

Retail Building
For Sale or Lease

2,916 SF on 0.64 Acres

PRICE REDUCED!

Sales Price: \$690,000

Lease Price:

\$18.55-\$20.58/SF NNN



201 S.W. Lee Boulevard

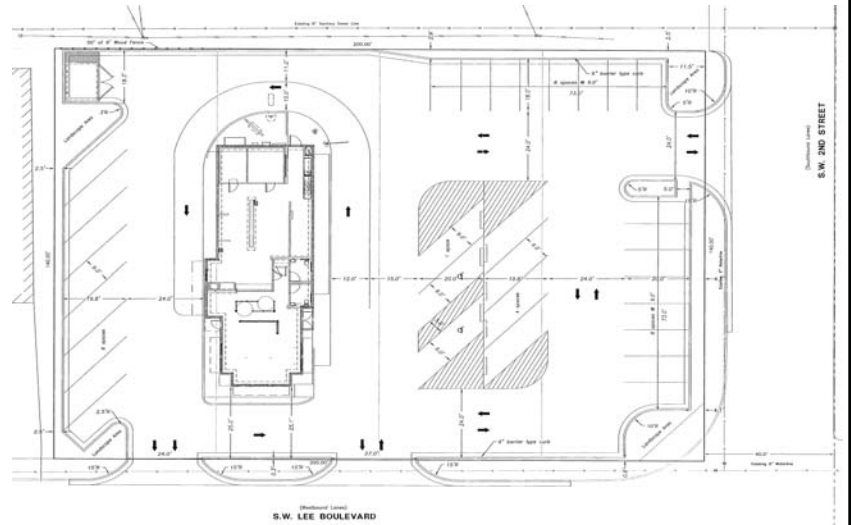
Lawton, Oklahoma 73501

PROPERTY HIGHLIGHTS

- Previously Popeye's Chicken
- Hard Corner
- Drive Thru
- 32 Parking Spaces
- Pylon Sign
- 2 ADA Restrooms
- CO2 Lines/Bundle
- Financing Available for Medical Marijuana Use
- Great Location for Dispensary

LOCATION HIGHLIGHTS

- Quarter Mile West of I-44
- On Busy Highway 7
- Located on the Main Hub for Commuters going to Goodyear, Republic Paper Plant, Haliburton, Bar S & Fort Sill
- Quarter Mile South from CBD & Mall
- Near Area Casinos
- Billboard along Highway for Direct Traffic



| | |
|---------------|--------------|
| TOTAL SF | 2,916 SF MOL |
| LAND IN ACRES | 0.64 ACRES |
| ZONING | C-5 |
| BUILT | 2004 |
| TAXES | \$5,785 |

www.naisullivangroup.com

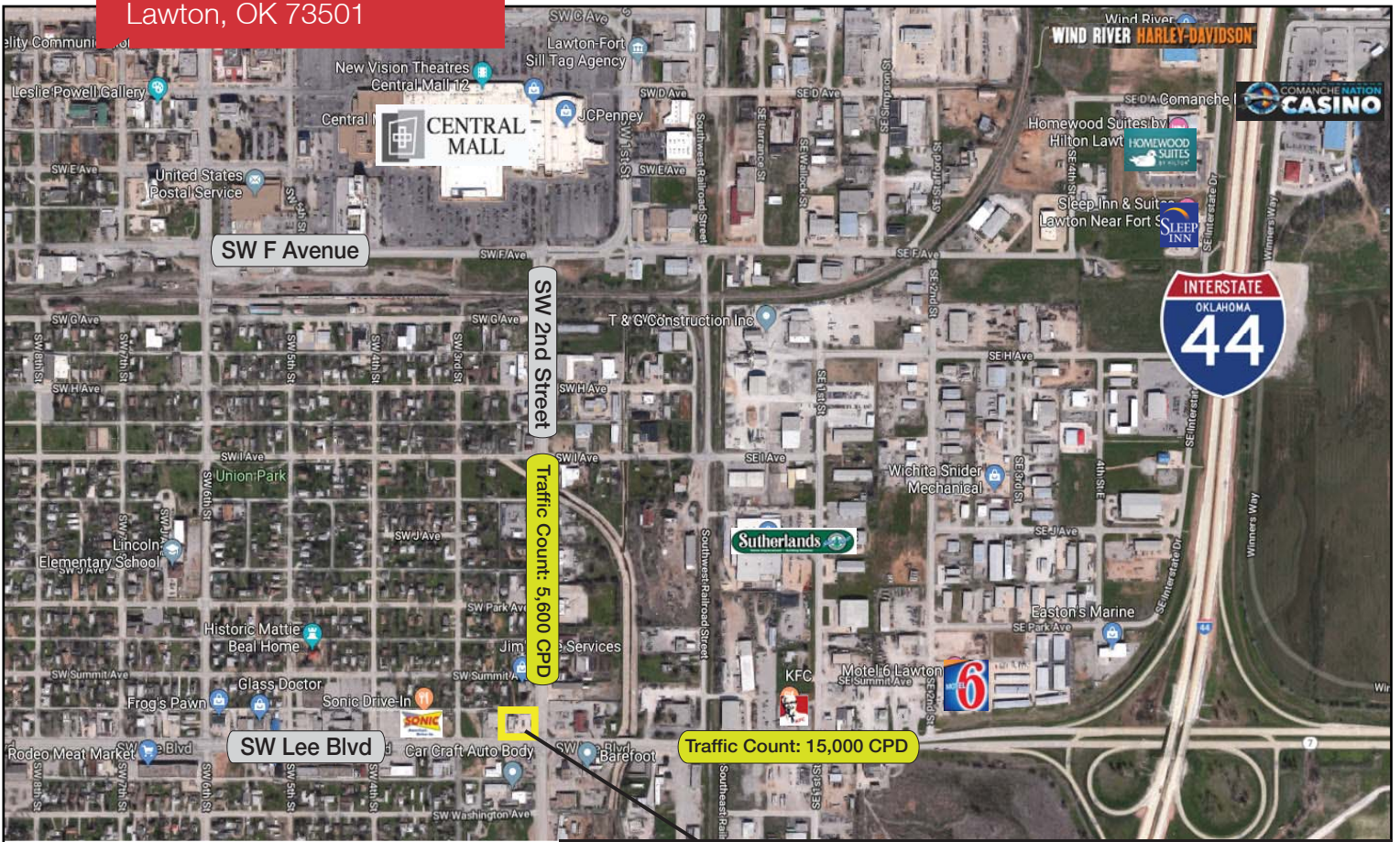
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Krystal Deak

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Fax: 1 405 840 0610

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Lawton, OK 73501



DEMOGRAPHICS

| Population | | |
|--------------------------|---------------------|---------------------|
| 1 Mile: 3,117 | 3 Mile: 33,419 | 5 Mile: 75,024 |
| Average Household Income | | |
| 1 Mile: \$33,833 | 3 Mile: \$36,620 | 5 Mile: \$44,516 |
| Total Households | | |
| 1 Mile: 1,325 | 3 Mile: 13,839 | 5 Mile: 28,176 |

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