

**1911-1913 W Gore Blvd.
Lawton, OK 73501**

**CHILDCARE FACILITY
FOR LEASE**



OFFERING SUMMARY

Available SF:	±3,623 SF
Lease Rate:	\$2,900.00/monthly (+ \$2.44/psf NN fees)
Lot Size:	0.35 Acres
Year Built:	1985
Building Size:	±3,623 SF
Zoning:	C-1

PROPERTY OVERVIEW

±3,623 sf childcare facility for lease on high traffic West Gore Blvd. Building consists of 7 flex rooms, staff lounge, office, kitchen, 5 restrooms, and numerous handwashing sinks throughout the facility. Security cameras in place. Playground is fenced in. Ample parking and pylon signage available. Nearby businesses include Flowers by Ramon, The Salon Collective, Lamplighter Plaza, Billy Sims BBQ, Arby's, Trinity Baptist Church, IBC Bank, and Dollar General.

PROPERTY HIGHLIGHTS

- Located on high traffic West Gore Blvd.
- 20 parking spaces.
- Fenced in playground.

MELISSA BUSSE

580.353.6100
mbusse@insightbrokers.com

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.



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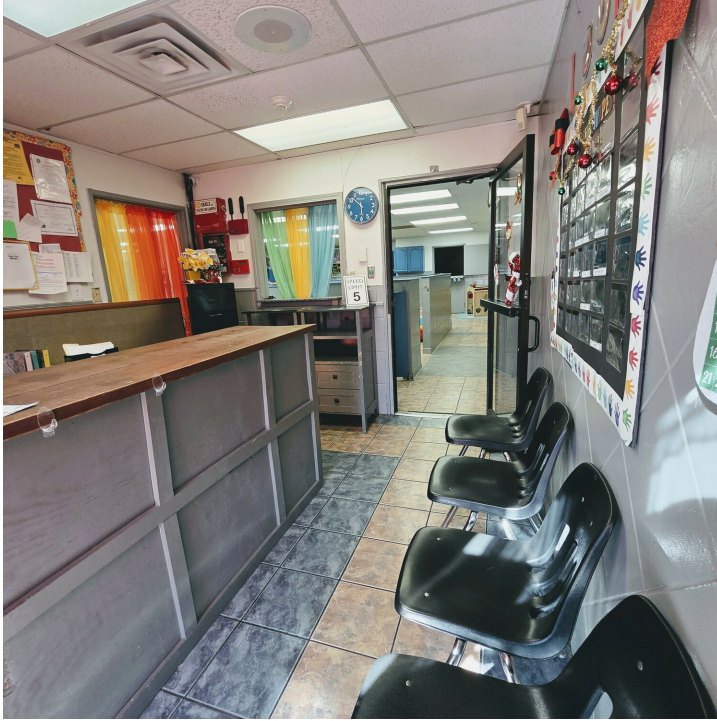


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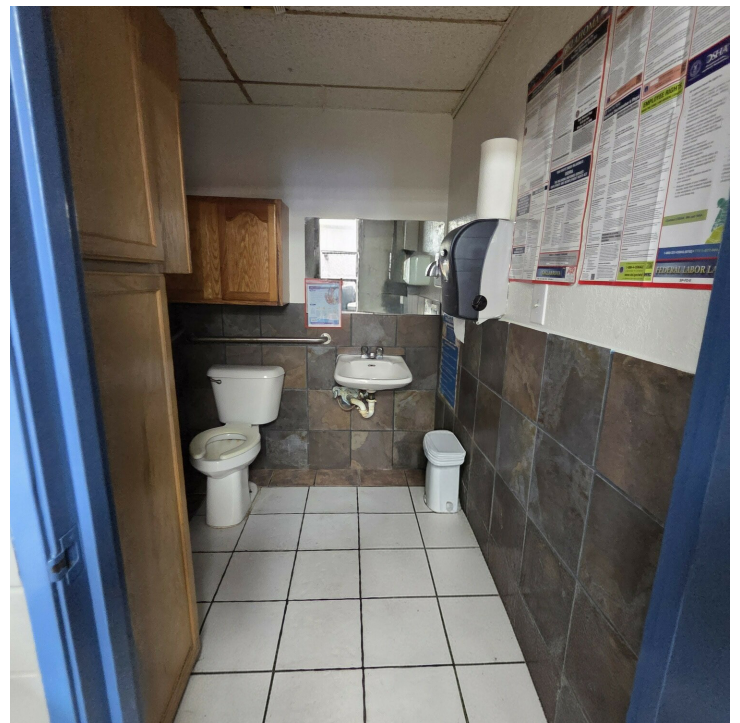


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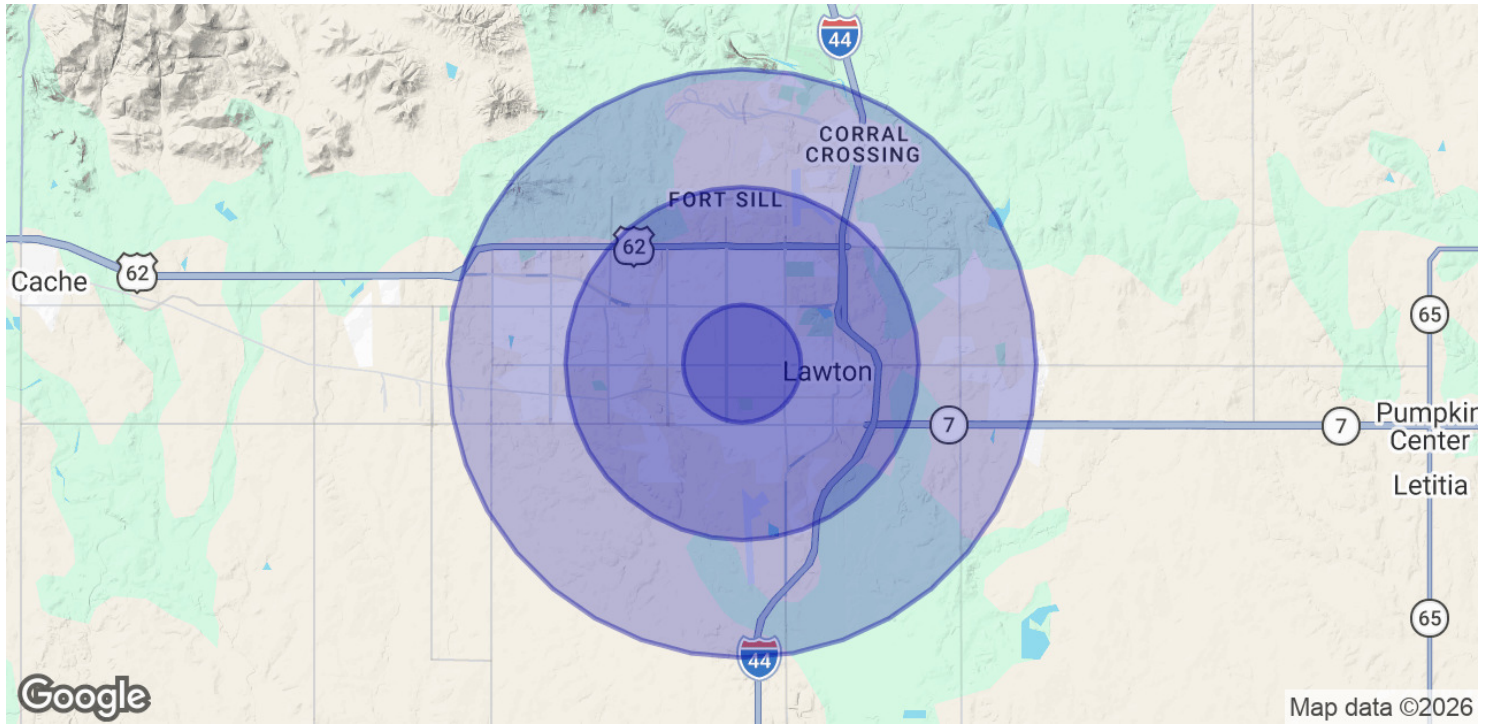
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,199	50,924	84,429
Average Age	39	37	36
Average Age (Male)	38	36	35
Average Age (Female)	40	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,155	20,829	32,281
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$51,958	\$56,227	\$66,255
Average House Value	\$123,966	\$143,338	\$173,682

2020 American Community Survey (ACS)

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