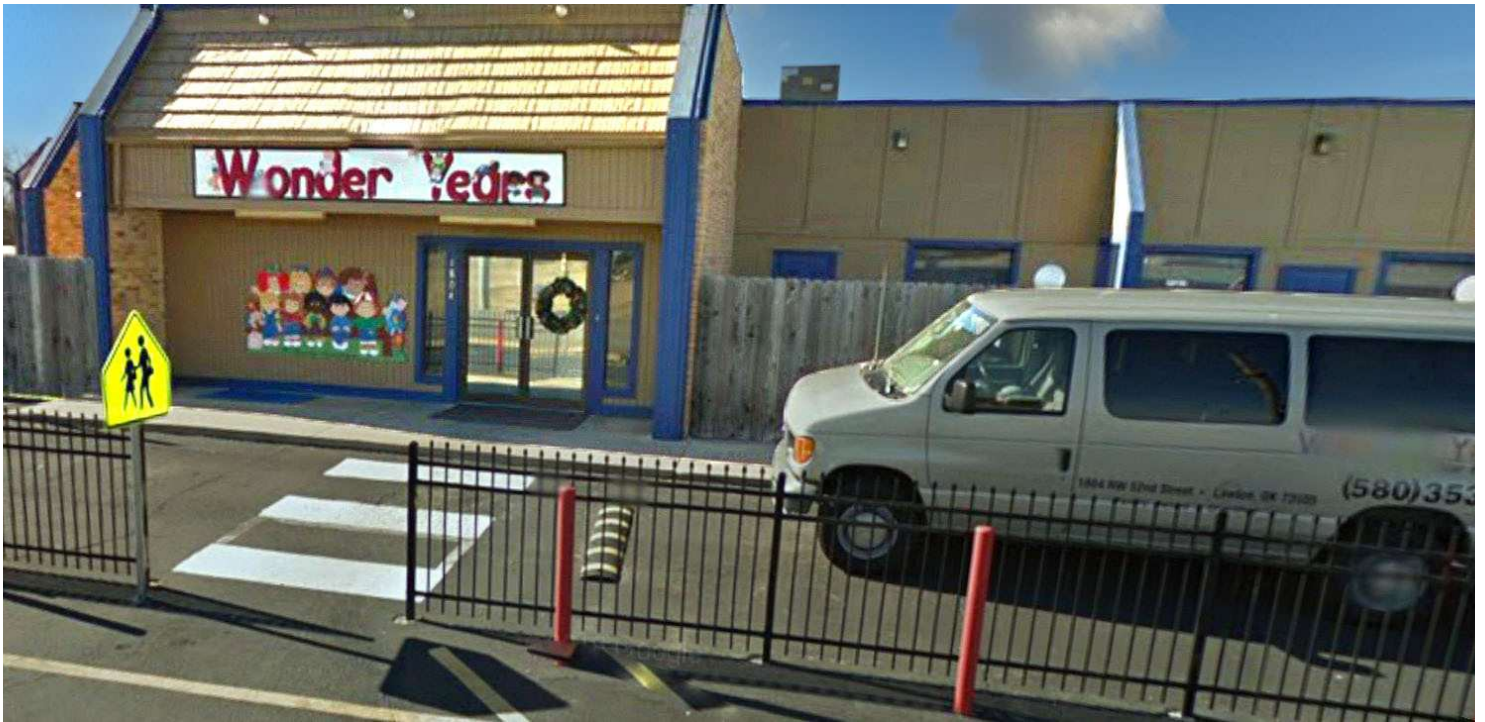


**1804 NW 52nd St.  
Lawton, OK 73505**

DAYCARE FOR LEASE



### OFFERING SUMMARY

Available SF: 5,056 SF

Lease Rate: \$4,000.00 per month (NN)

Year Built: 1980

Building Size: 5,056 SF

### PROPERTY OVERVIEW

±5,056 sf daycare for lease on NW 52nd St. in Lawton, OK. This childcare facility consists of 6 large rooms with plumbing in each room, and 3 restrooms. One of the restrooms has 3 small toilets. Large open kitchen area with walk-in refrigerator/ freezer and restaurant-style island for prepping. Each classroom has it's own playground, and playground areas are fully fenced. Nearby businesses include Atwoods, McMahon Tomlinson Nursing & Rehabilitation Center, Bridges and Buckner Dentistry, Urban Air Trampoline Park

### PROPERTY HIGHLIGHTS

- Great signage visibility
- Separate office for management

### MELISSA BUSSE

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.

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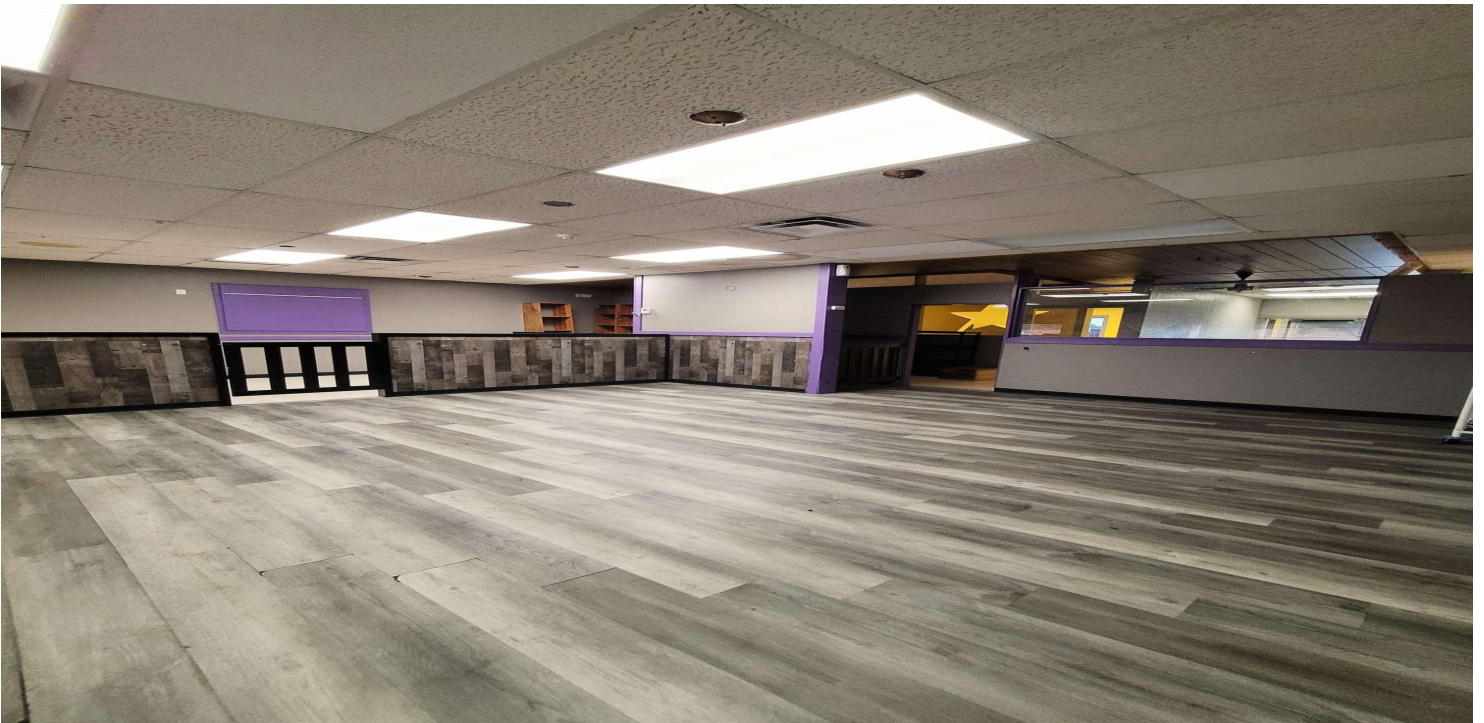


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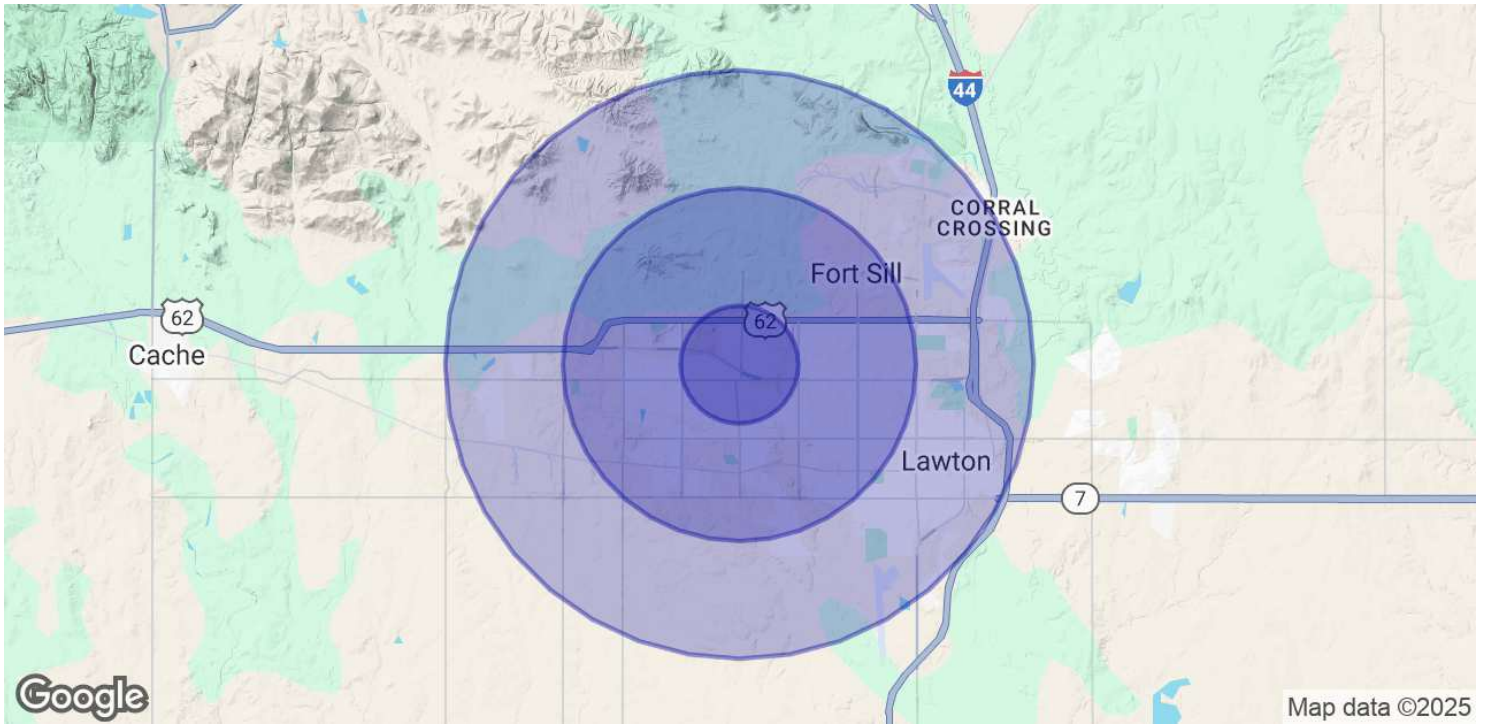


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	12,268	50,004	83,769
Average Age	28.8	31.7	32.0
Average Age (Male)	27.8	31.6	32.0
Average Age (Female)	31.2	32.5	32.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,762	20,031	33,746
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$48,803	\$52,661	\$49,893
Average House Value	\$110,229	\$124,733	\$125,579

2020 American Community Survey (ACS)

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