

613 SW Sheridan Rd. Lawton, OK 73501  
\$1,500.00/month

SPECIAL PURPOSE  
PROPERTY FOR LEASE



## OFFERING SUMMARY

Available SF: ±2,400 SF

Lease Rate: \$1,500.00 per month (Gross)

Lot Size: 0.4 Acres

Building Size: ±2,400 SF

Zoning: C-5

## PROPERTY OVERVIEW

Freestanding building for lease on high traffic Sheridan Rd. which sees more than 10,000 cars per day. Previous use was a gym. Large open space with reception area and ADA restroom. 613 SW Sheridan is also for sale for \$199,000.00 or bundled with 617 and 619 SW Sheridan for \$399,000.00 . Nearby businesses include Jackson's laundromat, Jerry's Music Emporium, and Stripes Convenience store.

## PROPERTY HIGHLIGHTS

- Located on high traffic Sheridan Rd.
- Reception Area

## JASON WELLS

580.353.6100  
jwells@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.

613 SW Sheridan Rd. Lawton, OK 73501  
\$1,500.00/month

SPECIAL PURPOSE  
PROPERTY FOR LEASE



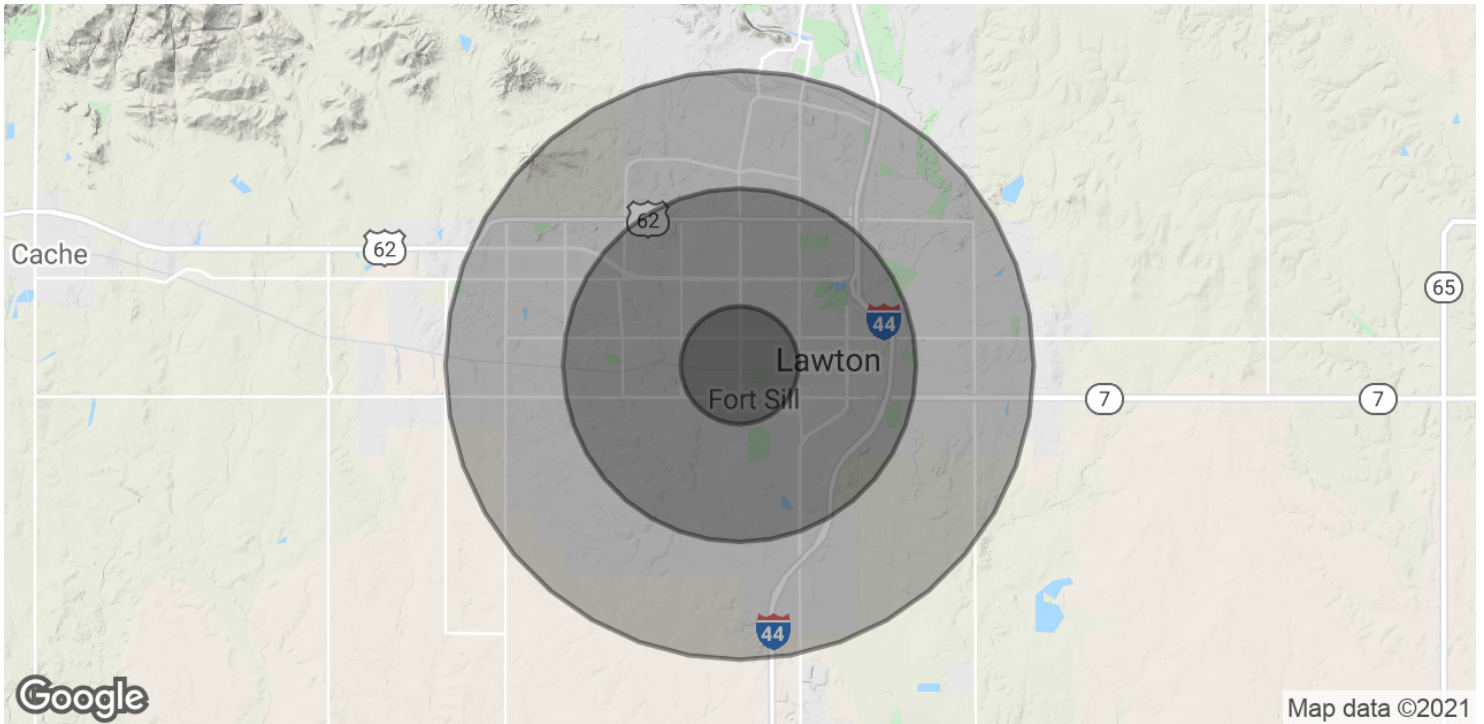
**JASON WELLS**

580.353.6100  
jwells@insightbrokers.com



**613 SW Sheridan Rd. Lawton, OK 73501**  
**\$1,500.00/month**

**SPECIAL PURPOSE  
 PROPERTY FOR LEASE**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	8,395	55,204	84,102
Average age	29.5	31.9	31.8
Average age (Male)	29.1	31.5	31.6
Average age (Female)	30.9	32.2	32.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,408	22,796	33,157
# of persons per HH	2.5	2.4	2.5
Average HH income	\$37,148	\$44,276	\$48,074
Average house value	\$61,588	\$103,031	\$115,667

\* Demographic data derived from 2010 US Census

**JASON WELLS**

580.353.6100  
 jwells@insightbrokers.com

