

**6416 NW Cache Rd.
Lawton, OK 73505**

**OFFICE BUILDING FOR
LEASE**



OFFERING SUMMARY

Available SF:	5,952 SF
Lease Rate:	\$13.00 SF/yr (NNN)
Lot Size:	0.62 Acres
Year Built:	2007
Building Size:	5,952 SF
Renovated:	2014
Zoning:	C-5

PROPERTY OVERVIEW

Newly renovated in 2014 with flooring throughout, paint, added a 20'x20' fitness room, stretch room and new tanning room. 3 architectural features added– Inspiration wall, Logo wall and graphics wall. In 2007, all new mechanical systems installed, new plumbing, electrical and roof. Property is located on the desirable west side of Lawton with a high traffic count. Previous tenant was Anytime Fitness.

PROPERTY HIGHLIGHTS

- Located on high traffic west Cache Rd.
- Newly renovated in 2014

JASON WELLS

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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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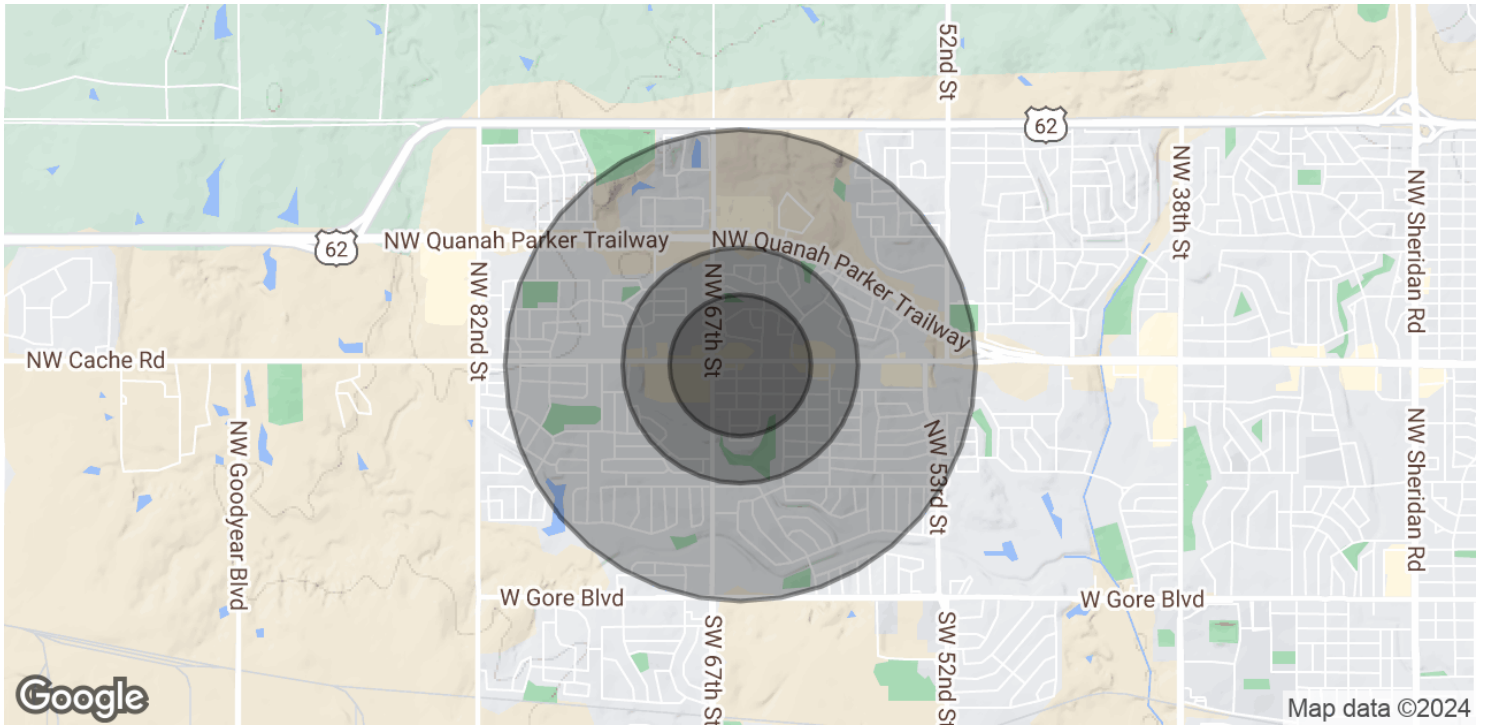


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	802	3,302	12,023
Average Age	41	41	39
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	353	1,424	5,053
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$57,962	\$60,309	\$69,015
Average House Value	\$181,843	\$172,374	\$167,762

Demographics data derived from AlphaMap

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