

**1222 NW Cache Rd.
Lawton, OK 73507**

**OFFICE/RETAIL
BUILDING FOR LEASE**



OFFERING SUMMARY

Available SF: ±1,824 SF

Lease Rate: \$1,645 SF/yr (MG)

Lot Size: 0.16 Acres

Year Built: 1978

Building Size: ±1,824 SF

Zoning: C-5

PROPERTY OVERVIEW

±1,824 sf office building for sale on high traffic NW Cache Rd. This property features 4 offices, 2 exam rooms, an extra room, 2 restrooms, a breakroom with kitchen and sink, a waiting room, reception area, and an enclosed converted garage. Prior use was as a health clinic. Nearby businesses include Wichita Furniture, Papa Johns, Verizon, Wing Stop, Wendy's, Red Apple Buffet, U-Haul, Stripes, and Staples.

PROPERTY HIGHLIGHTS

- Located on high traffic NW Cache Road

MELISSA BUSSE

580.353.6100

mbusse@insightbrokers.com

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.

**1222 NW Cache Rd.
Lawton, OK 73507**

**OFFICE/RETAIL
BUILDING FOR LEASE**



MELISSA BUSSE

580.353.6100
mbusse@insightbrokers.com

**1222 NW Cache Rd.
Lawton, OK 73507**

**OFFICE/RETAIL
BUILDING FOR LEASE**



MELISSA BUSSE

580.353.6100
mbusse@insightbrokers.com

**1222 NW Cache Rd.
Lawton, OK 73507**

**OFFICE/LEASE
BUILDING FOR LEASE**



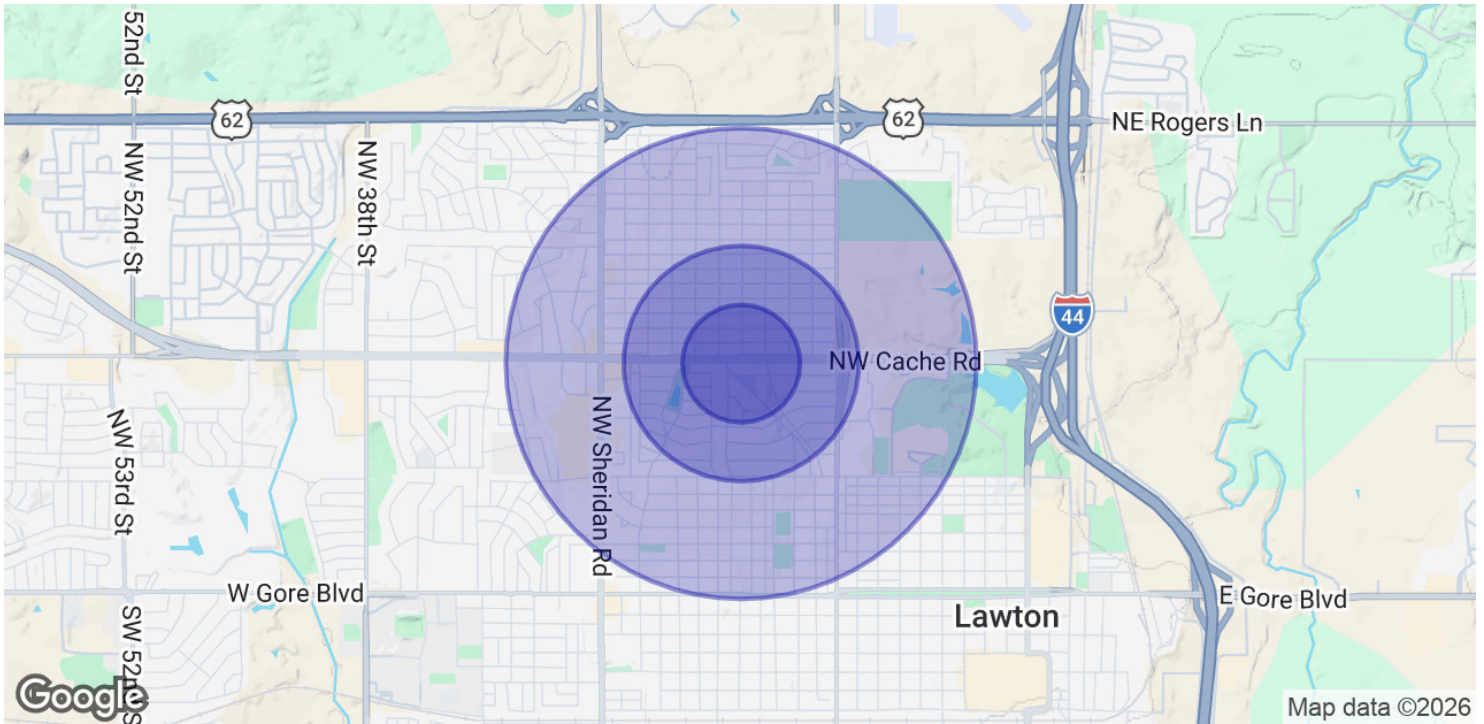
MELISSA BUSSE

580.353.6100
mbusse@insightbrokers.com

622 SW D AVENUE | LAWTON, OK 73501 | 580.353.6100 | [INSIGHTBROKERS.COM](https://www.insightbrokers.com)

1222 NW Cache Rd. Lawton, OK 73507

OFFICE/RETAIL
BUILDING FOR LEASE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	433	1,810	9,147
Average Age	38.4	37.8	37.3
Average Age (Male)	33.5	33.6	37.1
Average Age (Female)	40.5	39.6	39.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	163	686	4,048
# of Persons per HH	2.7	2.6	2.3
Average HH Income	\$57,428	\$55,707	\$54,220
Average House Value	\$110,275	\$103,123	\$396,471

2023 American Community Survey (ACS)

MELISSA BUSSE

580.353.6100
mbusse@insightbrokers.com