

11 NW 67TH ST.

11 NW 67TH ST., LAWTON, OK 73505

PROPERTY SUMMARY



LOCATION DESCRIPTION

Legacy Commercial Property has commercial real estate available at 11 NW 67th St in Lawton, OK. This retail, restaurant or office space has great visibility on the NE corner of Gore Blvd & SW 67th Street. The building is in an established area with excellent on-site parking with over 40 space in the lot. The 8,400 SF building sits near the center of the Lawton business district and is ready for its next generation of retail. This property is a well-known retail staple of the Lawton community for 15+ years and offers landmark recognition & captivating signage. This is a great opportunity to grow your business' footprint on the NE corner of W Gore Blvd & SW 67th St. Reach out to our Comanche County commercial leasing agents a call at (847) 904-9200 to learn more about this prime leasing opportunity for a restaurant, fast food, health care center and more.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	3
Available SF:	1,200 - 6,000 SF
Building Size:	8,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,186	19,473	32,317
Total Population	10,805	44,732	69,183
Average HH Income	\$60,070	\$62,753	\$53,646

Presented By:

Legacy Commercial Property

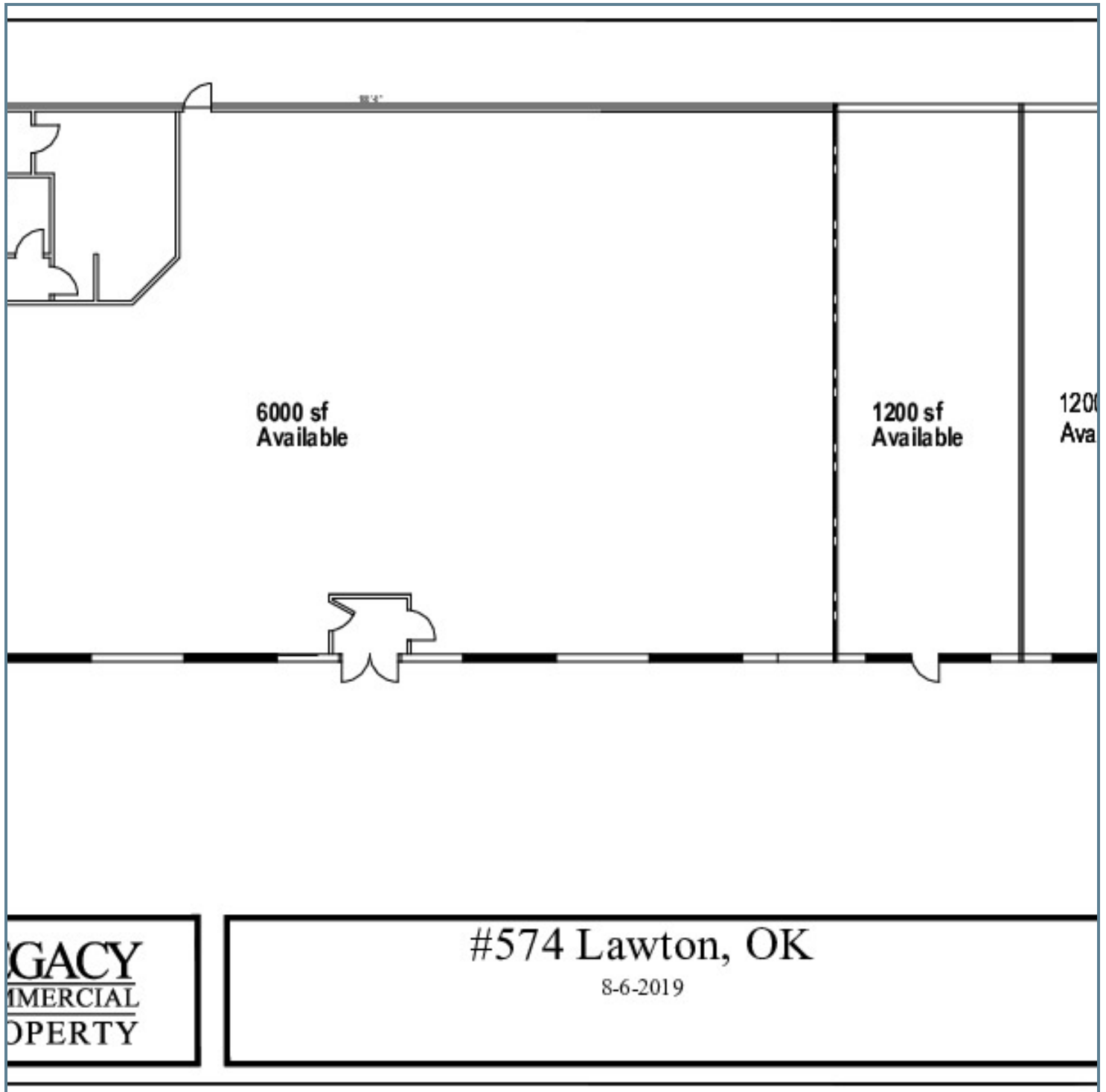
847.904.9200

info@legacypro.com

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ADDITIONAL PHOTOS



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COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
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PLANS



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 6,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
11 NW 67th St	Available	6,000 SF	NNN	Negotiable	-
11 NW 67th St	Available	1,200 SF	NNN	Negotiable	-
11 NW 67th St - Pot Luck	Vacant	1,200 SF	NNN	-	-

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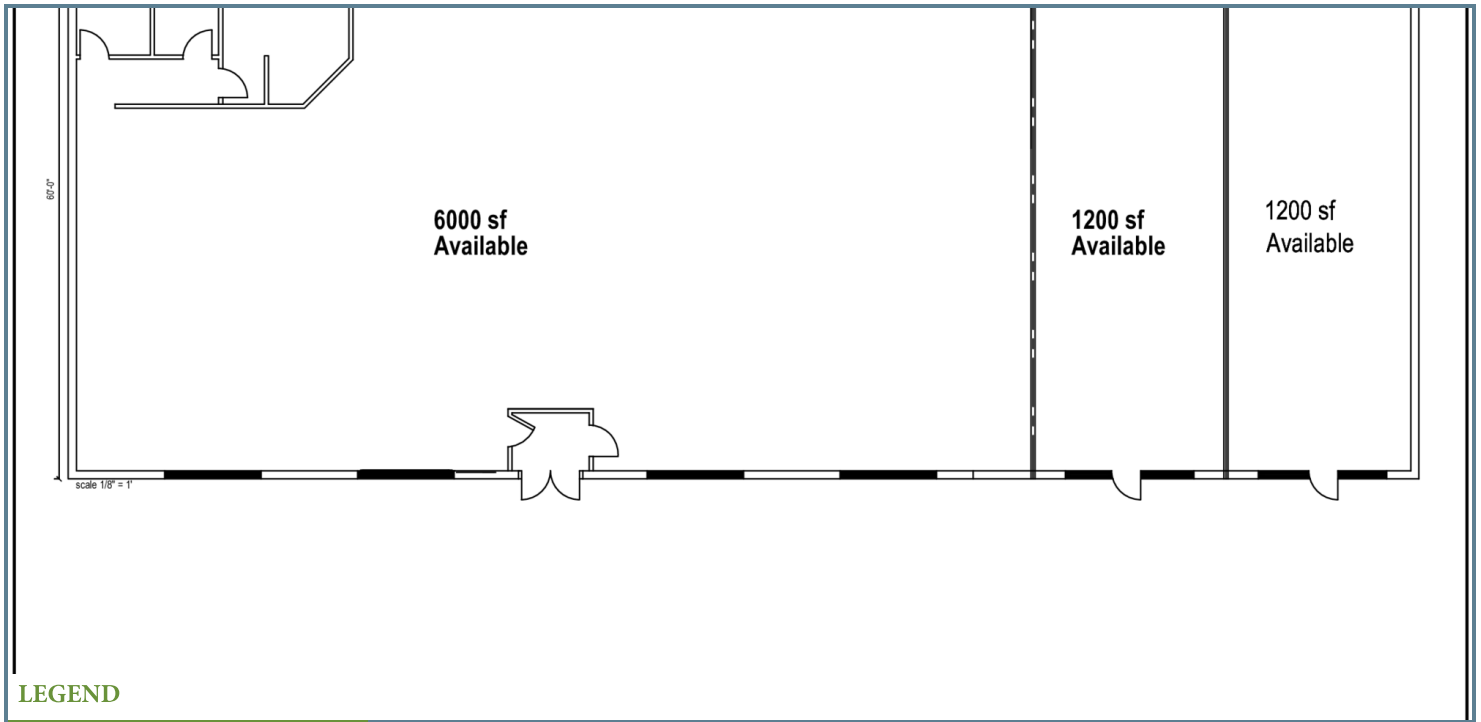
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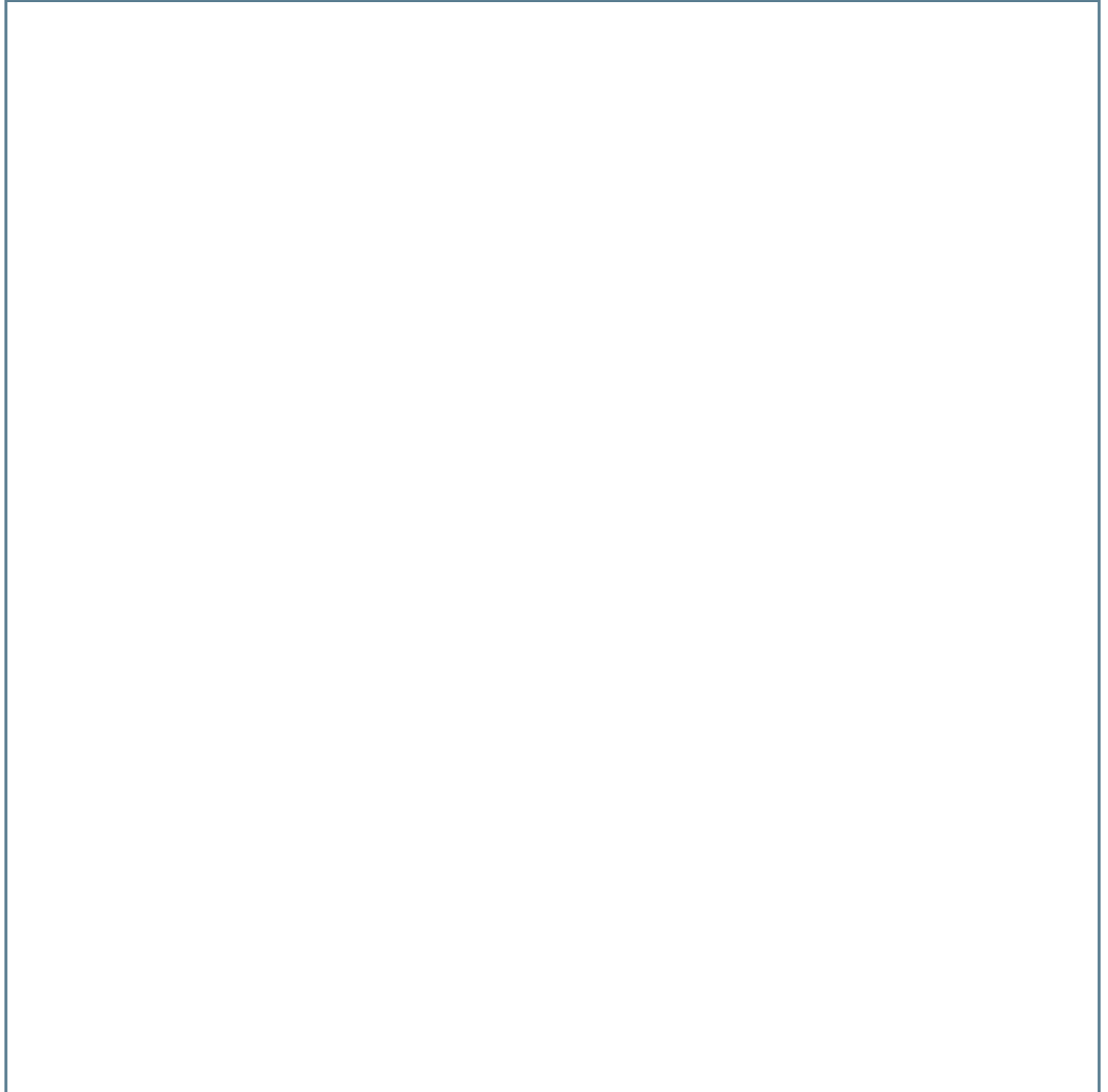
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RETAILER MAP



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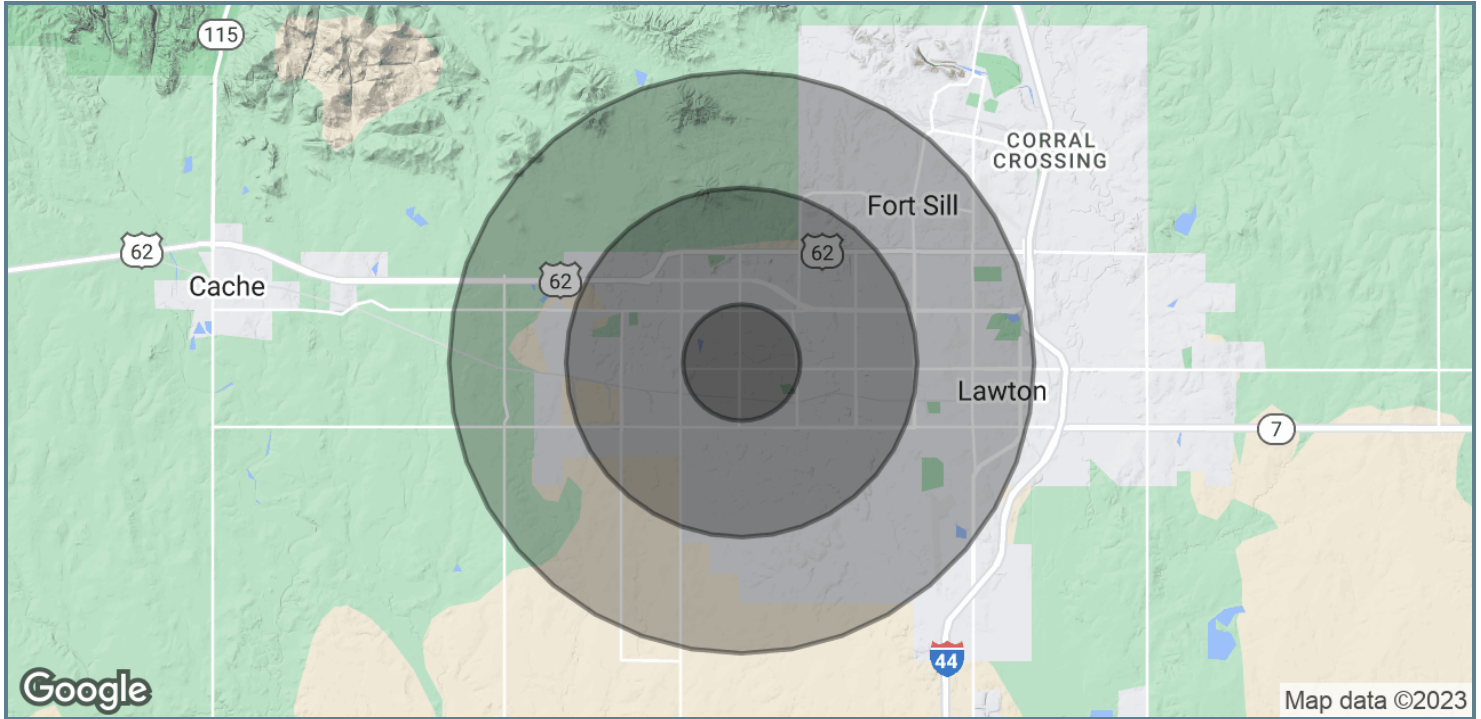
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,805	44,732	69,183
Average Age	33.9	34.5	34.7
Average Age (Male)	35.1	33.7	33.9
Average Age (Female)	34.7	37.0	37.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,186	19,473	32,317
# of Persons per HH	2.6	2.3	2.1
Average HH Income	\$60,070	\$62,753	\$53,646
Average House Value	\$109,318	\$125,198	\$127,025

* Demographic data derived from 2020 ACS - US Census

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ACQUISITIONS & DEVELOPMENT

In addition to our ongoing leasing & property management operations, Legacy Commercial Property is actively investing in new real estate developments. We are focused on growing our commercial real estate portfolio through the strategic acquisition & development of retail & office space..



RETAIL DE NOVO EXPANSION

We help retailers find locations that work for them to enable their growth strategy. We site select, purchase and develop quickly so our partner can focus on their operations. We have the ability to acquire and develop hard to find, "off-market" commercial real estate. With boots on the ground in over 20 states, our team is prepared to move quickly – we find sites fast, we build fast and we turnover fast. We've found and developed over 800 high-quality retail locations since 1948.

CASE STUDIES



Towards the end of the Family Video era, Dollar General approached us with interest in a few select locations to lease. Dollar General coveted our properties' location, parking lots and track record of retail success. Five years after the first deal was signed, Dollar General now occupies 150+ locations with over 1 Million SF leased.



Our strength in site selection and development led us to a deal with veterinary group, Heartland Veterinary Partners. Legacy serves as their strategic real estate partner to support their clinic expansion strategy. The deal was completed in 2022 and Heartland is currently operating in 20+ Legacy properties across the country.



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Chat With a Leasing Agent Today

847-904-9200
2500 Lehigh Avenue, Glenview, IL 60026
info@legacypro.com