

**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

jwells@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.

Insight Commercial Real Estate Brokerage, LLC

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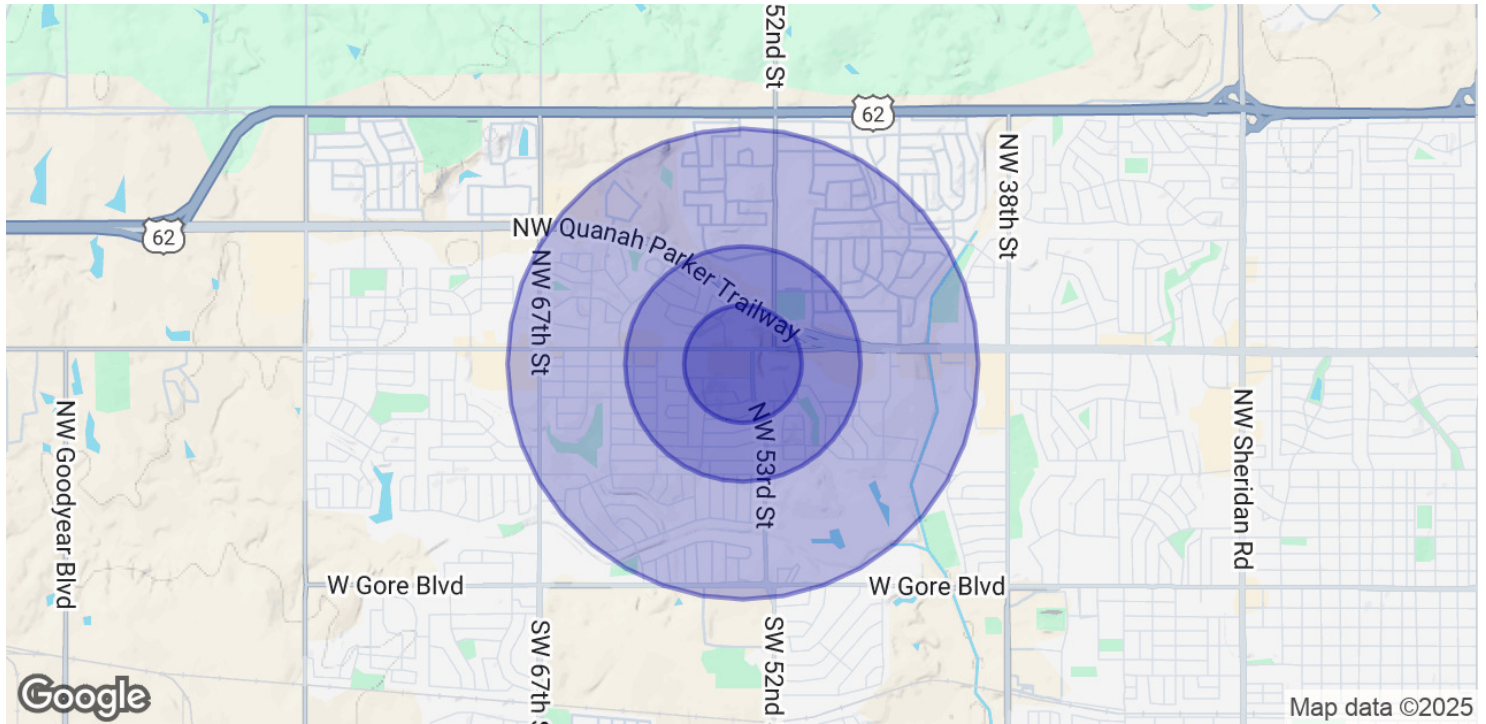
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,127	4,166	13,364
Average Age	27.6	27.9	30.9
Average Age (Male)	24.9	26.1	31.7
Average Age (Female)	33.9	33.2	33.2

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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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