

**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

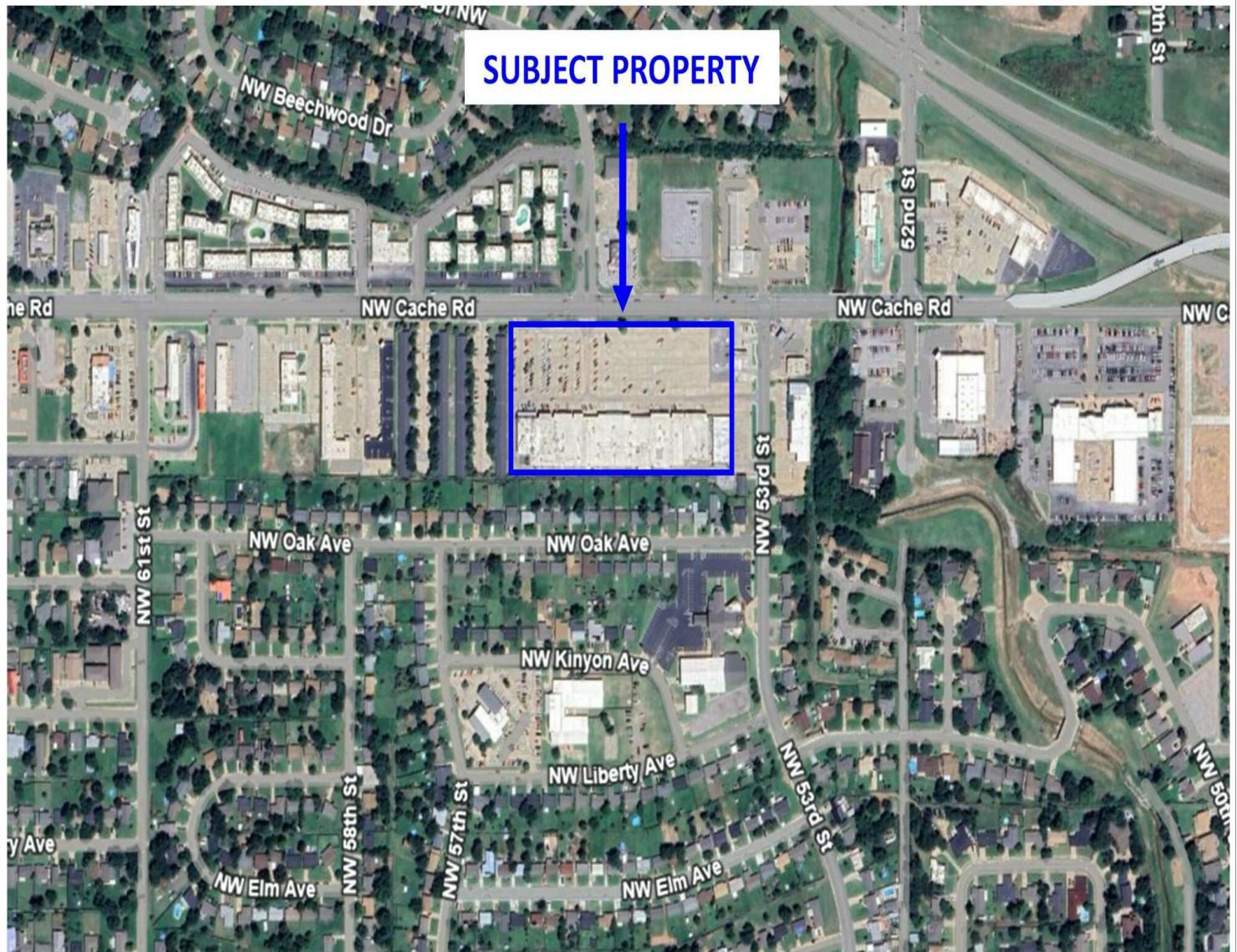
jwells@insightbrokers.com

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.

622 SW D AVENUE | LAWTON, OK 73501 | 580.353.6100 | INSIGHTBROKERS.COM

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

**RETAIL PROPERTY  
FOR LEASE**



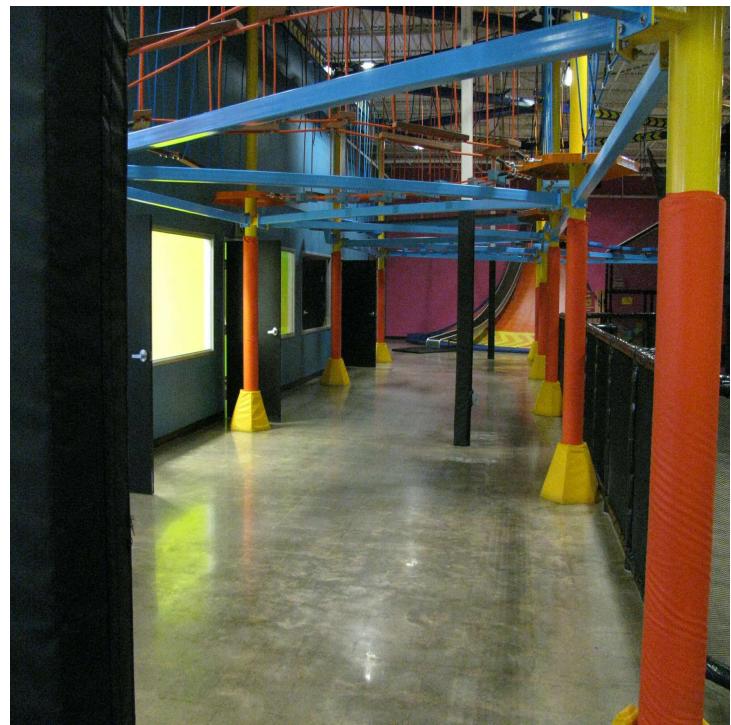
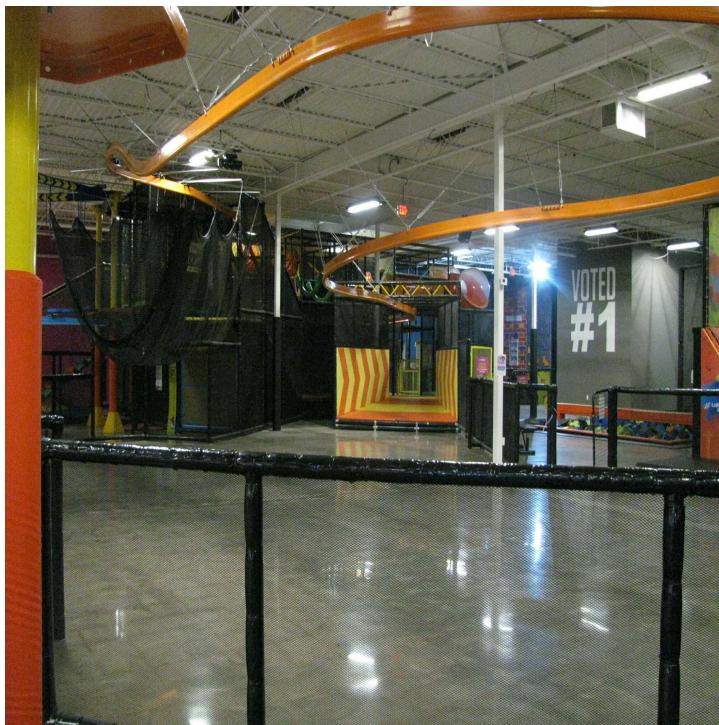
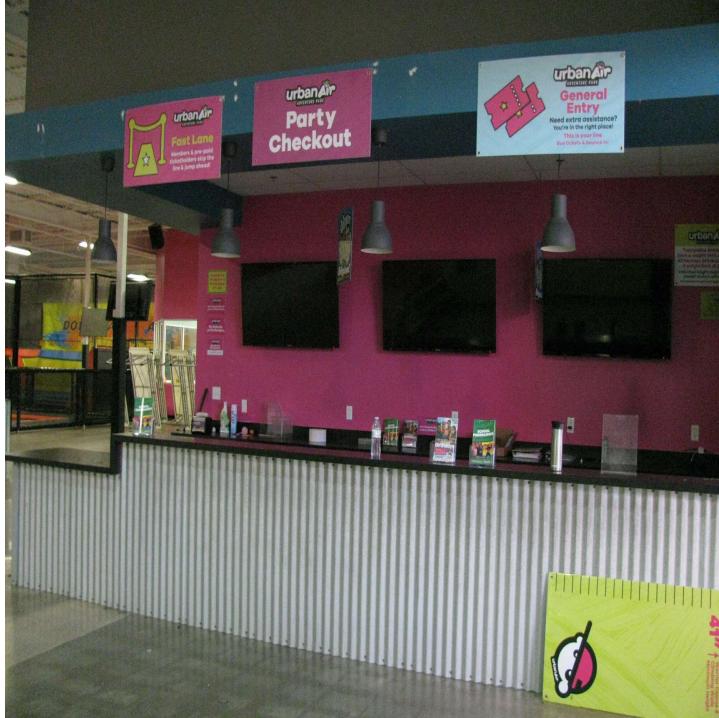
**JASON WELLS**

580.353.6100

jwells@insightbrokers.com

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

**RETAIL PROPERTY  
FOR LEASE**



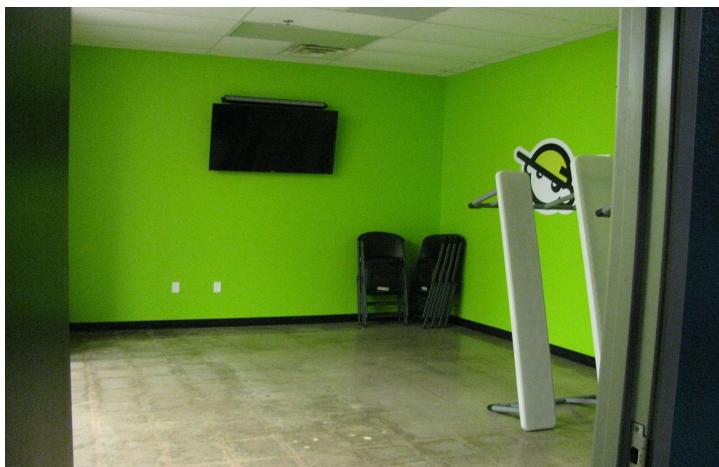
**JASON WELLS**

580.353.6100

jwells@insightbrokers.com

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

**RETAIL PROPERTY  
FOR LEASE**



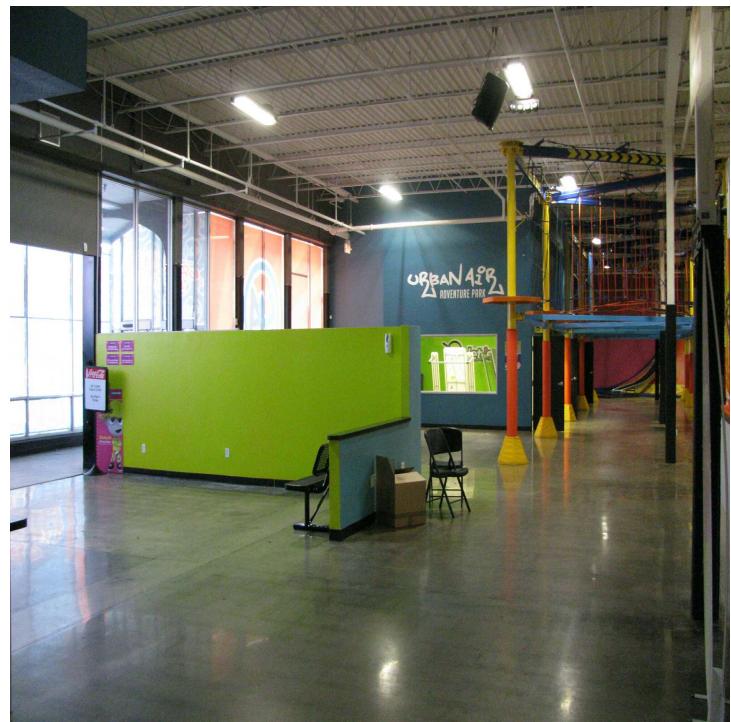
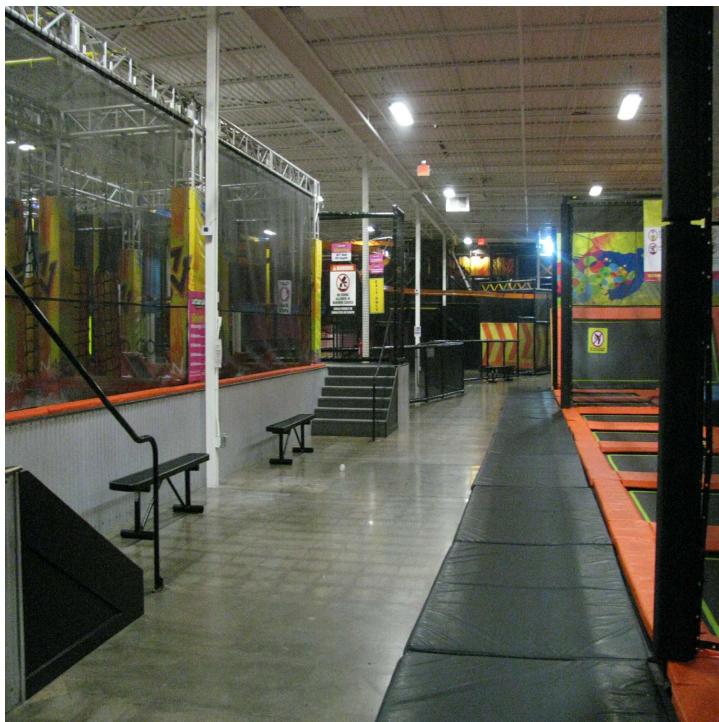
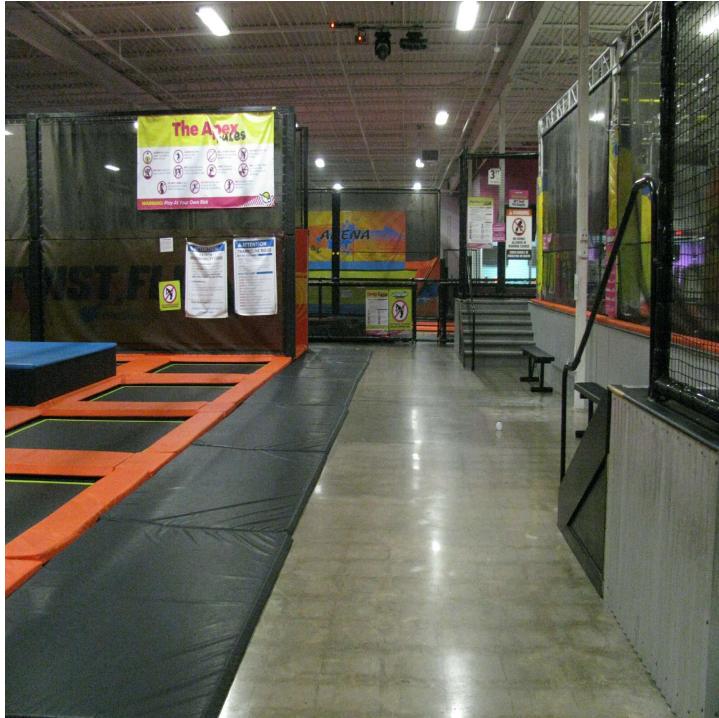
**JASON WELLS**

580.353.6100

jwells@insightbrokers.com

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

**RETAIL PROPERTY  
FOR LEASE**



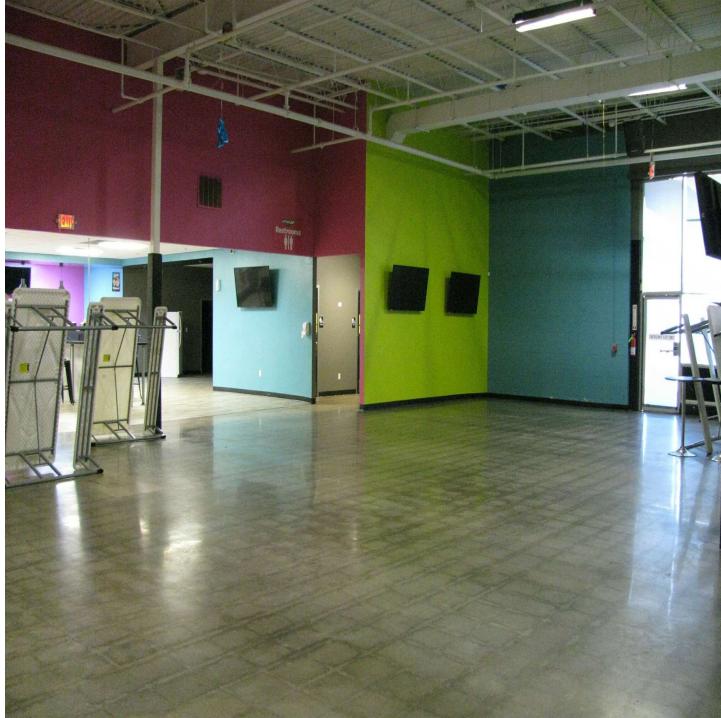
**JASON WELLS**

580.353.6100  
jwells@insightbrokers.com

Insight Commercial Real Estate Brokerage, LLC

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

**RETAIL PROPERTY  
FOR LEASE**



**JASON WELLS**

580.353.6100

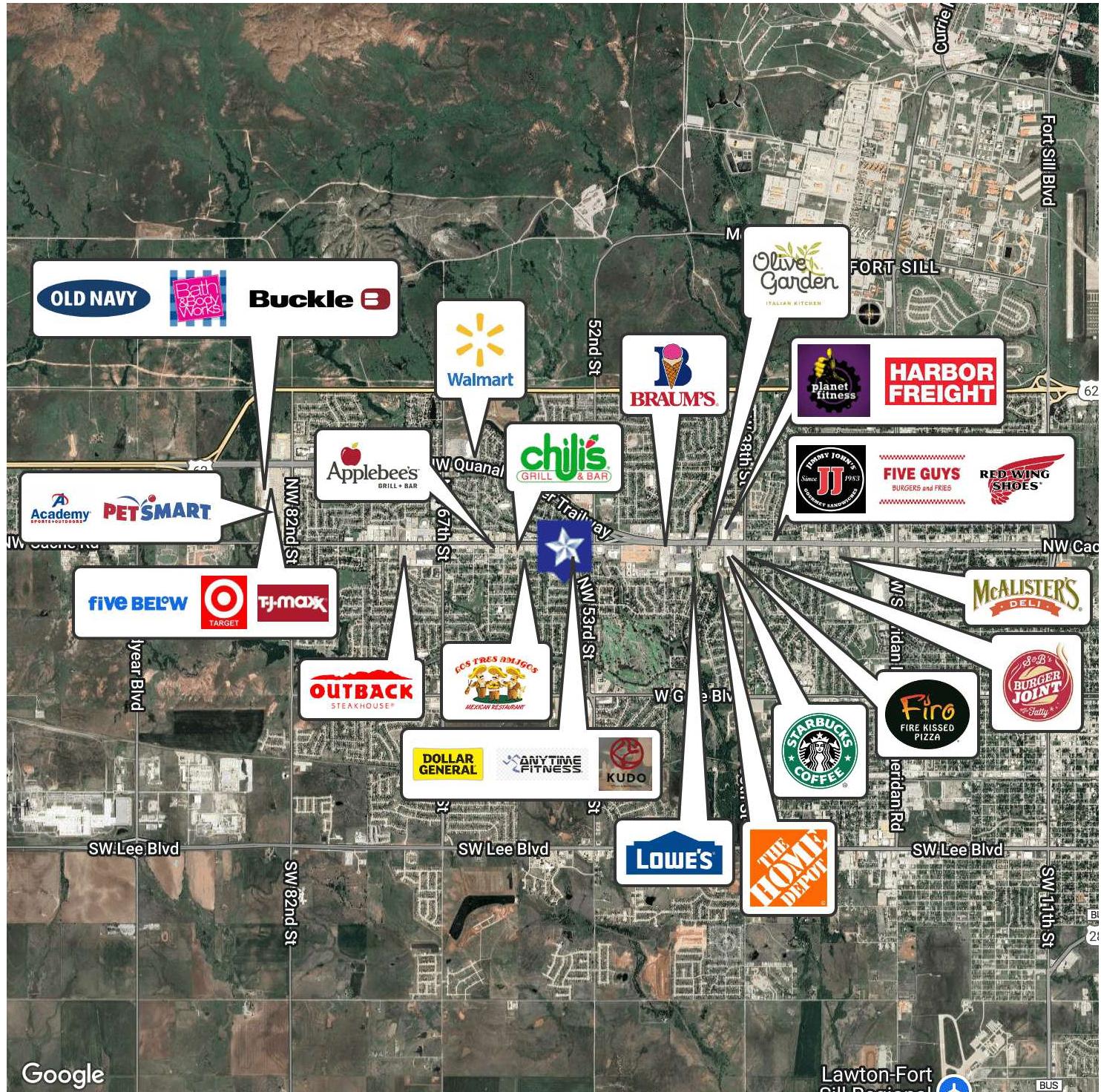
jwells@insightbrokers.com

622 SW D AVENUE | LAWTON, OK 73501 | 580.353.6100 | [INSIGHTBROKERS.COM](http://INSIGHTBROKERS.COM)



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

**RETAIL PROPERTY  
FOR LEASE**



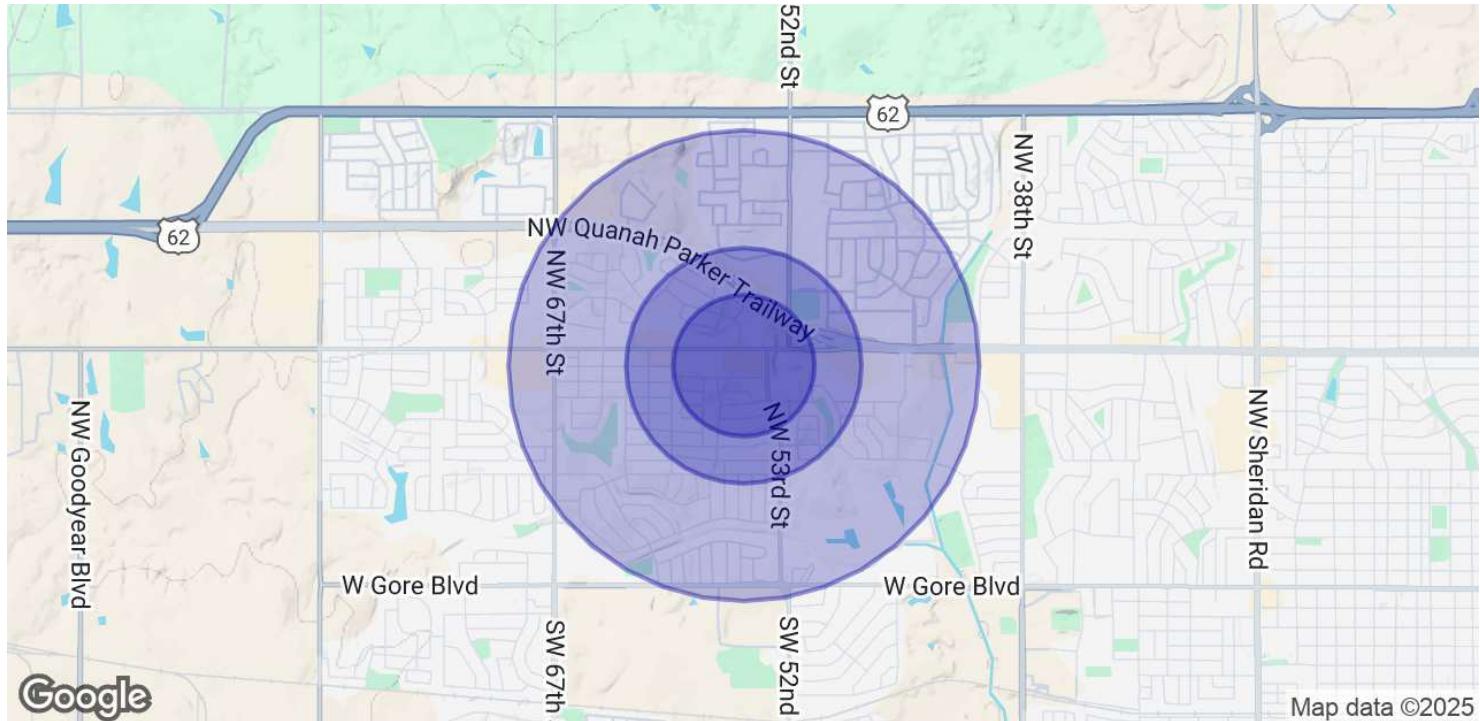
**JASON WELLS**

580.353.6100

jwells@insightbrokers.com

# 5324 NW Cache Rd. Lawton, OK 73505

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

## JASON WELLS

580.353.6100  
jwells@insightbrokers.com