

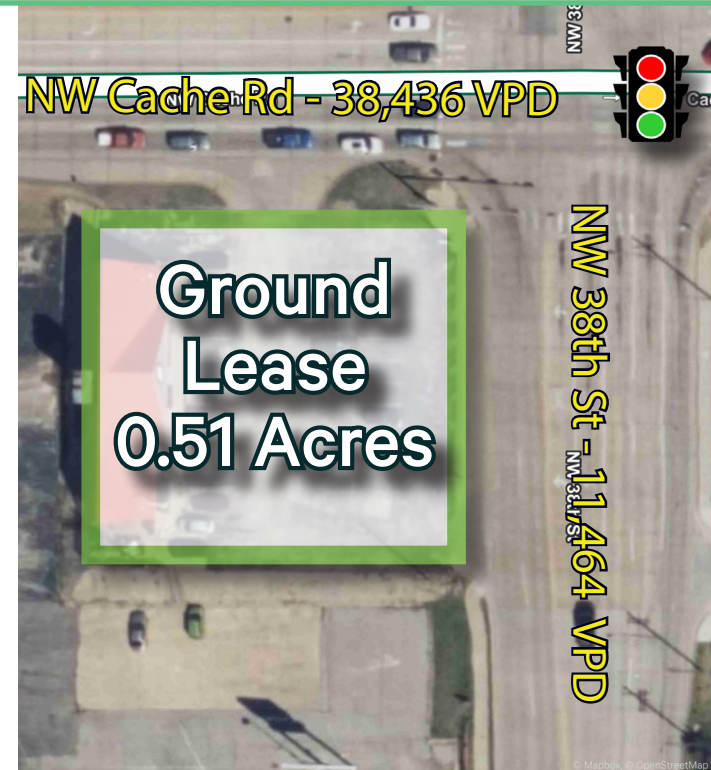
Ground Lease Opportunity - Corner Prime Pad

1060 NW 38th St, Lawton, OK 73505

CBRE



Available
0.51 Acres



Ground
Lease
0.51 Acres

0.51 AC in Lawton's Busiest Retail Corridor

Perfect for QSR, Coffee, or Retail Concepts

Position your brand in the heart of Lawton's dominant retail trade area. This ±0.51-acre site offers unmatched visibility and traffic at NW 38th Street, just steps from Cache Road Square. Surrounded by national retailers and restaurants, this ground lease opportunity is ideal for new construction tailored to your concept.

- Available Space
 - 0.51 Acres
- Lease Rate
 - \$65,000 per year

Demographics

	1 Mile	3 Miles	5 Miles
2024 Population - Current Year Estimate	10,338	60,965	77,311
2024 Households - Current Year Estimate	4,216	24,656	29,694
2024 Average Household Income	\$62,305	\$65,539	\$66,734

Traffic Counts

	Vehicles per day
Northwest Cache Road	38,436 VPD
Northwest 38th Street	11,464 VPD

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