

**5324 NW Cache Rd.  
Lawton, OK 73505**

**RETAIL PROPERTY  
FOR LEASE**



## OFFERING SUMMARY

Available SF: 31,440 SF

Lease Rate: \$9.00 PSF/yr  
(+ \$2.42 psf NNN)

Lot Size: 6.26 Acres

Building Size: 82,509 SF

Zoning: C-5

## PROPERTY OVERVIEW

±31,440 sf retail space available for lease on high traffic NW Cache Road in TownWest Shopping Center. This prime commercial space boasts a spacious interior with a versatile layout, ideal for customizing to suit a wide range of business needs. This shopping center has ample parking and highly visible signage along Cache Road. Nearby businesses include: Dollar General, Kudo Steakhouse & Sushi, Ocean Dental, Scott's House of Flowers, Southwest Mazda, and Lawton Motorsports.

## PROPERTY HIGHLIGHTS

- Highly visible large signage along Cache Road.
- Ample Parking

## JASON WELLS

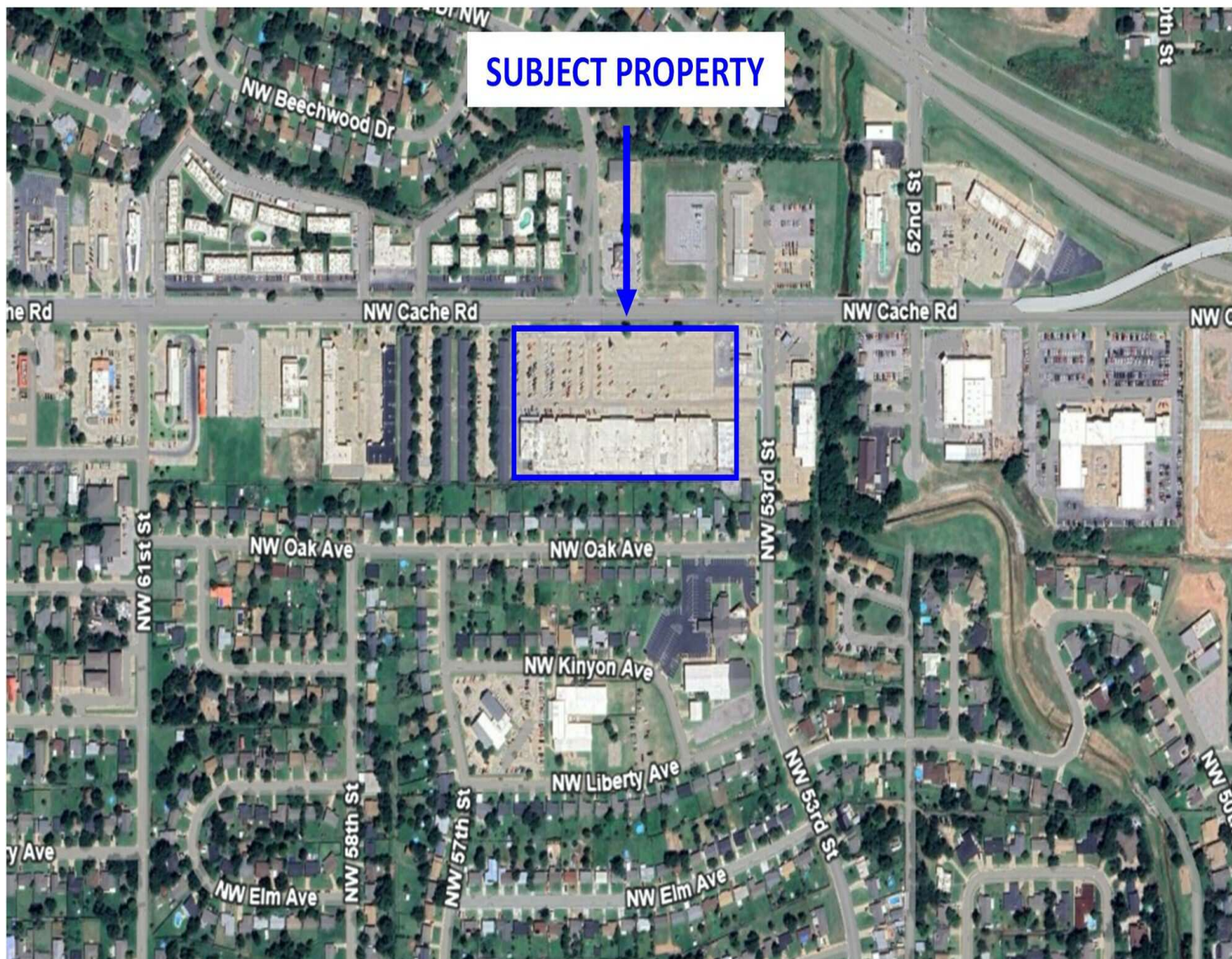
580.353.6100

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.

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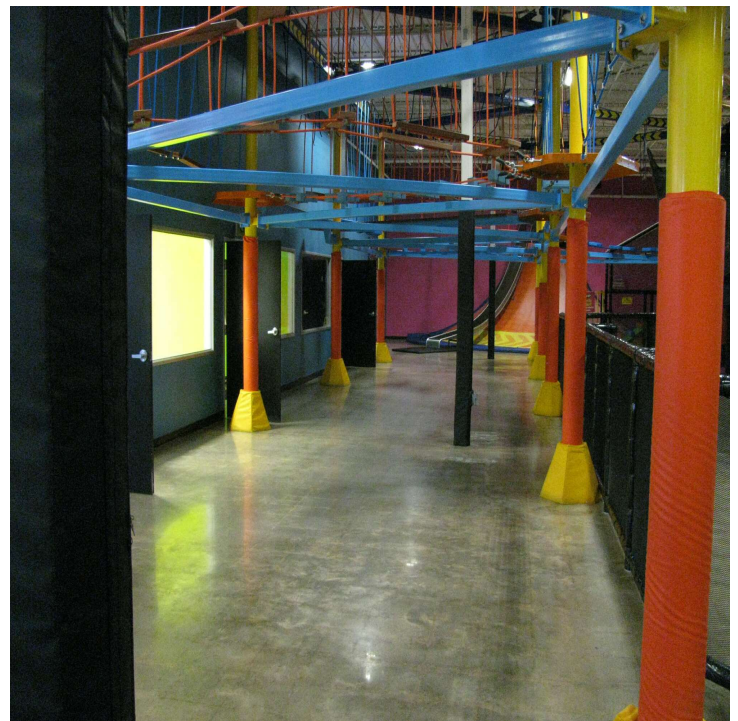
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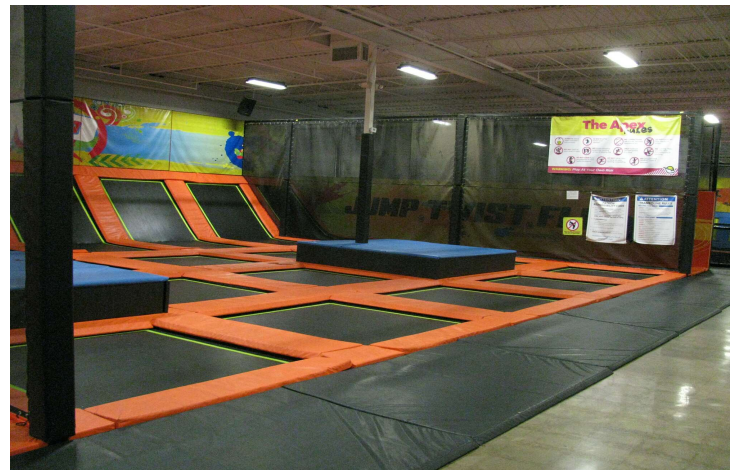
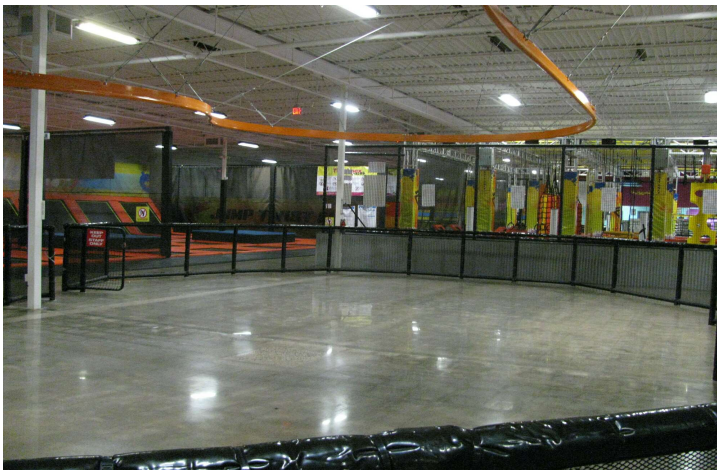
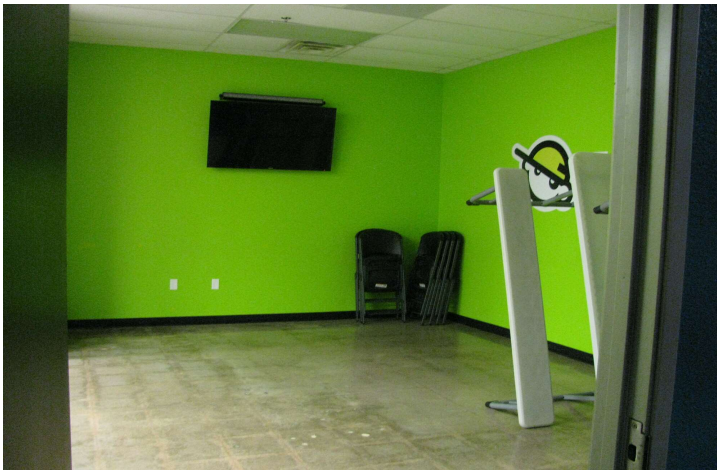
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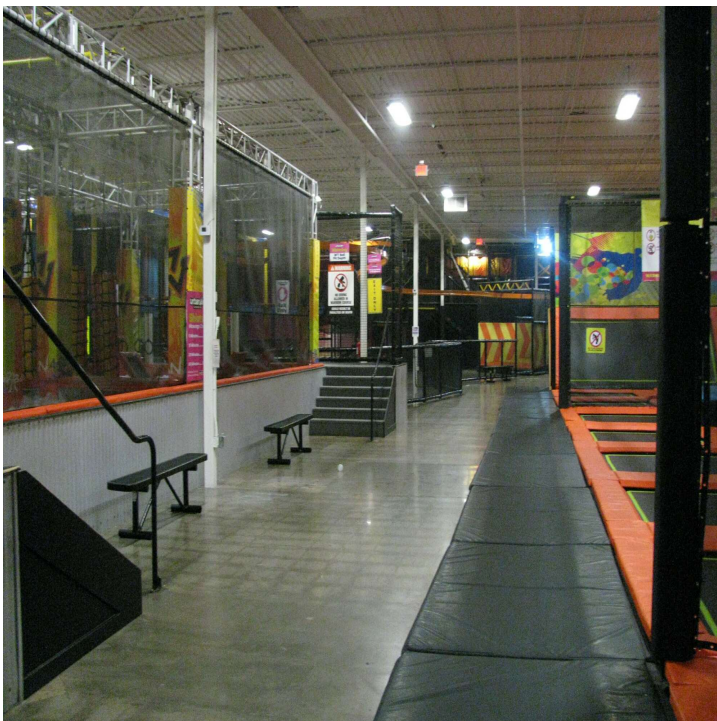
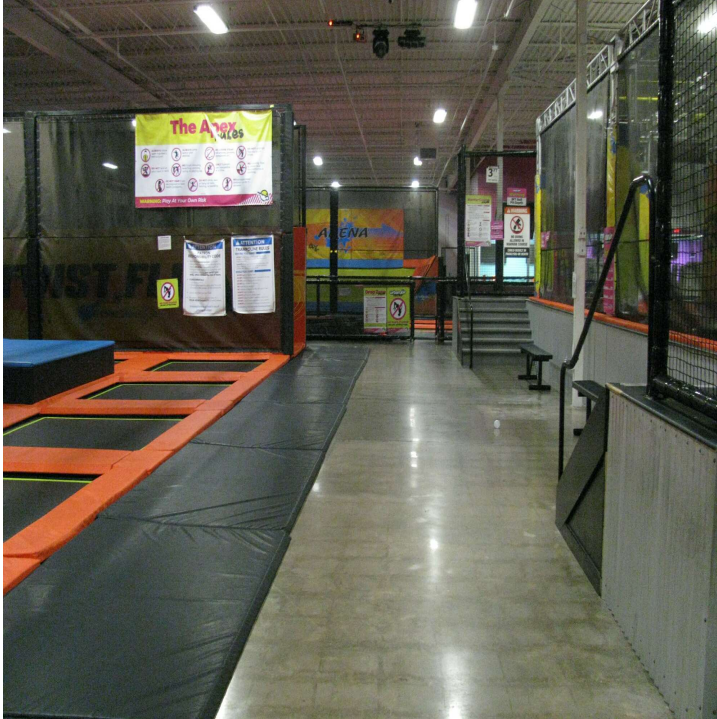
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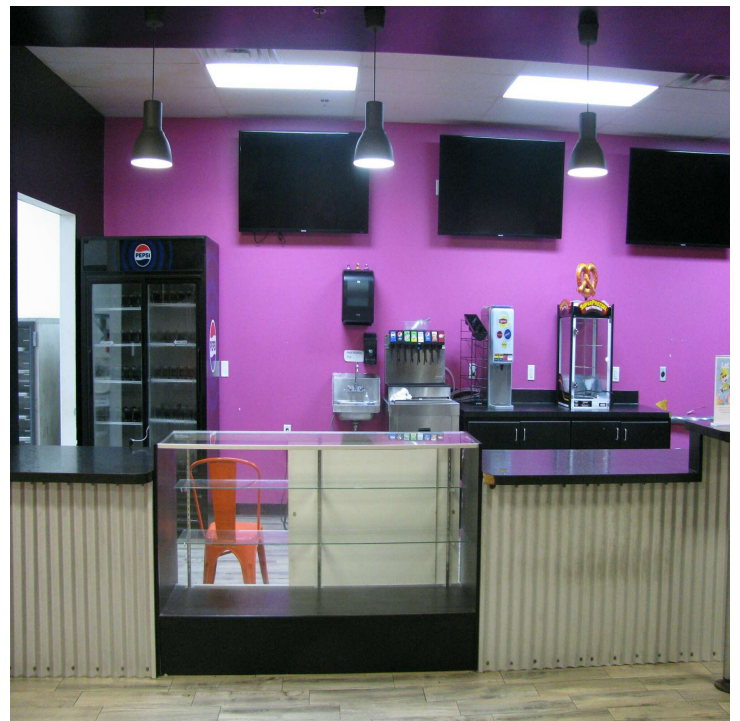
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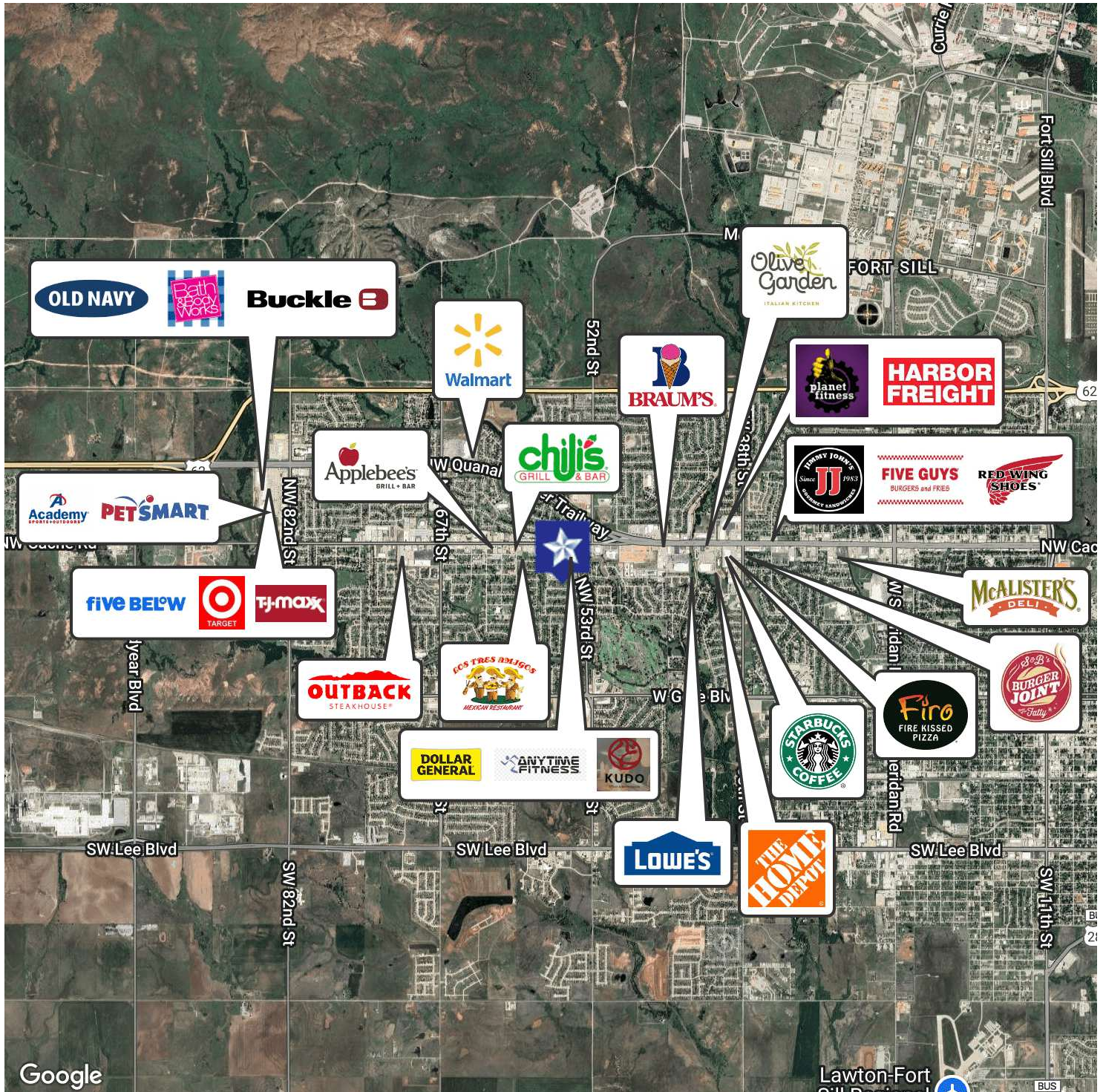
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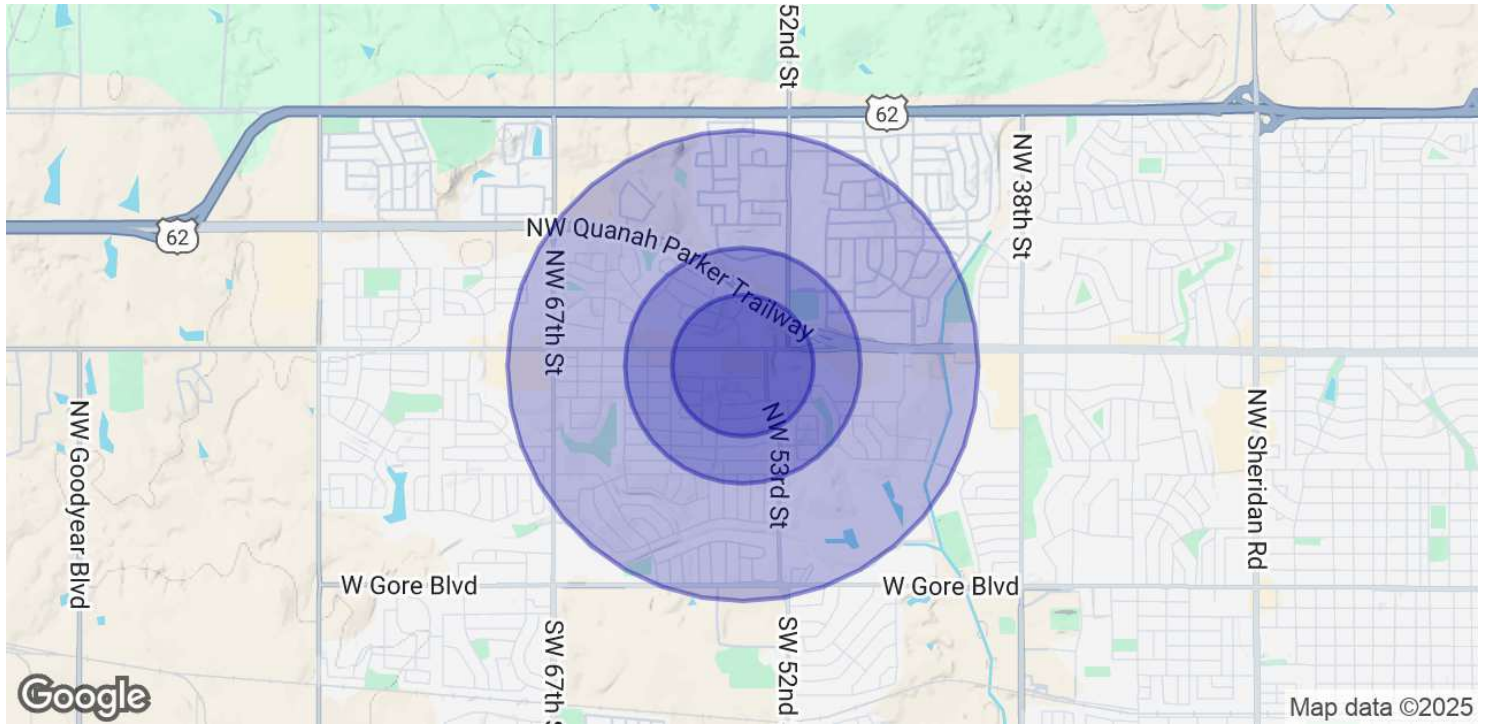
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## RETAIL PROPERTY FOR LEASE



### POPULATION

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Population	719	2,947	11,875
Average Age	37	37	38
Average Age (Male)	36	36	36
Average Age (Female)	39	39	39

### HOUSEHOLDS & INCOME

#### 0.3 MILES

#### 0.5 MILES

#### 1 MILE

Total Households	325	1,291	4,964
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$51,558	\$54,657	\$63,549
Average House Value	\$144,399	\$142,533	\$157,180

Demographics data derived from AlphaMap

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