

329-343 NW 2nd St, Lawton, OK 73507

\$5,875.00/Mo. + \$3.03PSF NNN

RETAIL PROPERTY FOR LEASE



LEASE RATE

**\$5,875/MO +
\$3.03PSF NNN**

PROPERTY OVERVIEW

New build retail space available within the Lawton Town Center of the 2nd St redevelopment project, covering 17 city blocks at the center of Lawton, OK. This retail space, formerly Charming Charlie, is 4,700sf and the end-cap located at the eastern end of the retail pad. Shopping center retailers include Viridian Coffee, The UPS Store, Sprint, and OneMain Financial. Major retailers in the town shopping center include Kohl's, Bed Bath & Beyond, Dick's Sporting Goods, Jo-Ann Fabrics, Shoe Carnival, Ulta Beauty, and Petco.

OFFERING SUMMARY

Available SF: 4,700 SF

Lease Rate: \$15.00 SF/yr + \$3.03psf NNN

Year Built: 2014

Building Size: 14,000 SF

Zoning: C-5

Submarket: Lawton
Downtown
Center

PROPERTY HIGHLIGHTS

- Retail space for lease
- Close access to I-44
- Shopping center contains major retailers Bed Bath & Beyond, Kohl's, Dick's Sporting Goods, AT&T, and more

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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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	5,884	37,636	70,545
Median age	36.1	31.4	31.4
Median age (Male)	39.1	31.1	31.0
Median age (Female)	29.7	31.5	32.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,497	15,359	26,805
# of persons per HH	2.4	2.5	2.6
Average HH income	\$41,635	\$40,389	\$45,932
Average house value	\$88,407	\$69,810	\$102,170

* Demographic data derived from 2010 US Census

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