

503 NW Sheridan Ave. Suite B, Lawton, OK 73501
\$1,750.00/month

RETAIL PROPERTY FOR LEASE



OFFERING SUMMARY

Available SF:	±1,543 sf
Lease Rate:	\$1,750.00 per month (NNN)
Traffic Count	±20,000
Year Built:	2002
Building Size:	±3,086 SF
Zoning:	P-O

PROPERTY OVERVIEW

Retail/office space located on high traffic NW Sheridan Rd. Suite B features a modern, barrel ceiling entrance, an open reception area and lobby, 3 offices and a spacious kitchen. Ample signage is available on commercial awnings that face Sheridan Rd, as well as a large pylon sign. Surrounding businesses include Onin Staffing, Walgreens, H&R Block, Farmers Insurance, and Affinette Graphics. Parking is available in the front of the building.

PROPERTY HIGHLIGHTS

- Frontage on Northwest Sheridan Rd
- Ample Signage

JASON WELLS

580.353.6100
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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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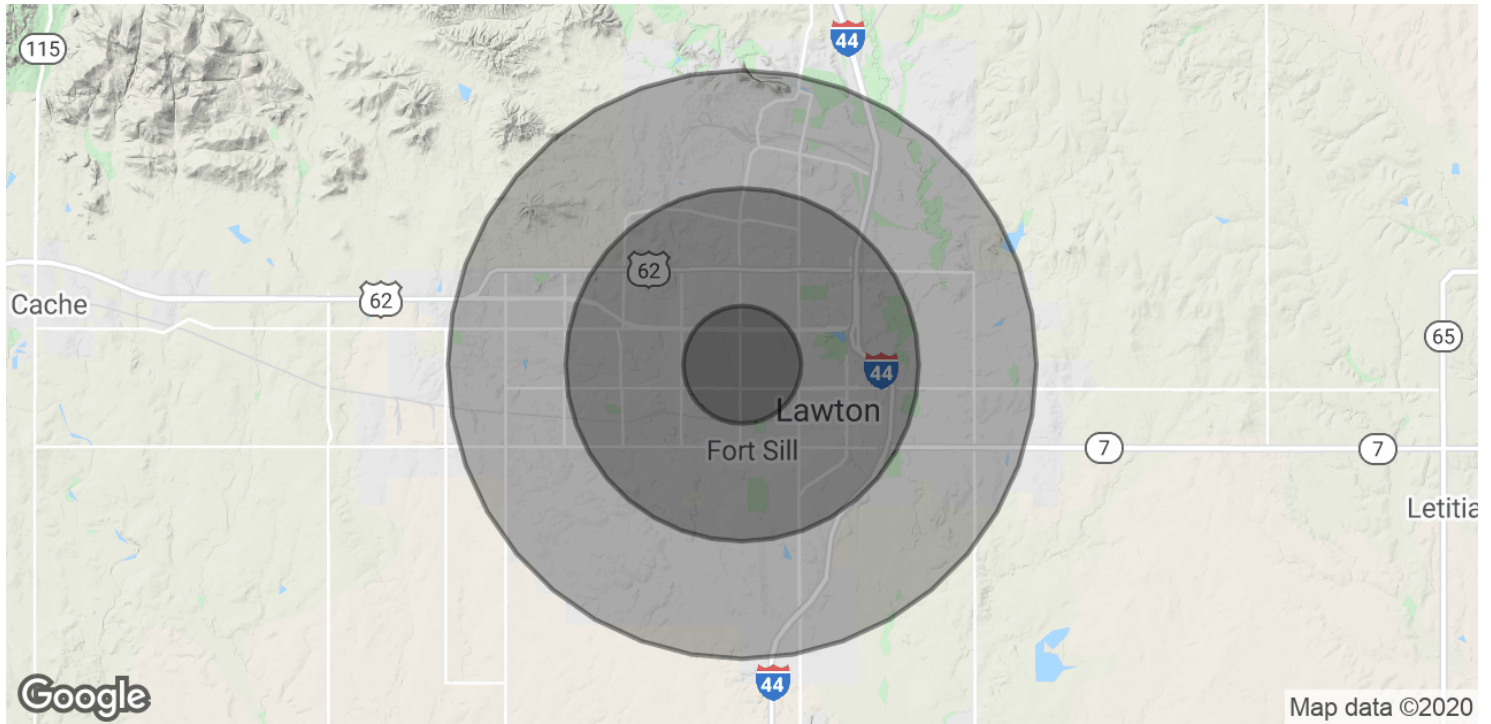
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,599	55,971	86,938
Average age	29.6	31.7	31.7
Average age (Male)	29.3	31.3	31.5
Average age (Female)	30.7	32.1	32.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,492	23,104	34,293
# of persons per HH	2.5	2.4	2.5
Average HH income	\$38,286	\$43,977	\$48,000
Average house value	\$60,325	\$102,902	\$115,436

* Demographic data derived from 2010 US Census

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