

1115 SW Sheridan Rd, Lawton, OK 73505
\$215,000.00

RETAIL PROPERTY FOR SALE



SALE PRICE

\$215,000

OFFERING SUMMARY

Lot Size: ±0.36 Acres

Year Built: 1970

Building Size: ±5,800 SF

Zoning: C-5

Submarket: Sunset Number 4

Traffic Count: ±8,700

Price / SF: \$37.07

PROPERTY OVERVIEW

Commercial building for sale located on the hard corner of SW Sheridan Rd and SW J Ave, just north of high traffic SW Lee Blvd. This ±5,800sf building, formerly an automotive showroom and workshop, offers one 9' and two 10' overhead doors, showroom space, two storage rooms, and two restrooms, red steel construction with steel roof and skylights. The entire building has central heating and air with an alarm system installed. Asphalt parking at the front of the building with great signage and a fenced yard at the back. Surrounding businesses include the Comanche County Fairgrounds, Comanche County Health Department, Jerry's Music Emporium, and Alon Gas Station.

PROPERTY HIGHLIGHTS

- ±5,800sf building with one 9' and two 10' overhead doors, showroom space, two storage rooms, and two restrooms
- Entire building has central heating and air, alarm system, and a fenced yard at the back
- Asphalt parking lot and great signage

SHANNON WELLS

580.353.6100

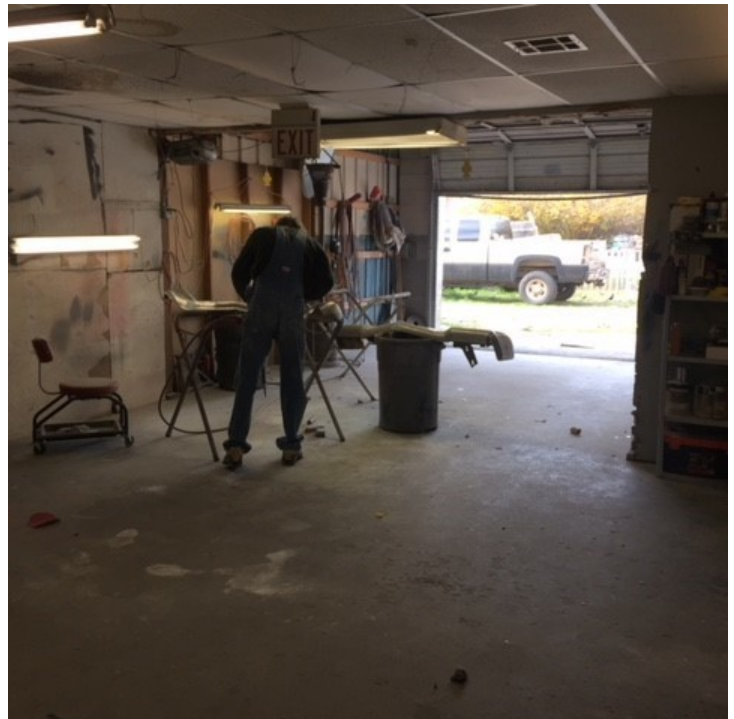
shannonwells@insightbrokers.com

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.

Insight Commercial Real Estate Brokerage, LLC

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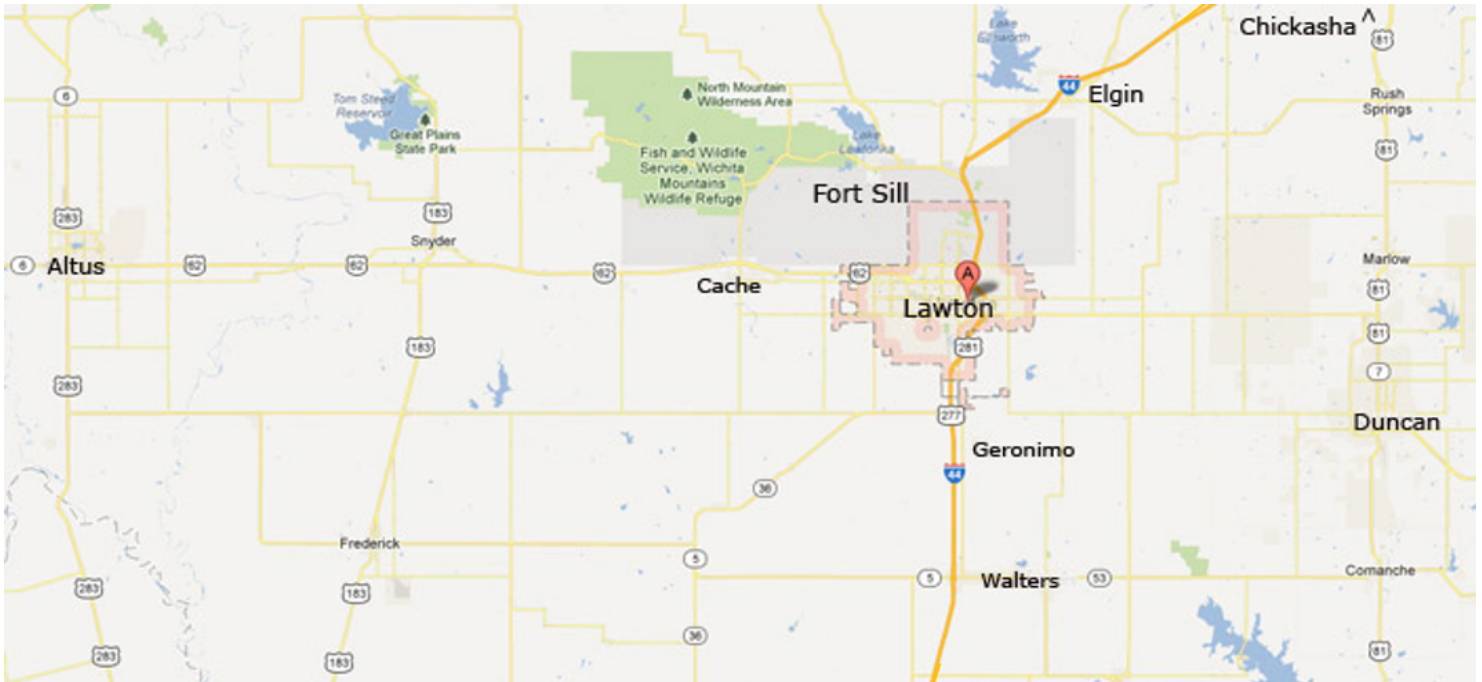
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REGION

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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