

**FOR LEASE | 1,500 & 3,000 SF AVAILABLE**

4404 NW Cache Rd, Lawton, OK 73505 | Suite 1 & 8

**\$21/SF/YR + NNN**



**PRIME CAPITAL**  
REAL ESTATE GROUP

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# PROPERTY SUMMARY

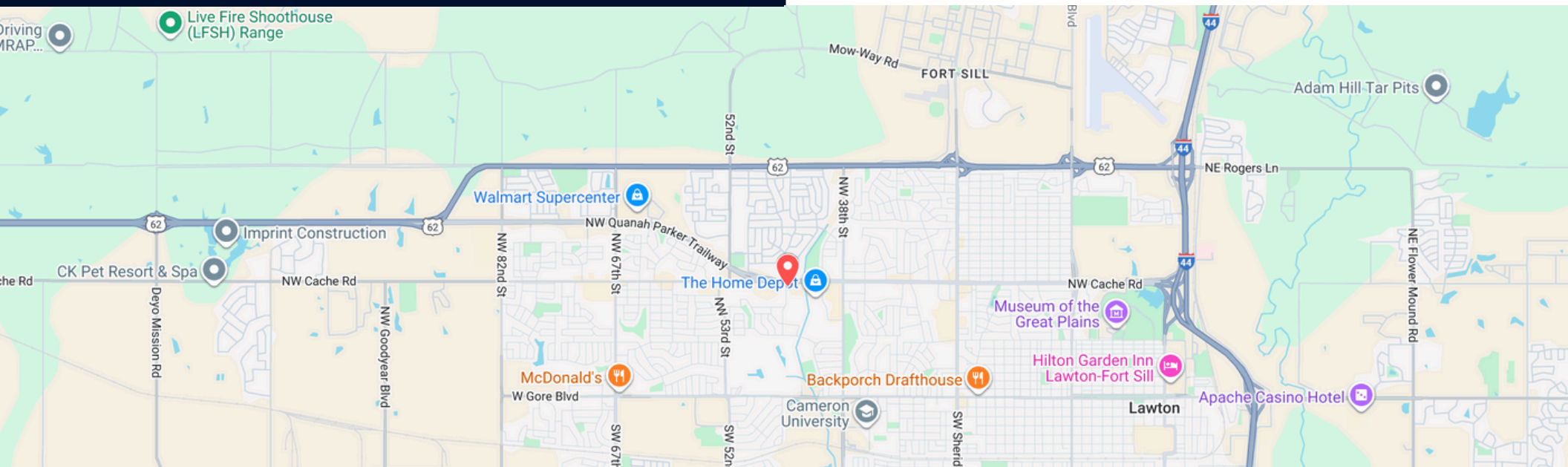
Lease Rate	\$21/SF/YR
NNN	\$4.88/SF/YR
Available Space	Suite 1 & 8
Suite 1	3,000 SF
Suite 8	1,500 SF
Building SqFt	14,500 SqFt
Year Built	2005
Zoning Type	Commercial
County	Comanche

# INVESTMENT SUMMARY

14404 NW Cache Rd offers a compelling retail leasing opportunity along one of Lawton's most established and heavily traveled commercial corridors. Positioned minutes from Fort Sill, the property benefits from a strong and stable demand driver that supports retail, medical, office, and food-service tenants year-round.

The center features flexible suite sizes and existing improvements that reduce buildout time and upfront capital for incoming tenants. Suite 1 is currently configured as a professional office, allowing for immediate occupancy or efficient conversion to medical, wellness, salon, or boutique use. Suite 8 includes an existing specialty food buildout, making it well-suited for dessert, café, or small-format restaurant concepts.

With strong visibility along NW Cache Rd, convenient access, and proximity to major employers and residential neighborhoods, this property presents an attractive opportunity for tenants seeking exposure, efficiency, and long-term stability in the Lawton market.



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## AVAILABLE SPACE

### **Suite 1 - 3,000 SF**

- Suite 1 is currently built out as a State Farm office, offering a professional layout that can be easily adapted for a variety of uses. The space provides a strong foundation for office and service-oriented tenants seeking a turnkey or lightly modified buildout.

#### Ideal Uses Include:

- Professional or corporate office
- Salon suites / beauty services
- Medical or dental office
- Boutique retail
- Wellness center, fitness, or spa concepts

#### Highlights:

- Existing office infrastructure in place
- Flexible layout with multiple private rooms and open areas
- Strong frontage and signage opportunities
- Suitable for immediate occupancy or light conversion
- End-cap exposure with enhanced signage opportunities



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**FOR LEASE | 3,000 SF AVAILABLE - END CAP**

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## AVAILABLE SPACE

### Suite 8 – 1,500 SF

- Suite 8 features a recently improved specialty food buildout, previously occupied by Dirty Dough. The space is well-suited for food, dessert, or retail concepts seeking an efficient footprint in a high-traffic corridor.

#### Ideal Uses Include:

- Specialty food or dessert concept
- Small restaurant or takeout concept
- Boutique retail
- Café, bakery, or beverage concept

#### Highlights:

- Existing food-service improvements in place
- Ideal size for grab-and-go or specialty concepts
- High visibility along NW Cache Rd
- Strong synergy with surrounding retail



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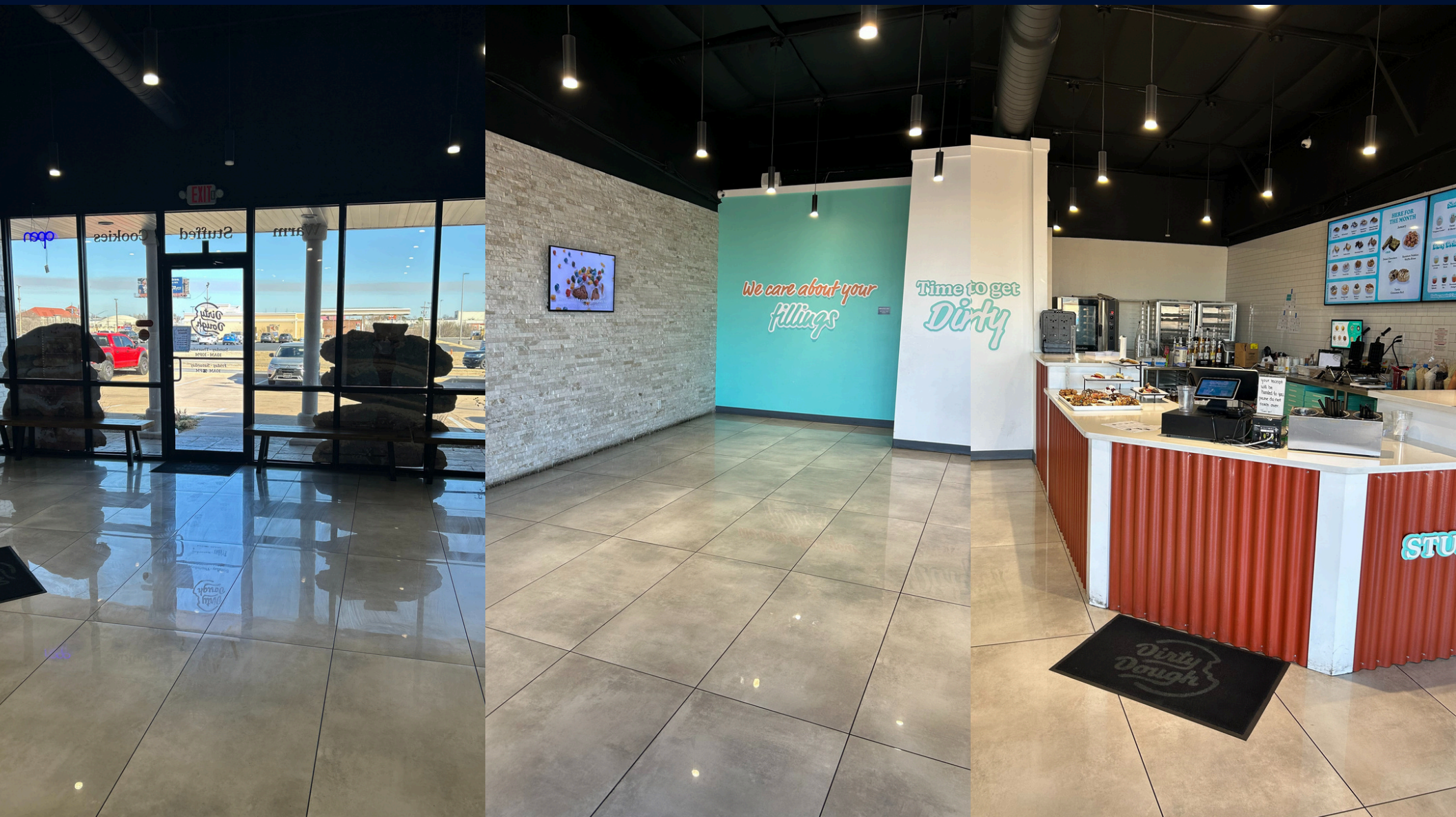
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# FOR LEASE | 1,500 SF AVAILABLE - IN LINE RETAIL SPACE

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# LOCATION HIGHLIGHTS

- Minutes from Fort Sill, one of Oklahoma's largest military installations, supporting a substantial and stable daytime population
- Fort Sill is a major economic driver for the region, creating consistent demand for retail, medical, service, and food concepts
- Located along NW Cache Rd, Lawton's primary retail corridor with strong daily traffic counts and visibility
- Surrounded by established residential neighborhoods, providing a built-in customer base
- Close proximity to regional healthcare facilities, schools, and major employers
- Easy access to I-44 and key arterial roadways serving Lawton and surrounding communities
- Strong co-tenancy and surrounding retail synergy
- Easy ingress/egress with ample parking
- Monument and building signage opportunities
- Flexible suite sizes to accommodate a wide range of uses
- Immediate access to residential rooftops and daytime population



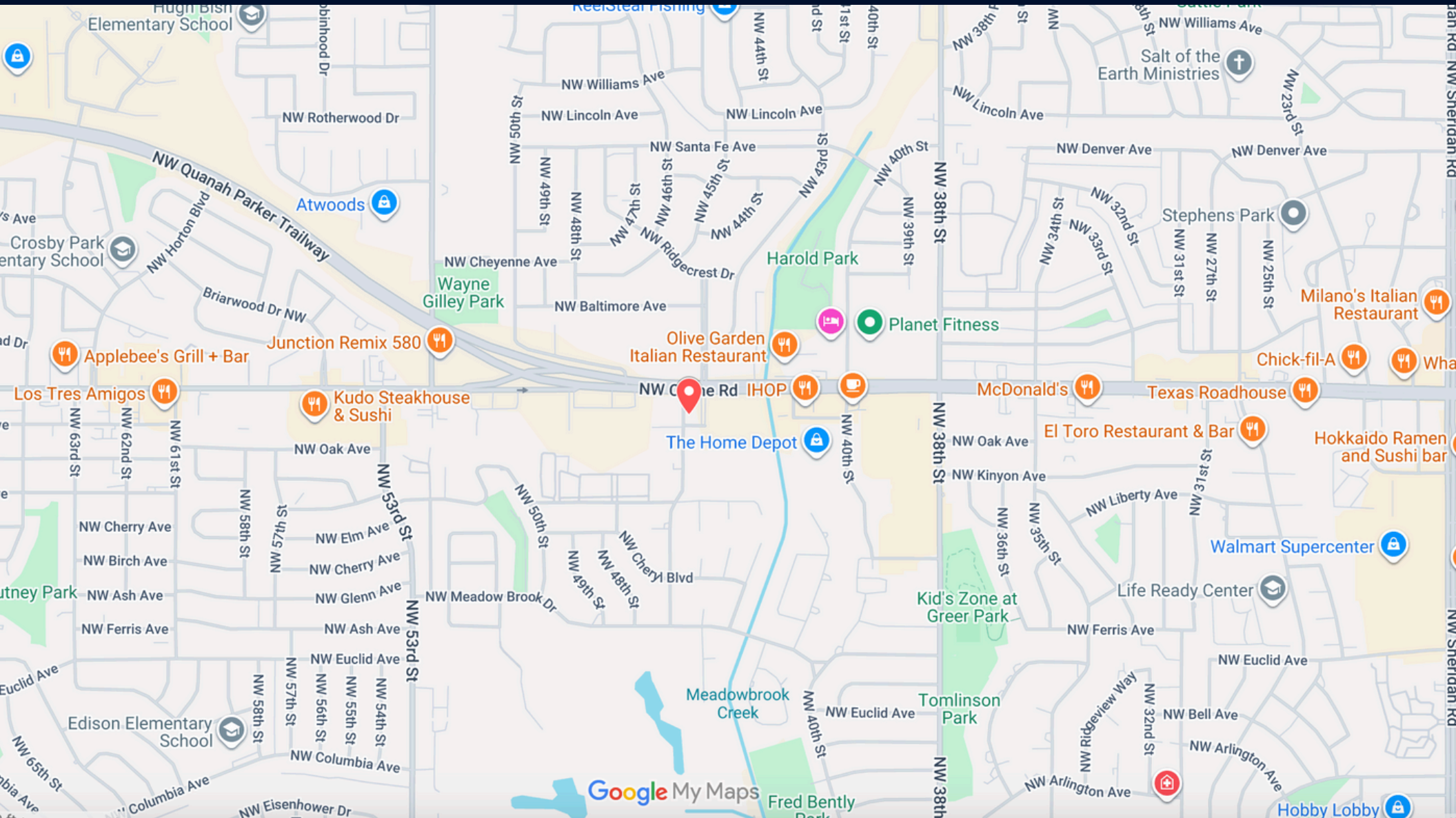
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# DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	12,911	60,237	81,540
2010 Population	12,606	63,168	84,088
2025 Population	11,285	59,180	77,213
2030 Population	11,249	59,030	76,933
2025-2030 Growth Rate	-0.06 %	-0.05 %	-0.07 %
2025 Daytime Population	9,366	57,850	89,337

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	514	3,001	3,907
\$15000-24999	381	2,094	2,596
\$25000-34999	642	2,719	3,230
\$35000-49999	788	3,458	4,154
\$50000-74999	1,195	5,404	6,692
\$75000-99999	623	3,308	3,810
\$100000-149999	438	2,625	3,277
\$150000-199999	172	869	1,074
\$200000 or greater	101	780	971
Median HH Income	\$ 51,344	\$ 52,822	\$ 52,582
Average HH Income	\$ 63,554	\$ 67,586	\$ 67,199



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	5,127	22,891	28,523
2010 Total Households	5,278	25,072	31,044
2025 Total Households	4,854	24,259	29,717
2030 Total Households	4,871	24,408	29,867
2025 Average Household Size	2.31	2.34	2.39
2025 Owner Occupied Housing	2,241	10,808	12,833
2030 Owner Occupied Housing	2,258	10,910	12,943
2025 Renter Occupied Housing	2,613	13,451	16,884
2030 Renter Occupied Housing	2,613	13,498	16,925
2025 Vacant Housing	1,025	4,993	6,320
2025 Total Housing	5,879	29,252	36,037



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# ABOUT LAWTON, OK

Lawton is a regional commercial and employment hub for southwest Oklahoma, anchored by Fort Sill, one of the largest and most stable military installations in the state. Fort Sill supports a significant daytime population and drives consistent demand for retail, medical, service, and food-oriented businesses throughout the area.

The city serves as a primary shopping, dining, and healthcare destination for surrounding communities, providing businesses with a broad and reliable customer base. Lawton benefits from established residential neighborhoods, regional medical facilities, and strong traffic corridors such as NW Cache Road, which remains one of the city's most active retail thoroughfares.

With a diverse employment base, steady population, and affordable operating costs, Lawton offers an attractive environment for both national and local tenants seeking visibility, accessibility, and long-term stability.



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# EXCLUSIVELY PRESENTED BY:

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