

5312 NW Cache Rd. Lawton, OK 73505
\$12.psf + NNN

**RETAIL PROPERTY FOR
LEASE**



OFFERING SUMMARY

Available SF: **±2,920 SF**

Lease **\$2,920./mo +
+\$2.42 psf/per
year NNN fees**

Building Size: **±91,041 SF**

Zoning: **C-5**

PROPERTY OVERVIEW

Retail space for lease in TownWest Shopping Center. Space available is located between Ocean Dental and Young's Donuts. Space consists of two restrooms and storage area with large open retail area for a total of 2,920sf. Pylon and front of building for visible signage. This space is located on the preferred west side of Lawton on the highest traffic street of Northwest Cache Rd. Landlord will consider tenant improvements depending on terms of lease.

PROPERTY HIGHLIGHTS

- Large Open Retail Space
- Tenant Improvements Possible

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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Insight Commercial Real Estate Brokerage, LLC

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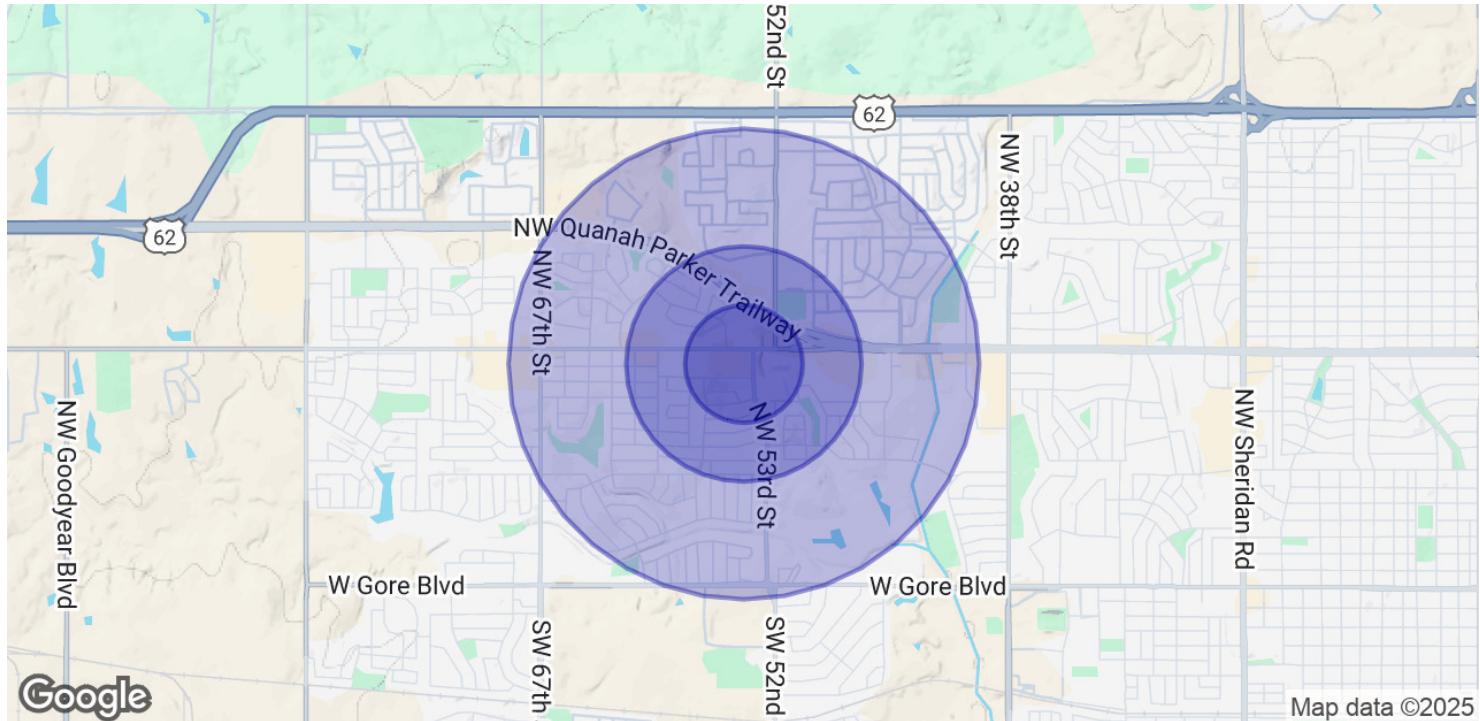
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RETAIL PROPERTY FOR
 LEASE



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,127	4,166	13,364
Average Age	27.6	27.9	30.9
Average Age (Male)	24.9	26.1	31.7
Average Age (Female)	33.9	33.2	33.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	446	1,678	5,431
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$46,661	\$45,596	\$49,224
Average House Value	\$405,384	\$248,412	\$179,215

* Demographic data derived from 2020 ACS - US Census

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