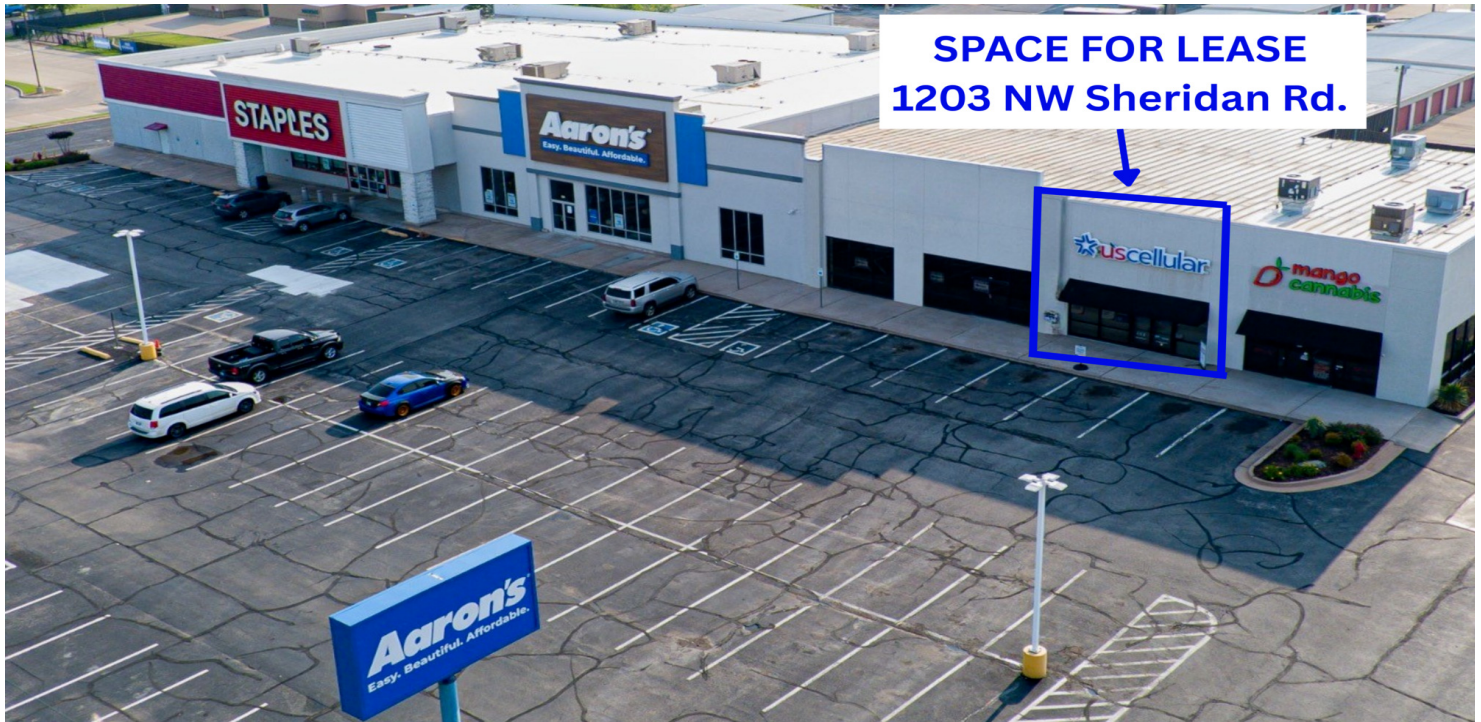


**1203 NW Sheridan Rd.
Lawton, OK 73505**

RETAIL SPACE FOR LEASE



OFFERING SUMMARY

Available SF: ±2,200 SF

Lease Rate: \$20.00 SF/yr
(+ \$3.54 NNN)

Year Built: 2000

Building Size: ±13,020 SF

Zoning: C-5

PROPERTY OVERVIEW

±2,200 sf retail space available on Sheridan Road, one of Lawton's busiest thoroughfares. This space features a large retail space, a breakroom, an office, a storage room, and a restroom. The previous tenant was a cellular phone retail store. Nearby business include: Staples, Aaron's Furniture, Pinspiration, Walmart, Sam's Club, Panera Bread, Raising Cane's, Aldi, 7Brew, Braums, and Tidal Wave Car Wash.

PROPERTY HIGHLIGHTS

- Features a large retail space, breakroom, office, storage room and restroom.
- Located on Sheridan Road, one of Lawton's busiest thoroughfare's, across from Walmart and Sam's Club.

JASON WELLS

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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Map of Lawton, Oklahoma, showing a circular buffer around the intersection of NW Sheridan Rd and NW Cache Rd. The map includes major roads like NE Rogers Ln, NW Cache Rd, NW 52nd St, NW 38th St, NW 67th St, NW Quannah Parker Trailway, W Gore Blvd, and E Gore Blvd. It also shows highways 62 and 44. The area is labeled 'Lawton' and 'Map data ©2026'.

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	626	2,513	9,893
Average Age	33.2	34.4	39.3
Average Age (Male)	33.6	34.9	39.0
Average Age (Female)	32.5	33.6	42.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	251	1,078	4,431
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$56,174	\$56,930	\$58,590
Average House Value	\$95,856	\$89,653	\$114,234

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