

**4313 NW Cache Rd
Lawton, OK 73505**

**RETAIL BUILDING
FOR LEASE**



OFFERING SUMMARY

Available SF: ±4,117 SF

Lease Rate: Negotiable

Building Size: ±4,117 SF

PROPERTY OVERVIEW

±4,117 sf retail space for lease on high traffic NW Cache Rd in Lawton, OK. This space features a large open area that would be great for seating for a restaurant, a kitchen with 3 basin sinks, a walk-in refrigerator, 2 ADA restrooms, and plenty of room for storage. The first floor of the space is ±2,714 sf and the basement is ±1,403 sf. Large signage that is highly visible to traffic traveling eastbound and westbound on NW Cache Rd. Ample parking. Nearby businesses include: Lowes, Home Depot, Olive Garden, Arvest Bank, IHOP, Braums, Chicken Express, and Boot Barn.

PROPERTY HIGHLIGHTS

- Highly visible signage
- Located on high traffic NW Cache Rd.
- 2 ADA restrooms

MELISSA BUSSE

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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.

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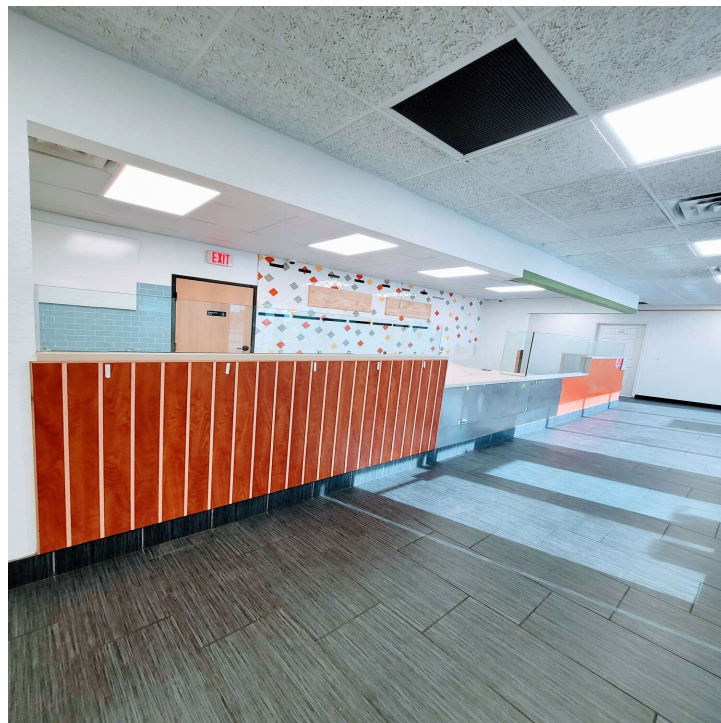
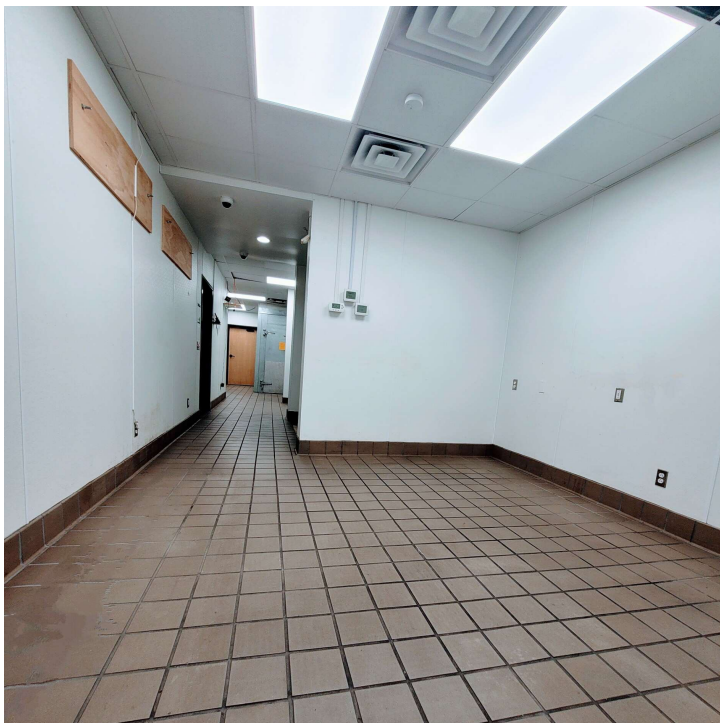
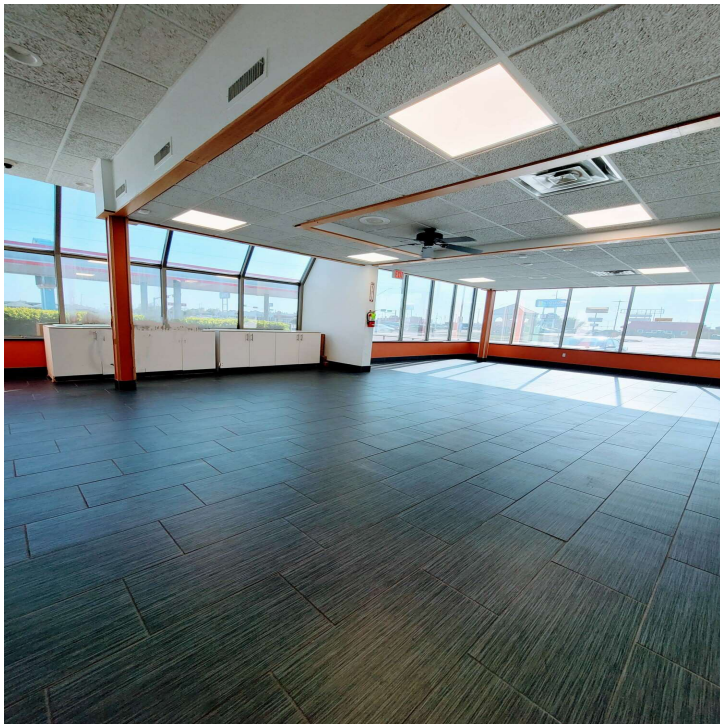


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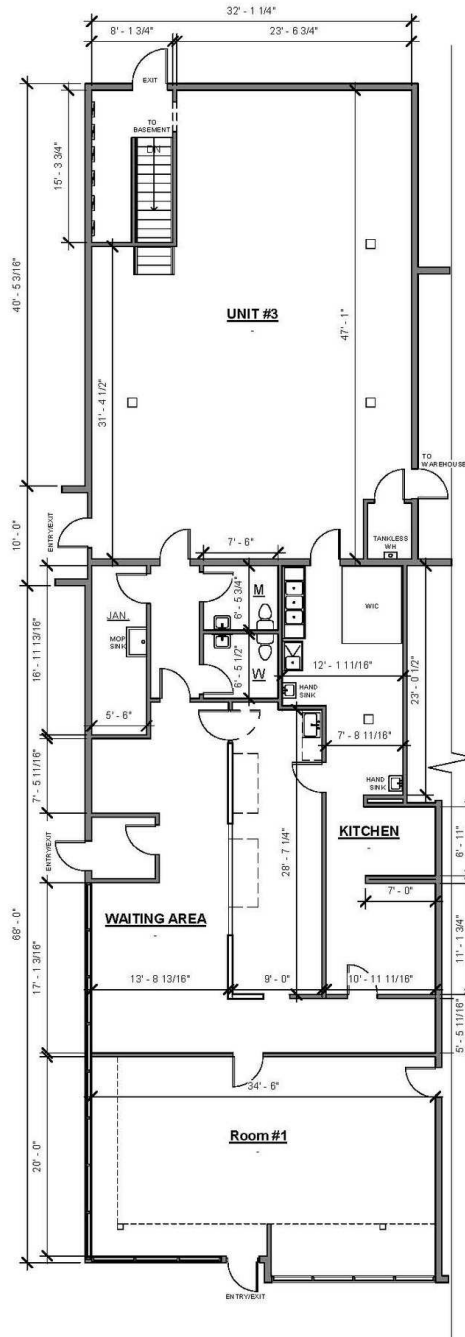
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4/9/2025

SHARP DESIGN & DRAFTING © 2025



4313 NW Cache Rd.

Existing Floor Plan Layout

SHARPDDESIGN@YMAIL.COM

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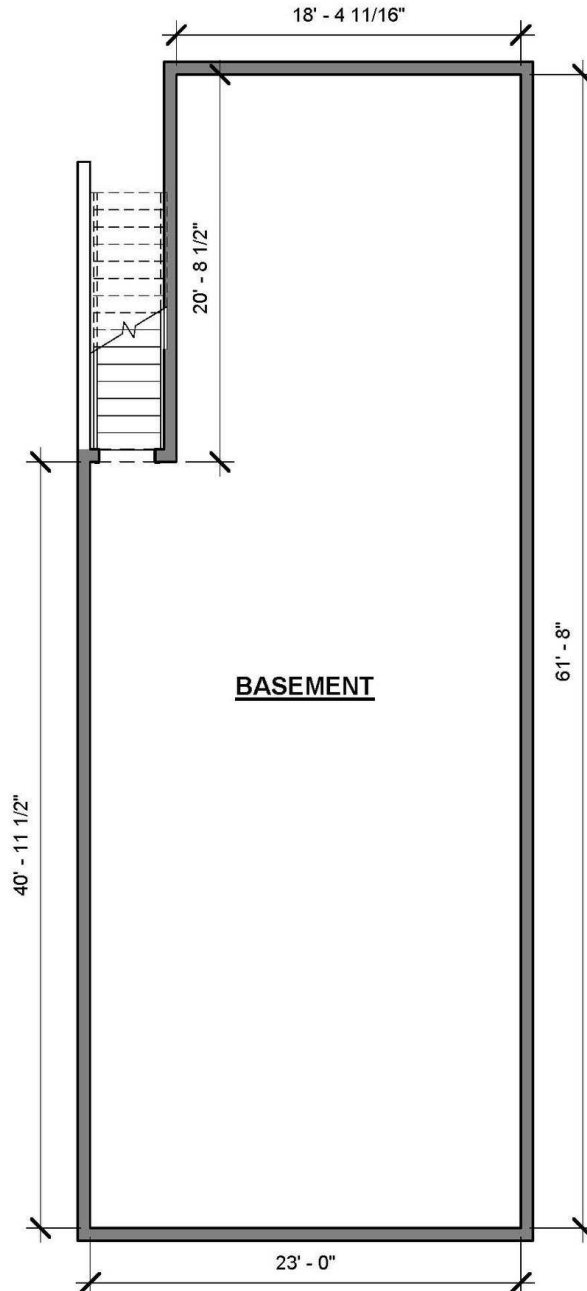
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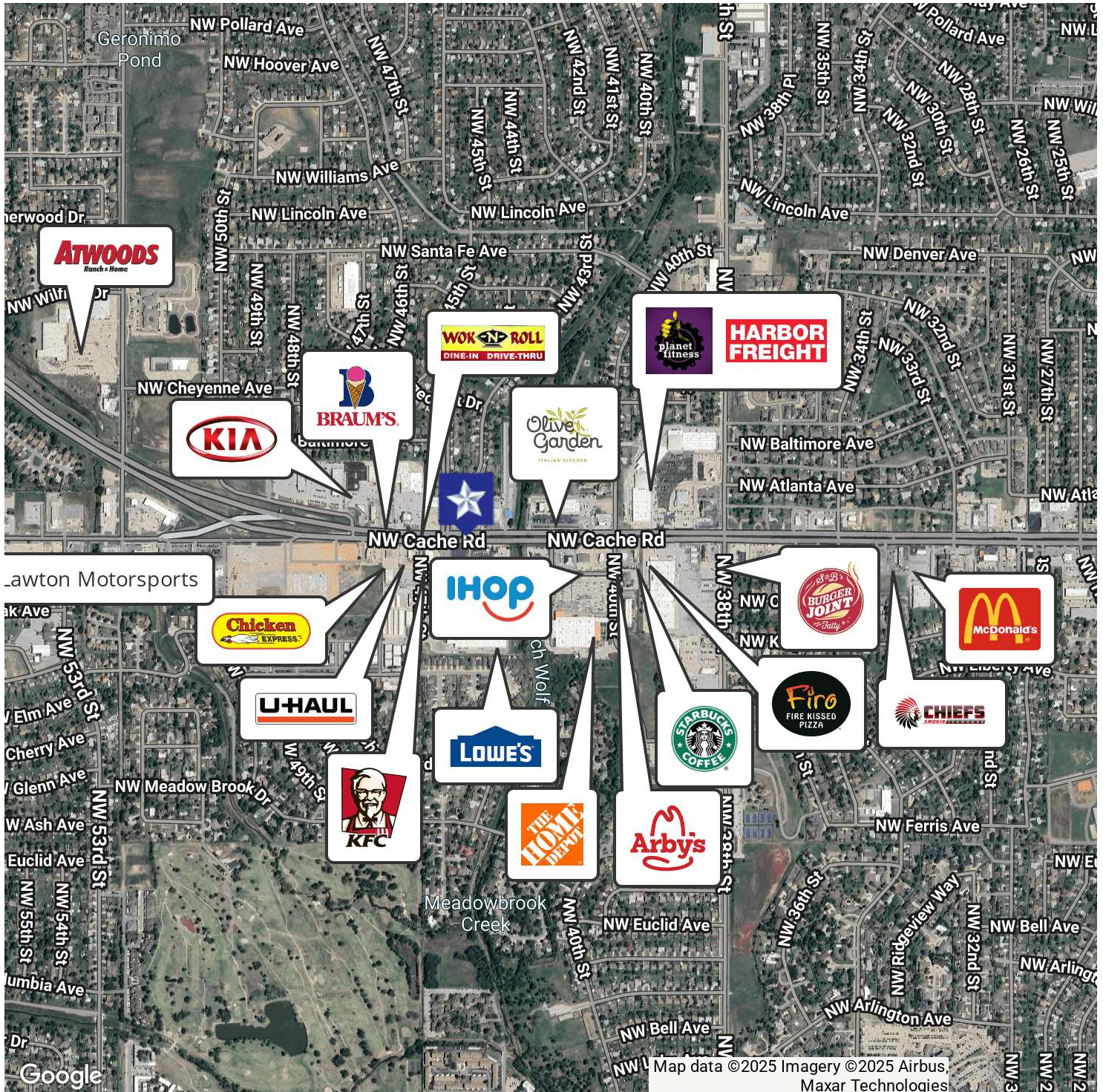
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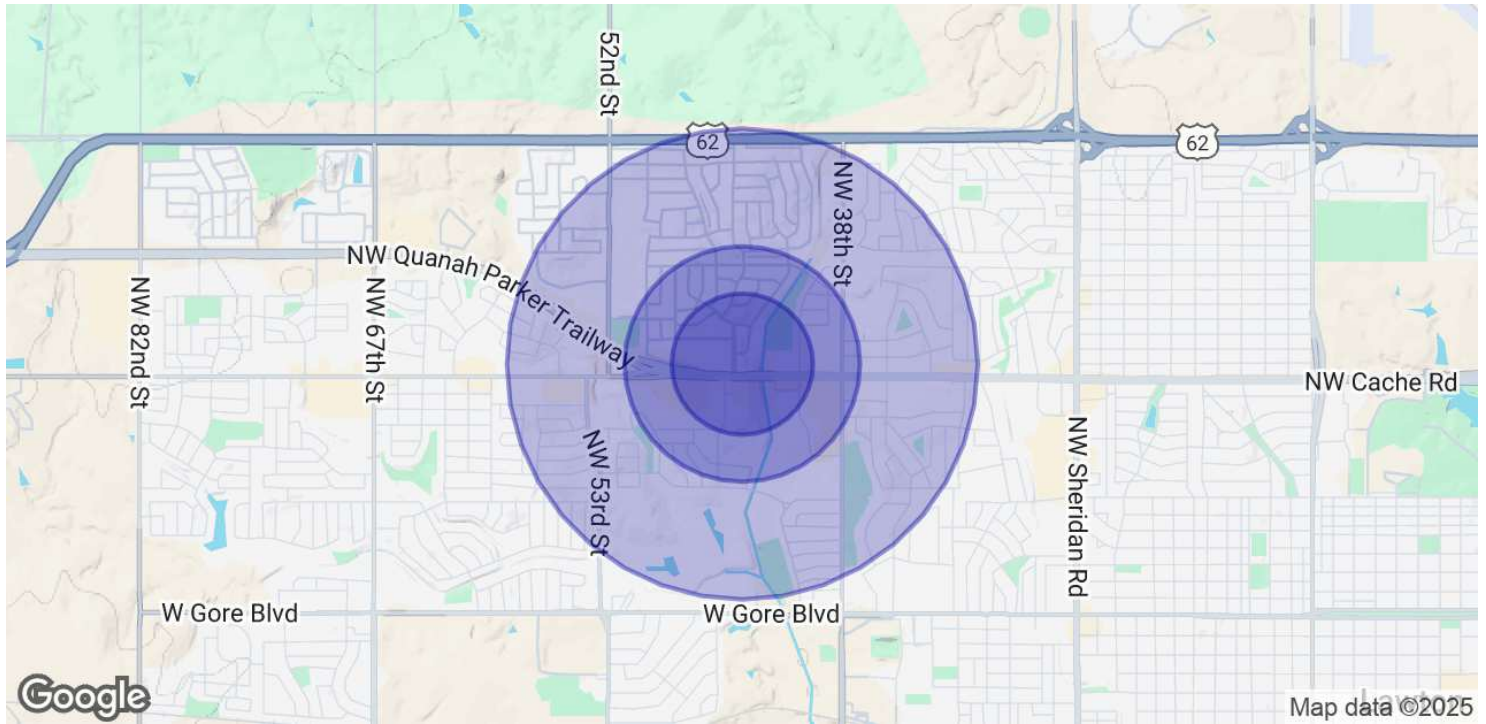
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	713	2,490	10,842
Average Age	37	38	38
Average Age (Male)	35	36	37
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	285	1,015	4,609
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$56,333	\$57,730	\$57,542
Average House Value	\$146,335	\$151,017	\$166,146

Demographics data derived from AlphaMap

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