

# RISER RETAIL GROUP

EXCELLENCE IN COMMERCIAL REAL ESTATE

## LAWTON PLAZA 2413 Northwest 67<sup>th</sup> St. Lawton, OK 73505

### INVESTMENT HIGHLIGHTS

- Wal-Mart Supercenter Shadow:
  - World's #1 Retailer
  - 153,000 Square Feet
- 3<sup>rd</sup> Largest City in Oklahoma
- Rent Increases in Option Terms
- New Leasing Activity
- Stabilized (100% Occupied)
- 76% National Tenants
- Attractive Financing Terms Available
- NNN Leases
- Adjacent to Fort Sill Military Reservation
- Minimal Near Term Lease Rollover
- Large Pylon Sign

### OFFERING SUMMARY

Price:	\$2,400,000
Cap Rate:	8.05%
GLA:	13,600 sf
Occupancy:	100%
Price Per Square Foot:	\$176
Site Area:	1.17 Acres



Riser Retail Group  
600 East 96<sup>th</sup> Street • Suite 590 • Indianapolis, IN 46240

John F. Riser  
[jriser@riserretailgroup.com](mailto:jriser@riserretailgroup.com)

© 2009 Riser Retail Group. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.



112 WP MALONE DR • ARKADELPHIA, AR 71923



**JOHN F. RISER**

President

Tel: (317) 844-0700

Fax: (317) 844-0701

[jriser@riserretailgroup.com](mailto:jriser@riserretailgroup.com)

[www.riserretailgroup.com](http://www.riserretailgroup.com)

**RISER RETAIL GROUP**

*EXCELLENCE IN COMMERCIAL REAL ESTATE*

© 2009 Riser Retail Group. This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.