

**2034 NW 82nd St, Lawton, OK 73505**

Price Negotiable + NNN

RETAIL PROPERTY FOR LEASE



**LEASE RATE**

**NEGOTIABLE + NNN**

**PROPERTY OVERVIEW**

**OFFERING SUMMARY**

Available SF: ±2,100 - 6,550 SF

Lease Rate: Negotiable

Lot Size: ±1.77 Acres

Year Built: 2020

Building Size: ±8,750 SF

Zoning: C-5

Submarket: Lawton Marketplace

New stripcenter for lease available at the Lawton Marketplace shopping center. This retail pad offers ±2,100 - 6,550sf available with Starbucks Coffee as the anchor tenant.

Surrounding tenants include, Target, Chuck E Cheese's, Academy Sports & Outdoors, PetSmart, TJ Maxx, Kirkland's, Famous Footwear, Hallmark, Aspen Dental, Sport Clips, Mattress Firm, McDonald's, Qdoba, Panda Express, Taco Bueno, US Cellular, City National Bank, Total Nutrition, and Kimono Steak & Sushi.

Trade area neighbors include: Walmart Supercenter, AMC Classic, Tractor Supply, Gamestop, Cato, Edible Arrangements, Marco's Pizza, Outback Steakhouse, Walgreens, CountryMart, Taco Bell, Whataburger, Applebee's, Chili's, Sonic, Pizza Hut, Dairy Queen, and many more.

**JASON 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.



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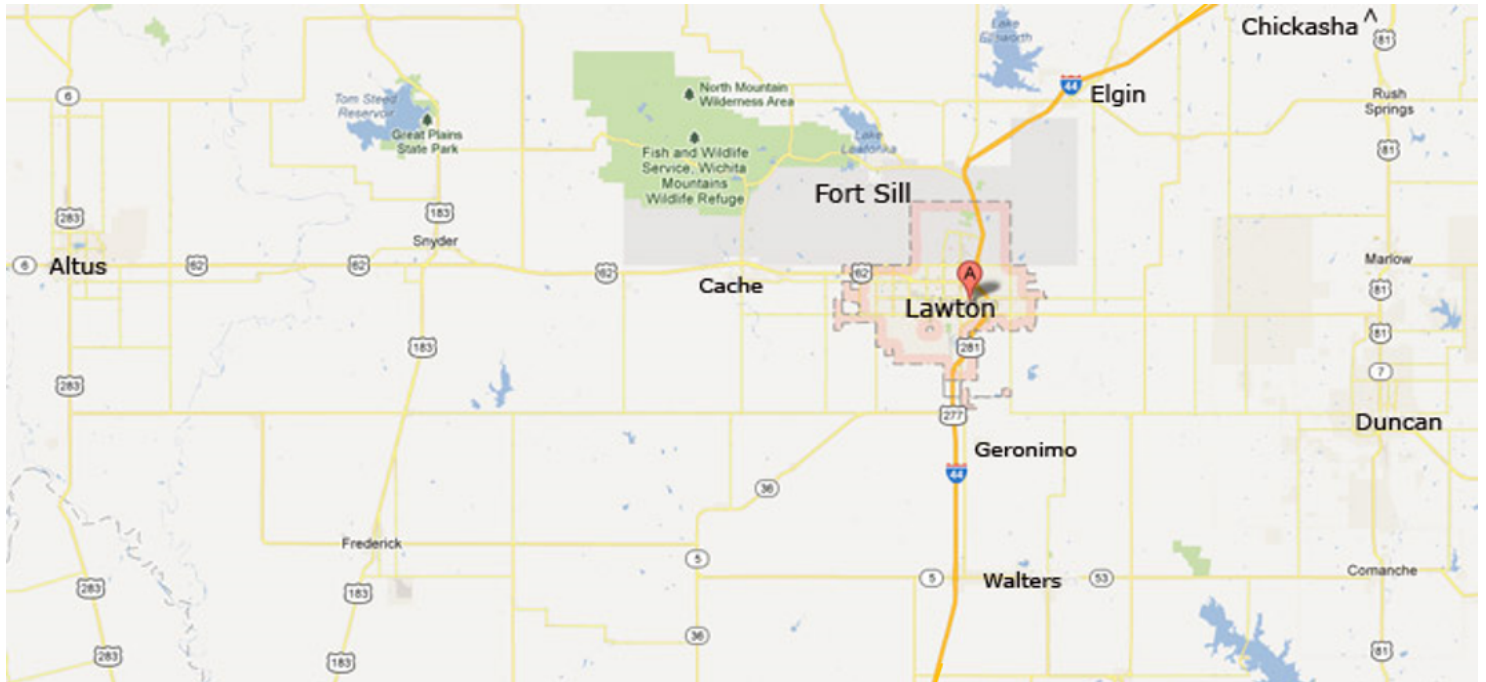
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## REGION

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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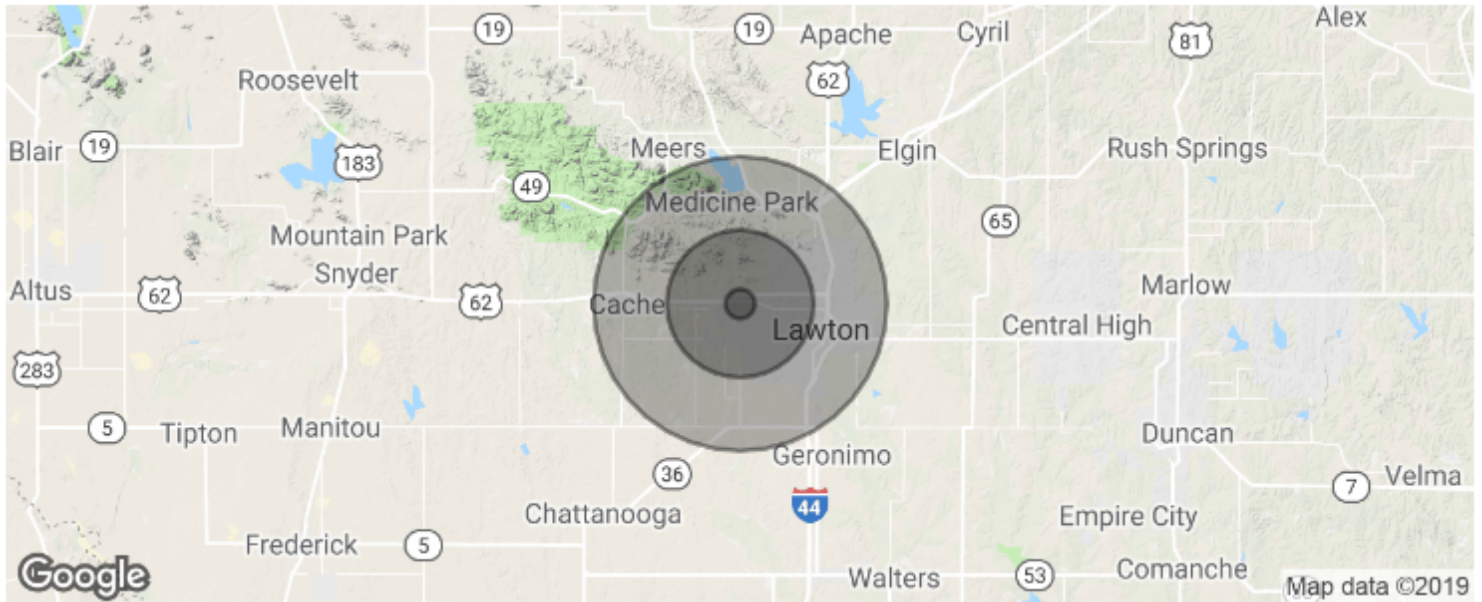
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**TRAFFIC COUNTS**

Quanah Parker Trailway ±10,200 ADT  
82nd St ±8,600 ADT

Source: Oklahoma Department of Transportation

**2019 DEMOGRAPHICS**

	3 Miles	5 Miles	7 Miles
Population	±32,084	±60,528	±83,427
Households	±312,844	±23,930	±30,573
Average HH Income	\$73,750	\$63,561	\$61,796
Employment	±14,799	±34,884	±58,455

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