

FORMER JOANN'S FOR LEASE

# LAWTON, OKLAHOMA

LAWTON TOWN CENTER - NW 2ND STREET AND GORE BLVD.



## CONTACT

Robert Wright  
direct 214.996.9990  
mobile 214.632.3353  
rwright@collettre.com

Eric Engstrom  
direct 828.604.7034  
mobile 336.480.5380  
eengstrom@collettre.com

## PROPERTY OVERVIEW

### Location

Lawton Town Center is a 213,602 SF retail center that is a public-private partnership project covering 17 city blocks at the center of Lawton, OK on NW 2nd Street, a major commercial artery connecting I-44 and Downtown Lawton.

### Property Information

- Former JoAnn's Fabrics and Crafts
- 18,000 square feet available
- Available immediately
- Can be subdivided

### Price

Call Broker for pricing;

### Commute

Traffic Counts	Vehicles Per Day
NW 2nd Street	8,664
W Gore Blvd.	17,062

### 2024 Demographics

Summary	3-mile	5-mile	10-mile
Population	40,593	79,596	100,214
Households	17,052	30,291	38,064
Median HH Income	\$47,031	\$53,786	\$59,930



AERIAL

# LAWTON, OKLAHOMA

LAWTON TOWN CENTER - NW 2ND STREET AND GORE BLVD.

**Collett**  
RETAIL



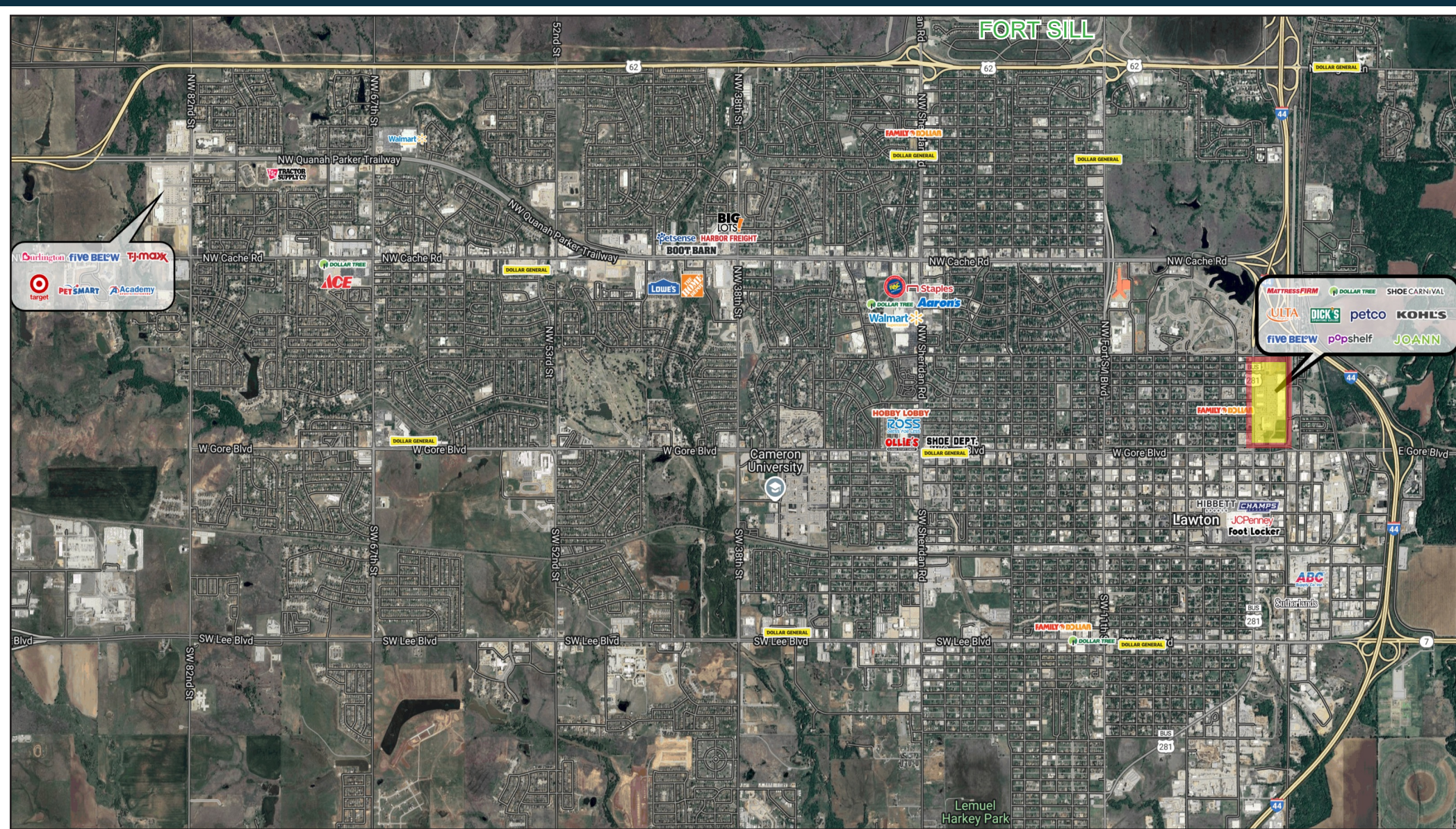


AERIAL

# LAWTON, OKLAHOMA

LAWTON TOWN CENTER - NW 2ND STREET AND GORE BLVD.

**Collett**  
RETAIL





# LAWTON, OKLAHOMA

LAWTON TOWN CENTER - NW 2ND STREET AND GORE BLVD.

**SITE DATA**

OUTPARCEL A	.99 ACRES
OUTPARCEL B - SOLD	1.43 ACRES
OUTPARCEL C	1.96 ACRES

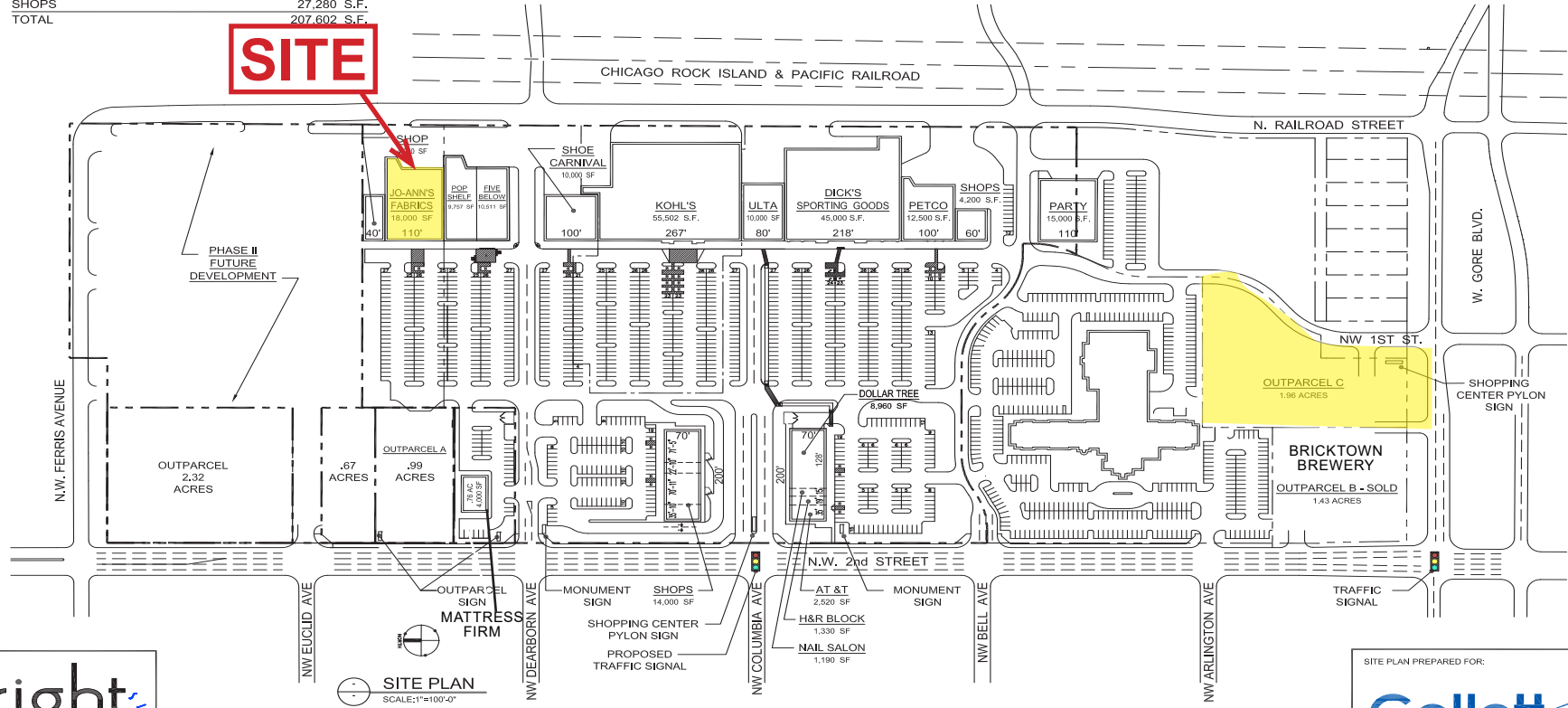
**PARKING DATA**

PARKING PROVIDED	999 SPACES
PARKING REQUIRED @ 4.0/1,000 S.F.	830 SPACES

**BUILDING DATA**

KOHL'S	55,502 S.F.
DICK'S SPORTING GOODS	45,000 S.F.
FIVE BELOW	10,511 S.F.
POP SHELF	9,757 S.F.
JOANN'S FABRICS	18,000 S.F.
PETCO	12,500 S.F.
ULTA	10,000 S.F.
SHOE CARNIVAL	10,000 S.F.
DOLLAR TREE	8,960 S.F.
SHOPS	27,280 S.F.
TOTAL	207,602 S.F.

DRAWING #  
**SP- 33**

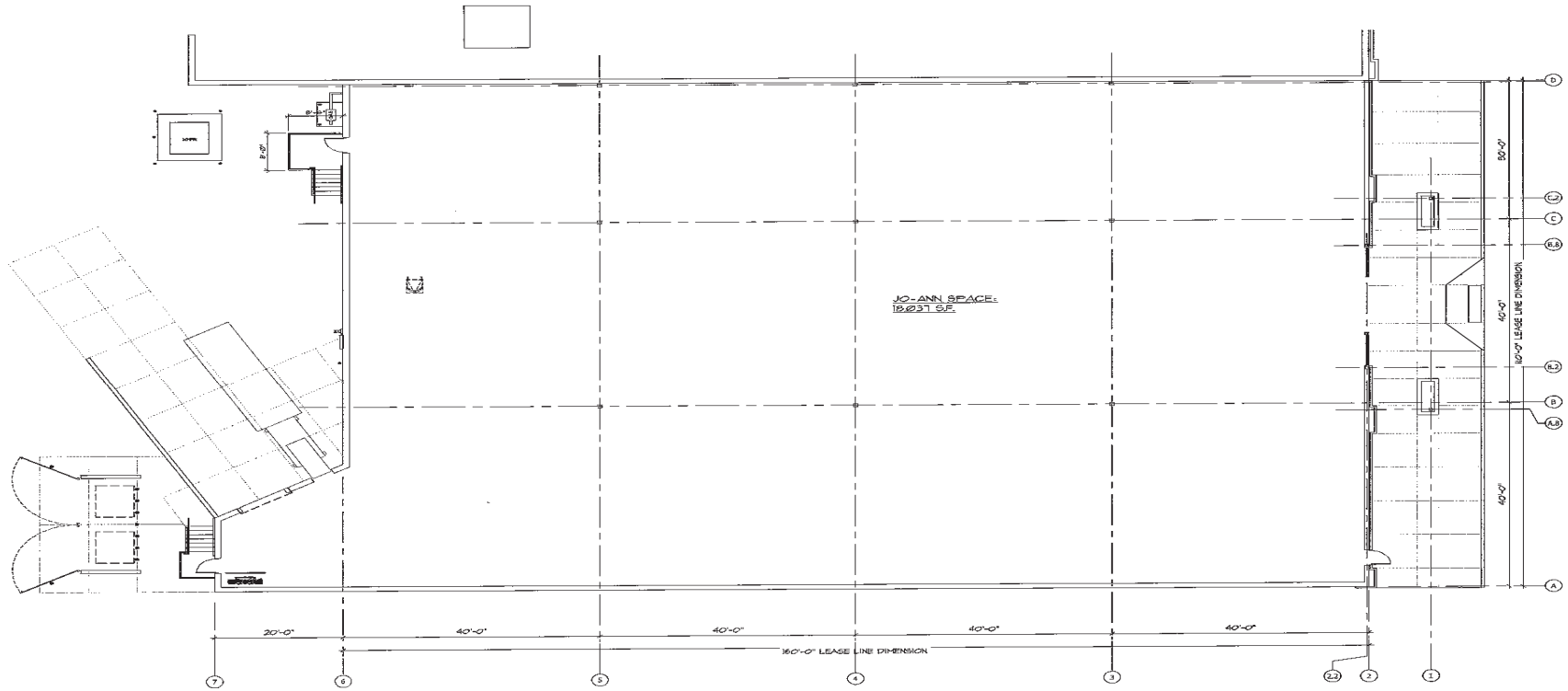


**LAWTON TOWN CENTER**  
LAWTON, OKLAHOMA  
DRAWING PREPARED JANUARY 11, 2017 © COPYRIGHT 2017, WRIGHT ARCHITECTS, P.C.



# LAWTON, OKLAHOMA

LAWTON TOWN CENTER - NW 2ND STREET AND GORE BLVD.



LAWTON TOWN CENTER  
LAWTON, OK  
N.T.S.