

**613-621 SW Sheridan Rd, Lawton, OK 73505**

\$325,000.00

RETAIL PROPERTY FOR SALE



**SALE PRICE**

**\$325,000**

**PROPERTY OVERVIEW**

Investment property for sale located on high traffic SW Sheridan Rd one block north of rail service. This ±1.79ac lot houses two buildings and an additional open lot to the west. Building 613 is ±2,400sf and the current tenant is H.I.T. Heavy Intense Training Gym. Building 619-621 is ±10,400sf, each side measuring 50'W x 104'D or ±5,200sf, and the current tenant Gordon Plumbing Heating & Air, occupies 619. Additional lot located behind the buildings is ideal for business expansion. Surrounding business include Stripes Convenience Store, Comanche County Fairgrounds, Comanche County Health Department, and Burger King.

**PROPERTY HIGHLIGHTS**

- Investment property ±1.79ac lot with two buildings and an additional open lot on high traffic SW Sheridan Rd
- Building 613 is ±2,400sf, Building 619-621 is ±10,400sf, each side measuring 50'W x 104'D or ±5,200sf
- Additional lot is ideal for business expansion

**OFFERING SUMMARY**

Lot Size: ±1.79 Acres

Year Built: 1968

Building Size: ±12,800 SF

Zoning: C-5

Submarket: Highland Park

Traffic Count: ±12,800

Price / SF: \$25.39

**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.





Insight Commercial Real Estate Brokerage, LLC

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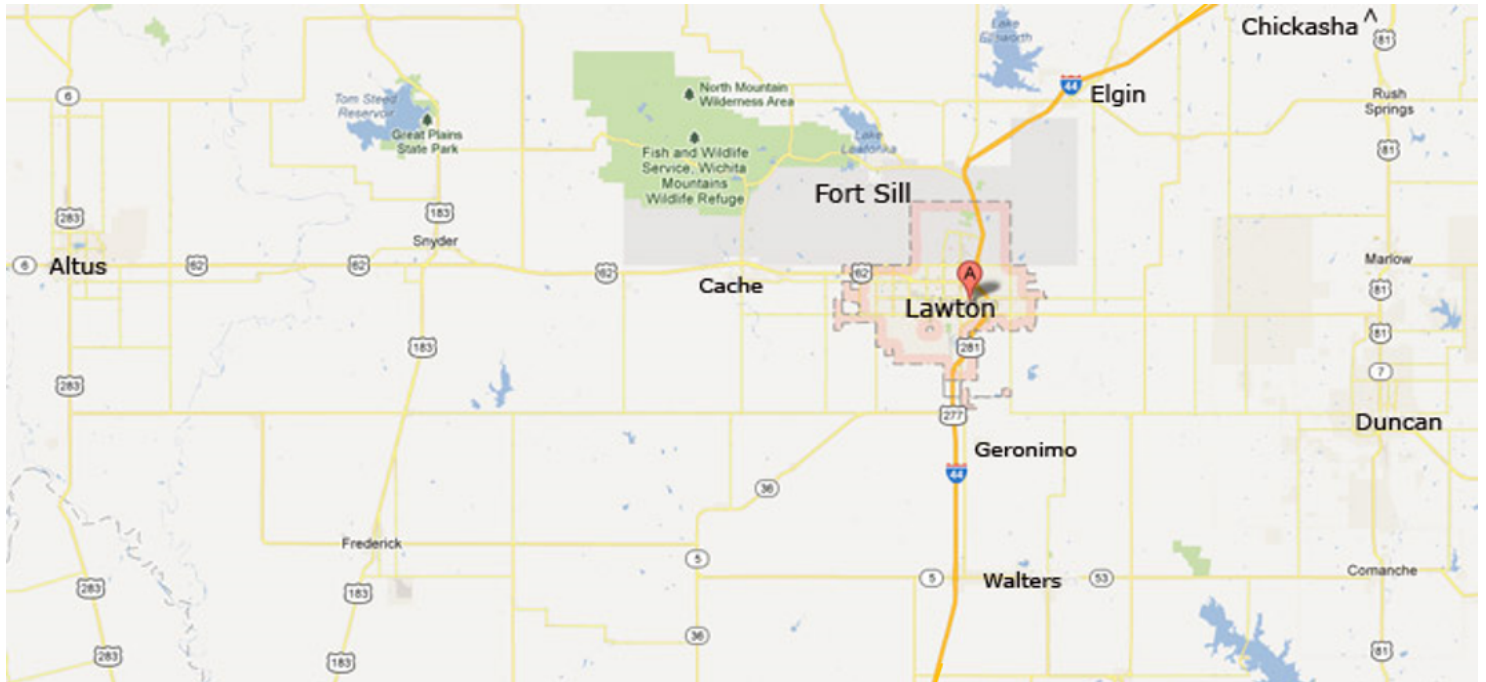


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## REGION

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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