

2210 W Gore Blvd. Suite 3
Lawton, OK 73501

OFFICE/RETAIL SPACE
FOR LEASE



OFFERING SUMMARY

Available SF: ±1,741 SF

Lease Rate: \$1,921 per month (MG)

Year Built: 1988

Building Size: ±6,000 SF

Zoning: C-1

PROPERTY OVERVIEW

±1,741 sf office/retail space for lease near the high traffic intersection of Gore Boulevard and Sheridan Road in Lawton, OK. This space features 6 offices, a large open space, a breakroom, and a restroom. Pole sign located along Gore Boulevard. Nearby businesses include: Taco Bell, McDonald's, Arby's, Braum's, Hobby Lobby, Ross Dress for Less, Ollie's Bargain Outlet, O'Reilly Auto Parts, Walmart, and Sam's Club.

PROPERTY HIGHLIGHTS

- Located near the high traffic intersection of Gore Boulevard and Sheridan Road.
- Features 6 offices, a large open area, a breakroom and a restroom.
- Pole sign visible along Gore Blvd.

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.



2210 W Gore Blvd. Suite 3
Lawton, OK 73501

OFFICE/RETAIL SPACE
FOR LEASE



MELISSA BUSSE

580.353.6100
mbusse@insightbrokers.com



**2210 W Gore Blvd. Suite 3
Lawton, OK 73501**

**OFFICE/RETAIL SPACE
FOR LEASE**



MELISSA BUSSE

580.353.6100
mbusse@insightbrokers.com

**2210 W Gore Blvd. Suite 3
Lawton, OK 73501**

**OFFICE/RETAIL SPACE
FOR LEASE**



MELISSA BUSSE

580.353.6100
mbusse@insightbrokers.com

**2210 W Gore Blvd. Suite 3
Lawton, OK 73501**

**OFFICE/RETAIL
SPACE FOR LEASE**



MELISSA BUSSE

580.353.6100
mbusse@insightbrokers.com

Insight Commercial Real Estate Brokerage, LLC

2210 W Gore Blvd. Suite 3
Lawton, OK 73501

OFFICE/RETAIL SPACE
FOR LEASE

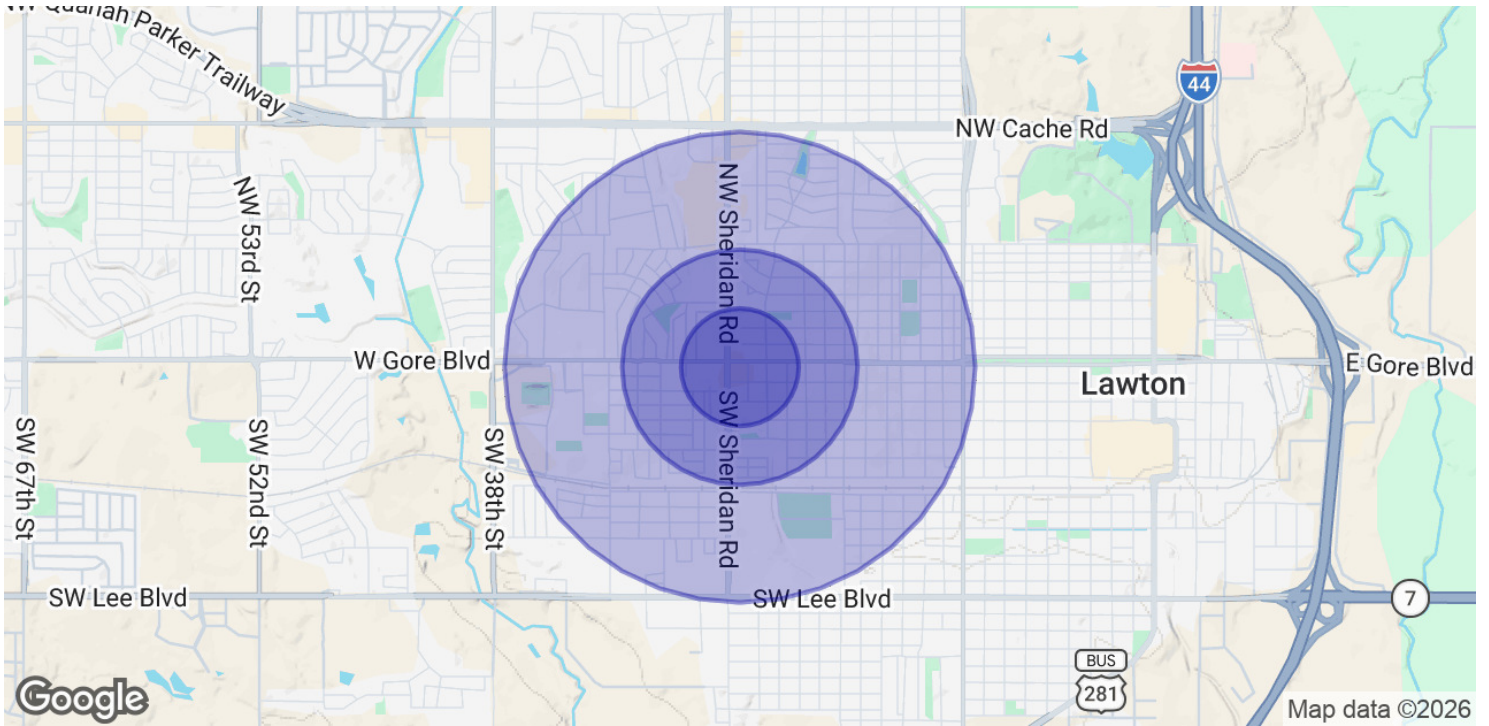


MELISSA BUSSE

580.353.6100
mbusse@insightbrokers.com

**2210 W Gore Blvd. Suite 3
Lawton, OK 73501**

OFFICE/RETAIL SPACE
FOR LEASE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	821	3,041	8,666
Average Age	36.0	35.8	37.1
Average Age (Male)	38.0	37.8	36.9
Average Age (Female)	34.3	34.1	37.7

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	415	1,525	3,901
# of Persons per HH	2.0	2.0	2.2
Average HH Income	\$51,845	\$52,213	\$56,214
Average House Value	\$67,967	\$71,075	\$123,112

2023 American Community Survey (ACS)

MELISSA BUSSE

580.353.6100
mbusse@insightbrokers.com

