

425-427 SW C Ave, Lawton, OK 73501

\$1,400 - 3,200/Mo, ±2,000-5,000sf

RETAIL PROPERTY FOR LEASE



LEASE RATE 425 -\$1,400, 427- \$2,400,
425-427- 3,200

OFFERING SUMMARY

Available SF: ±2,000 - 5,000 SF

Lease Rate: \$1,400.00 -
3,200.00/Mo

Year Built: 1957

Building Size: ±5,000 SF

Zoning: CBD

Submarket: Lawton Original

PROPERTY OVERVIEW

Retail/office space available in downtown Lawton, located on SW C Ave right across the street from the mall. This ±5,000sf space offers open retail space, office suites, and bathrooms. Property can be subdivided down into two spaces at ±2,000sf and ±3,000sf. 425 is ±2,000sf and offers three offices, two bathrooms, and open street parking. 427 is ±3,000sf and offers retail and office space, two bathrooms, and a back entrance. Surrounding businesses include Edward's Men's Ware, BancFirst, The Silver Spoon, and Comanche County Courthouse.

PROPERTY HIGHLIGHTS

- ±5,000sf available, subdividable down to ±2,000sf and ±3,000sf
- Located in downtown wares district
- 425 - ±2,000sf & \$1,400/Mo, 427 - ±3,000sf & \$2,400/Mo, 425-427 - ±5,000sf & \$3,200/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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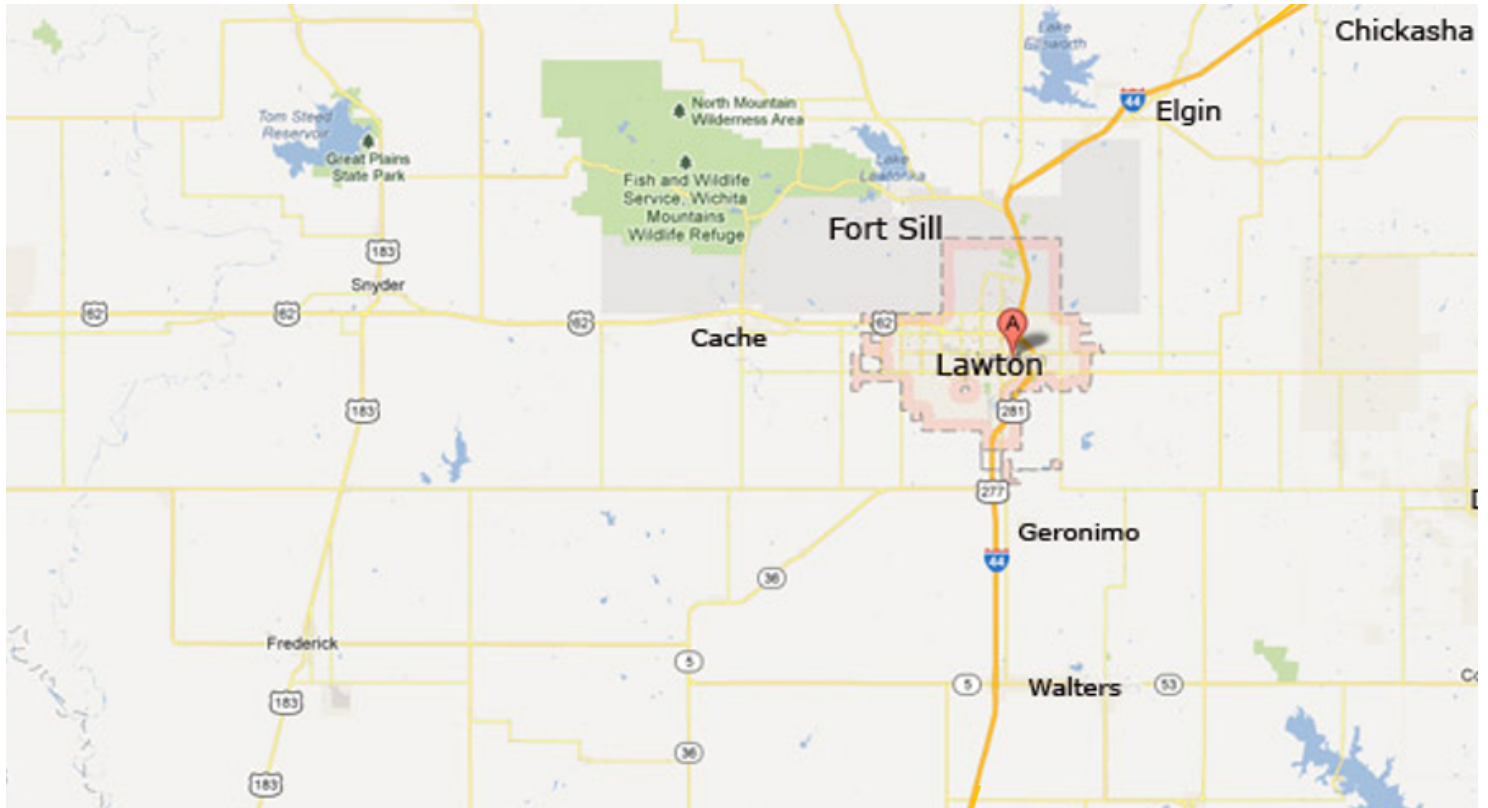
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REGION

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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