SHERIDAN COMMONS

Lawton, OK

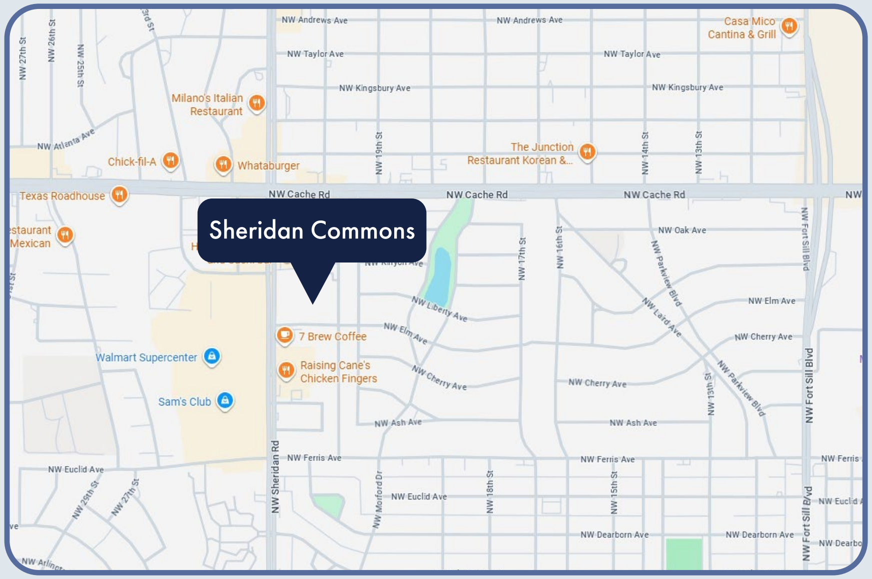
Aaron's Pinspiration Staples

94% Occupied Neighborhood Center | 28,000 VPD | Adjacent to Walmart Supercenter & Sam's Club

SUMMIT RE

Sheridan Commons

1201-1217 NW Sheridan Rd
Lawton, OK 73507



OFFERING SUMMARY

Price	$5,095,000
Cap Rate	7.65%
Net Operating Income	$389,419
Price PSF	$138 PSF
Occupancy	94%
Year Built	2000
Gross Leasable Area	36,953 SF
Lot Size	3.01 Acres

INCOME & EXPENSES		CURRENT	PSF
Base Rent - Occupied Space	94.00%	$418,333	$12.04
Base Rent - Lease Up Space	6.00%	-	-
GROSS POTENTIAL RENT		$418,333	$11.32
Expense Reimbursements			
Real Estate Taxes		$48,797	$1.32
Insurance		$50,961	$1.38
CAM		$24,130	$0.65
Management Fee		$1,421	$0.04
Total Expense Reimbursements		$125,309	$3.39
GROSS POTENTIAL INCOME		$543,642	$14.71
EFFECTIVE GROSS INCOME		$543,642	$14.71
Expenses			
Real Estate Taxes		($55,294)	($1.50)
Insurance		($56,057)	($1.52)
CAM		($26,572)	($0.72)
Management Fee	3.00%	($16,300)	($0.44)
Total Expenses		($154,223)	($4.17)
NET OPERATING INCOME		$389,419	$10.54

EXPENSES		CURRENT	PSF
Real Estate Taxes		$55,294	$1.50
Insurance		$56,057	$1.52
Total CAM		$26,572	$0.72
Management Fee	3.00%	$16,300	$0.44
TOTAL EXPENSES		$154,223	$4.17

For Additional Info Please Contact: **SUMMIT RE HERE**
For Financing Options Contact: **PEAK CAPITAL HERE**

Tenant	Sq Ft	% of SQ FT	Start	End	Annual Rent	PSF	Escalation Date	Escalation Amount	Escalation PSF	Options	Option Amount	Options PSF	Lease Type
Staples	14,265	38.60%	10/18/1999	03/31/2030	$206,843	$14.50	-	-	-	2 x 5	$206,843 $227,527	$14.50 $15.95	NNN (1)
Aaron's	14,187	38.39%	03/06/1998	02/28/2033	$137,630	$9.70	03/01/2029	$147,264	$10.38	2 x 5	$157,618 $168,542	$11.11 $11.88	NNN (2)
Mango Cannabis	2,075	5.62%	07/04/2021	07/03/2031	$34,860	$16.80	-	-	-	2 x 5	$36,603 $38,433	$17.64 $18.52	NNN (3)
Vacant	2,200	5.95%	-	-	-	-	-	-	-	-	-	-	-
Pinspiration	3,000	8.12%	01/20/2025	05/31/2032	$39,000	$13.00	-	-	-	1 x 3	FMV	FMV	NNN
Pinspiration (Free Space)	1,226	3.32%	01/20/2025	05/31/2032	$0	$0.00	-	-	-	-	-	-	-
Occupied	34,753	94.05%			$418,333	$12.04		$418,333 (4)					
Vacant	2,200	5.95%											
Total	36,953	100%											

(1) Tenant Has 4% CAM Cap and Their Management Fee Responsibility is Limited to 5% of Their CAM Payment
(2) Tenant's Management Fee Responsibility is Capped at 10% of Total CAM
(3) Tenant Has 5% CAM Cap
(4) Analysis Start Date is 10/01/2026 and Takes Into a Consideration a 12 Month Hold From This Date

DBA Aaron's

Locations 1,100+ Locations

Description Aaron's is a leading lease-to-own retailer that provides customers with flexible options to acquire furniture, appliances, electronics, and other household essentials without requiring traditional credit financing. Founded in 1955, the company has built a strong presence across the United States by serving individuals and families who value affordable payment plans and the ability to obtain products quickly. Aaron's offers a wide selection of name-brand merchandise, including living room and bedroom furniture, refrigerators, washers and dryers, computers, televisions, and smartphones. The company's customer-focused approach, convenient payment options, and commitment to helping consumers furnish and equip their homes have made Aaron's a well-known and trusted name in the lease-to-own retail industry.

DBA Staples

Locations 1,200+ Locations

Description Staples is a leading office supply and business services retailer that provides products and solutions for businesses, schools, and individual consumers. Founded in 1986, the company has grown into one of the most recognized names in the office supply industry, offering a wide selection of office furniture, technology products, school supplies, printing services, and workplace essentials. Staples is known for its convenient shopping experience through both its retail stores and online platform, making it easy for customers to access the products and services they need. In addition to office supplies, the company offers business services such as copy and print solutions, shipping services, and technology support. Through its commitment to convenience, value, and customer service, Staples continues to be a trusted resource for helping businesses and individuals stay productive and organized.

DBA Pinspiration

Locations 80+ Locations

Description Pinspiration is a creative entertainment and do-it-yourself (DIY) studio that offers hands-on crafting experiences for people of all ages. Inspired by the popularity of online crafting and idea-sharing platforms, Pinspiration provides a welcoming space where guests can create personalized projects, participate in workshops, and celebrate special occasions through artistic expression. The studio offers a wide variety of activities, including painting, home décor projects, seasonal crafts, and children's events, with all materials and guidance provided on-site. Many locations also feature private party spaces and unique experiences such as splatter paint rooms, making Pinspiration a popular destination for birthdays, team-building events, and family outings. By combining creativity, entertainment, and community engagement, Pinspiration has established itself as a unique experiential business that encourages individuals to explore their artistic side in a fun and inspiring environment.

- 94% Occupied, 36,953 SF Shopping Center Fronting NW Sheridan Road – Lawton's Main Retail Thoroughfare
- Stable Cash Flow | Remaining Upside with Lease-Up of 2,200 SF Vacancy
- Anchored by National Credit Tenants Staples & Aaron's Which Occupy More Than 77% of the Center
- Proven Tenant Longevity – Staples & Aaron's Have Operated for Over 25 Years at This Property
- Extremely Replaceable Rents – Average Rent is $12/SF Making it Easy to Re-Tenant if a Tenant Ever Vacates
- Offered at Only $138/SF
- Excellent Visibility Fronting NW Sheridan Road (Over 28,000 Vehicles per Day) – Directly Across the Street from a Walmart Supercenter & Sam's Club Driving Consistent Traffic to the Area
- Minutes From Cameron University, a Public University with More Than 3,500 Students, & Lawton Senior High School, a Class 6A-II with Roughly 1,300 Students
- National Retailers in the Immediate Area Include a Walmart Supercenter, Sam's Club, Home Depot, Lowe's, Best Buy, Dick's Sporting Goods, Kohl's, Petco, Hobby Lobby, Ulta Beauty, Chick-Fil-A, Starbucks, Texas Roadhouse, & Many More

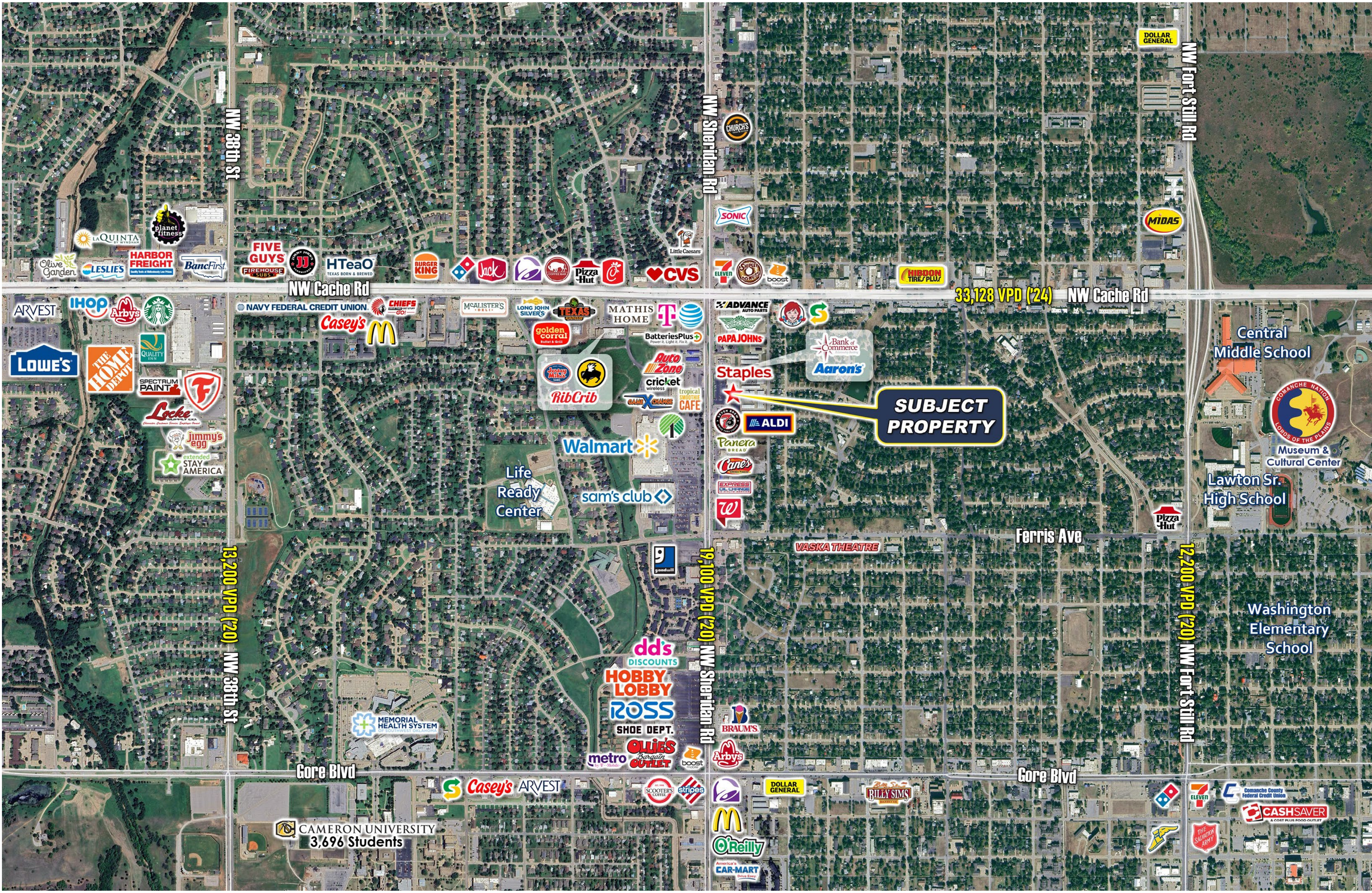
POPULATION WITHIN 5 MILE RADIUS
87,261

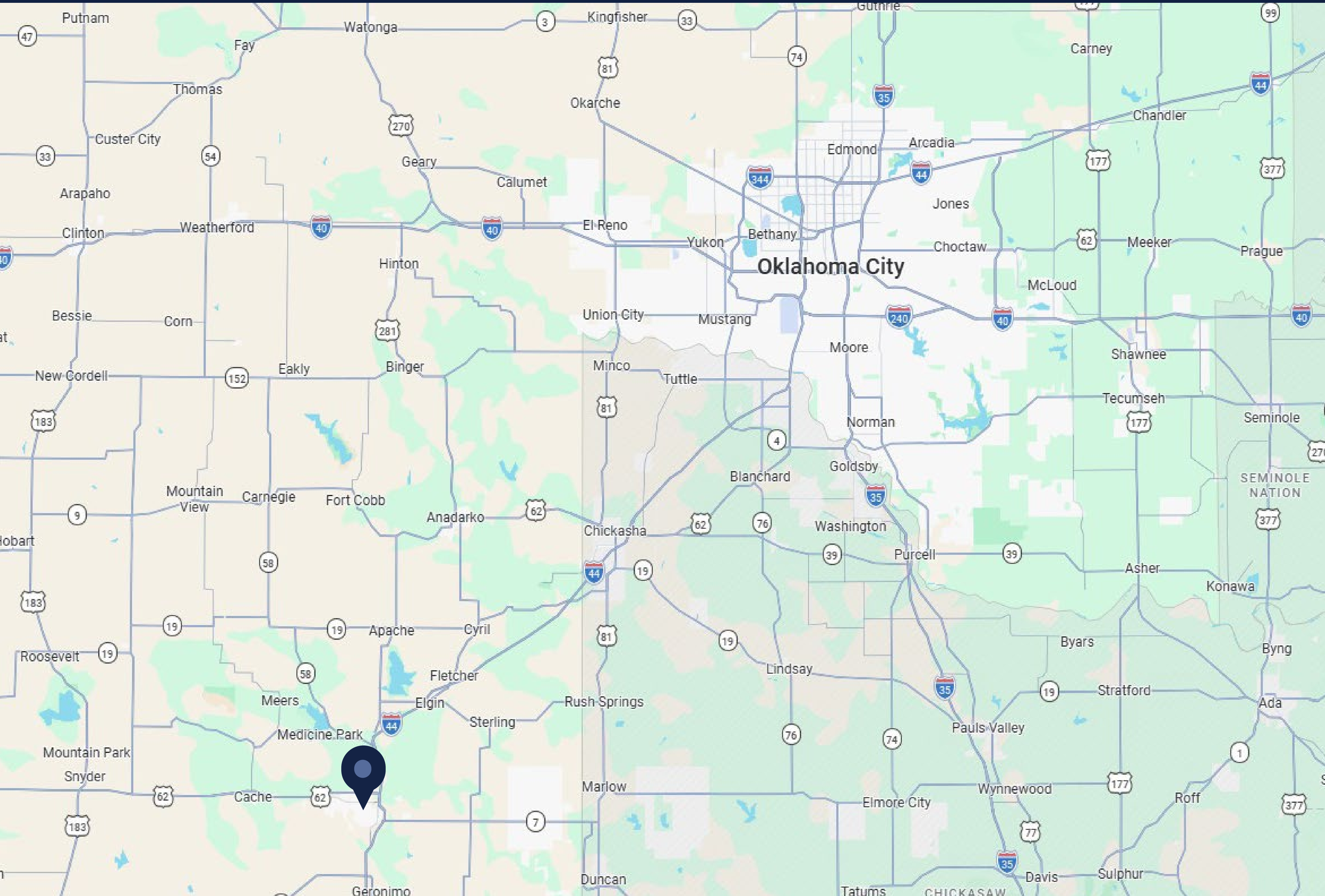
ANNUAL GROWTH PER YEAR
1.60%

VEHICLES PER DAY
28,250


Staples
Aaron's
Pinspiration
WHERE COMMUNITY MEETS CREATIVITY
Vacant
Mango Cannabis


Raising Cane's CHICKEN FINGERS
goodwill
sam's club
Walmart Supercenter
RAC
DOLLAR TREE
AutoZone
cricket wireless
tropical SMOOTHIE CAFE
SITE
NW Sheridan RD | 19,100 VPD
STAPLES


NW 38th St
NW Sheridan Rd
NW Fort Sill Rd
NW Cache Rd
33,128 VPD ('24)
NW Cache Rd
SUBJECT PROPERTY
Central Middle School
Museum & Cultural Center
Lawton Sr. High School
Life Ready Center
Ferris Ave
13,200 VPD ('20) NW 38th St
19,100 VPD ('20) NW Sheridan Rd
12,200 VPD ('20) NW Fort Still Rd
Washington Elementary School
Gore Blvd
Gore Blvd
CAMERON UNIVERSITY
3,696 Students
MEMORIAL HEALTH SYSTEM
VASKA THEATRE
Walmart
sam's club
Staples
ALDI
Aaron's
RibCrib
CVS
LOWE'S
THE HOME DEPOT
HOBBY LOBBY
ROSS
SHOE DEPT.
Casey's
ARVEST
NAVY FEDERAL CREDIT UNION
FIVE GUYS
HTeaO
MATHIS HOME
PAPA JOHNS
Panera
MIDAS
DOLLAR GENERAL
BRAUMS
O'Reilly
CAR-MART
CASHSAVER


Putnam
Watonga
Kingfisher
Guthrie
Fay
Thomas
Okarche
Carney
Chandler
Custer City
Edmond
Arcadia
Geary
Calumet
Arapaho
Jones
Clinton
Weatherford
El Reno
Yukon
Bethany
Choctaw
Meeker
Prague
Hinton
Oklahoma City
McLoud
Bessie
Corn
Union City
Mustang
Moore
Shawnee
New Cordell
Eakly
Binger
Minco
Tuttle
Tecumseh
Norman
Seminole
Goldsby
Blanchard
SEMINOLE NATION
Mountain View
Carnegie
Fort Cobb
Anadarko
Chickasha
Washington
Purcell
Asher
Konawa
Apache
Cyril
Byars
Byng
Roosevelt
Lindsay
Fletcher
Stratford
Meers
Elgin
Rush Springs
Ada
Medicine Park
Sterling
Pauls Valley
Mountain Park
Snyder
Cache
Marlow
Wynnewood
Elmore City
Roff
Duncan
Geronimo
Tatums
CHICKASAW
Davis
Sulphur

LAWTON, OK

OVERVIEW

Lawton, Oklahoma, is a vibrant and welcoming city located in southwestern Oklahoma that offers a unique blend of economic opportunity, natural beauty, and community spirit. As the home of Fort Sill, one of the nation's most important military installations, Lawton benefits from a stable economy supported by military operations, government services, healthcare, and education. The city's diverse economy provides employment opportunities across multiple industries and contributes to a strong sense of resilience and growth.

One of Lawton's greatest strengths is its exceptional access to outdoor recreation and scenic landscapes. The city sits near the beautiful Wichita Mountains Wildlife Refuge, a nationally recognized destination known for its rugged terrain, hiking trails, lakes, and abundant wildlife, including bison and longhorn cattle. Residents and visitors alike enjoy opportunities for camping, fishing, rock climbing, and exploring some of Oklahoma's most breathtaking natural scenery.

Lawton also offers an affordable cost of living that appeals to families, professionals, and retirees. Housing costs are generally lower than the national average, making homeownership more attainable and allowing residents to enjoy a comfortable lifestyle. The city features a variety of parks, recreational facilities, shopping centers, and cultural attractions that contribute to a high quality of life while maintaining a friendly, small-city atmosphere.

The community's commitment to education, culture, and civic engagement further enhances Lawton's appeal. Institutions such as Cameron University provide higher education opportunities and enrich the local economy and cultural landscape. Throughout the year, Lawton hosts community events, festivals, and arts programs that celebrate the area's heritage and bring residents together. With its economic stability, outdoor amenities, affordability, and strong community values, Lawton continues to be an attractive place to live, work, and visit.

	1 Mile	3 Mile	5 Mile
POPULATION			
2020 Population	11,805	57,027	84,890
2025 Population	12,755	60,101	87,261
2030 Population Projection	12,914	60,542	87,421
Annual Growth 2020–2025	1.60%	1.10%	0.60%
Annual Growth 2025-2030	0.30%	0.10%	0.00%
Median Age	37.1	33.6	34
Bachelor's Degree or Higher	16%	17%	21%
U.S. Armed Forces	354	5,831	8,566
POPULATION BY RACE			
White	7,163	31,860	46,785
Black	1,756	10,702	15,553
American Indian / Alaskan Native	525	2,348	3,088
Asian	289	1,493	2,618
Hawaiian & Pacific Islander	88	374	567
Two or More Races	2,934	13,324	18,650
Hispanic Origin	2,155	10,460	14,478
HOUSING			
Median Home Value	$99,411	$110,681	$141,733
Median Year Built	1958	1968	1974

	1 Mile	3 Mile	5 Mile
HOUSEHOLDS:			
2020 Households	4,985	21,846	31,645
2025 Households	5,375	23,196	32,694
2030 Household Projection	5,436	23,383	32,763
Annual Growth 2020–2025	0.70%	0.40%	0.30%
Annual Growth 2025–2030	0.20%	0.20%	0.00%
Owner Occupied Households	2,381	9,489	14,314
Renter Occupied Households	3,055	13,893	18,448
Avg Household Size	2.3	2.3	2.4
Avg Household Vehicles	1	1	2
Total Consumer Spending	$118.1M	$507.2M	$778.1M
INCOME			
Avg Household Income	$58,285	$56,878	$65,978
Median Household Income	$47,066	$45,163	$52,134
< $25,000	1,337	6,231	7,246
$25,000 – $50,000	1,541	6,391	8,329
$50,000 – $75,000	1,152	4,991	7,347
$75,000 – $100,000	560	2,609	4,099
$100,000 – $125,000	453	1,402	2,473
$125,000 – $150,000	91	597	1,010
$150,000 – $200,000	152	586	1,173
$200,000+	91	390	1,017

The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Summit RE and may not be made available to any other person or entity without the prior written consent of Summit RE. By taking possession of and reviewing this Offering Memorandum, the recipient agrees to hold and treat all such information in the strictest confidence and agrees not to photocopy, reproduce, or duplicate any portion of this Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Summit RE.

This Offering Memorandum has been prepared solely to provide summary, unverified financial and physical information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Summit RE has not made any investigation and makes no guarantee, warranty, or representation as to the accuracy or completeness of the information provided, including, without limitation: income or expenses; future or projected financial performance; size and square footage of the property and improvements; the presence or absence of contaminating substances (including PCBs or asbestos); compliance with local, state, or federal laws and regulations; the physical condition of the property or improvements; or the financial condition, business prospects, performance, or plans of any tenant or guarantor, including any tenant's plans or intentions to continue its occupancy.

Information contained in this Offering Memorandum has been obtained from sources believed to be reliable; however, Summit RE has not verified and will not verify such information and makes no warranty or representation whatsoever regarding its accuracy or completeness. All prospective purchasers must independently confirm the accuracy and completeness of all material information and shall be responsible for all costs and expenses of investigating the subject property. Summit RE expressly denies any obligation to conduct a due diligence examination of the property for prospective purchasers. Prospective purchasers and their tax, financial, legal, and construction advisors must request and carefully review all legal and financial documents related to the property and any tenant.

Any projections, opinions, assumptions, or estimates contained in this Offering Memorandum are provided for illustrative purposes only and do not represent the current or future performance of the property. The value of the property to a prospective purchaser depends on factors that should be evaluated by the prospective purchaser and the prospective purchaser's tax, financial and legal advisors. Like all real estate investments, this investment involves significant risks. Past tenant performance (at this or other locations) is not a guarantee of future success. Certain lease rates, including for newly constructed facilities or newly acquired locations, may be based on a tenant's projected sales with limited or no operating history, and/or comparable rents for the area. Returns are not guaranteed; tenants and/or guarantors may fail to pay rent, property taxes, or other amounts due, or may fail to comply with material lease terms; and cash flow may be interrupted in whole or in part due to market, economic, environmental, or other conditions. Regardless of any tenant history or lease guarantees, prospective purchasers are responsible for investigating all matters affecting the intrinsic value of the property and the value of any long-term leases, including the likelihood of locating replacement tenants if any tenant defaults or abandons the property, the terms that may be negotiated with any replacement tenants, and the prospective purchaser's legal ability to make alternate use of the property.

SHOWINGS: All property showings are by appointment only. Please contact the Summit RE agent for more details.

By accepting this Offering Memorandum, prospective purchasers agree to release Summit RE and hold it harmless from any claim, cost, expense, or liability arising out of the prospective purchaser's investigation and/or purchase of the commercial property.

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:
- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):
- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by th e seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and
- buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Exclusively Listed

SUMMIT RE

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