869, Fort Sill is a National Historic Landmark and the final resting place of the famous Native American warrior, Geronimo. Lawton's economy is heavily based on its the 3 largest employers — the United States Army, Goodyear Tire & Rubber Company, and Comanche County Memorial Hospital. Other significant employers include Comanche Nation, Wal-Mart Stores and Cameron University.

Top Employers



Population



97,017¹

Median Household Income



\$43,263

Unemployment Rate



JOB

5.0%²

¹As of 2014

²As of Sept. 2017



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