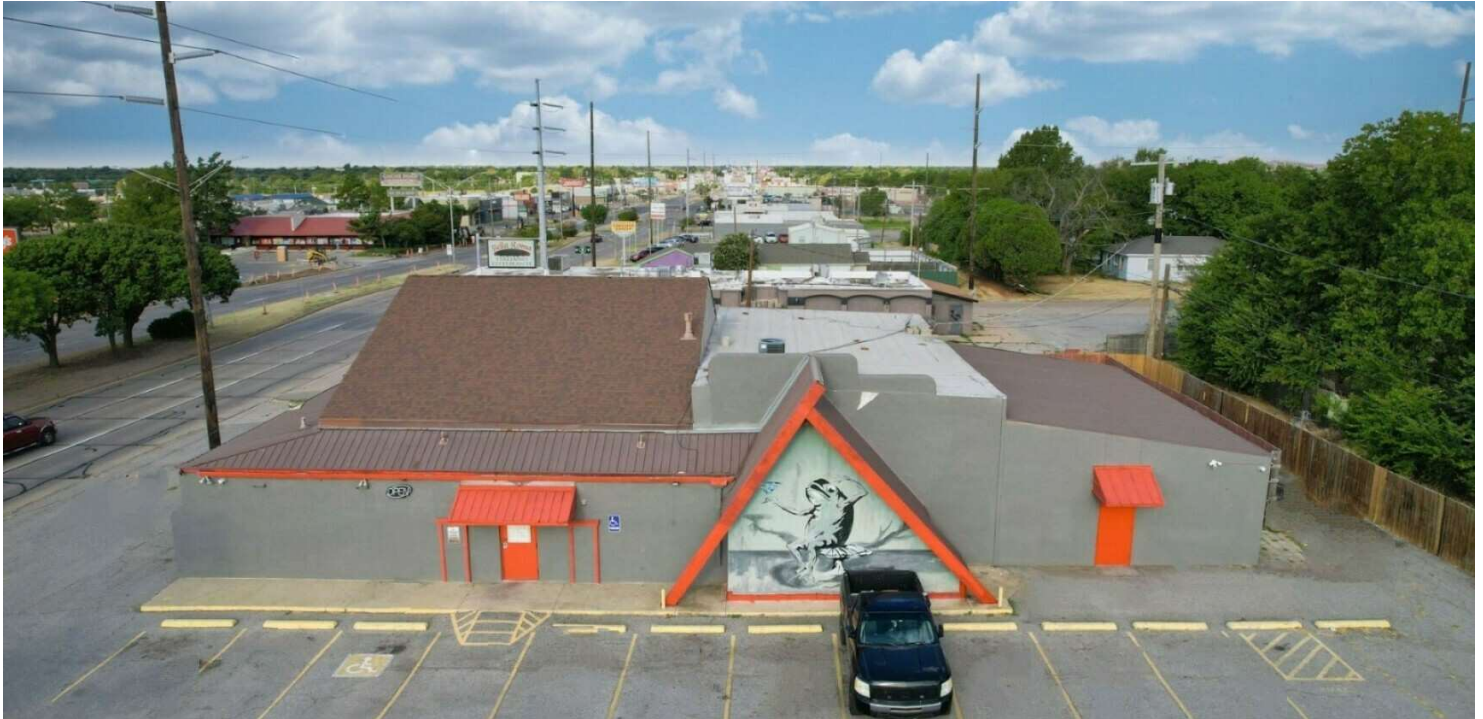


**1825 NW Cache Rd.  
Lawton, OK 73507**

**OPERATING BAR/ NIGHTCLUB  
FOR SALE**



### OFFERING SUMMARY

**Sale Price:** \$850,000

**Lot Size:** 0.66 Acres

**Year Built:** 1976

**Building Size:** 4,796 SF

**Price / SF:** \$177.23

### PROPERTY OVERVIEW

±4,796 sf fully operational bar/nightclub for sale on high traffic NW Cache Rd. This operator has run successful bars for 30+ years. Operator is in the process of retiring and offering a potential buyer with an excellent opportunity of being self-employed or as a landlord to use as an investment property to lease to an operator. All equipment and inventory included in the sale. All pool table liners have been replaced. Nearby businesses include: Wendy's, Wing Stop, Papa John's, Whataburger, Chick-fil-a, and Staples.

### PROPERTY HIGHLIGHTS

- Located on high traffic NW Cache Rd.
- All equipment and inventory included.
- Seller will stay to train new Buyers, if requested.

### MELISSA BUSSE

580.353.6100

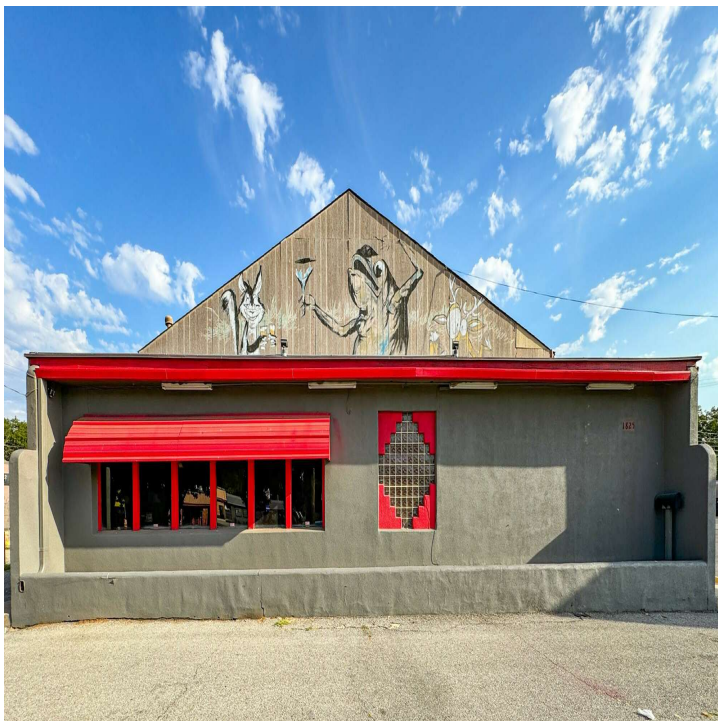
mbusse@insightbrokers.com

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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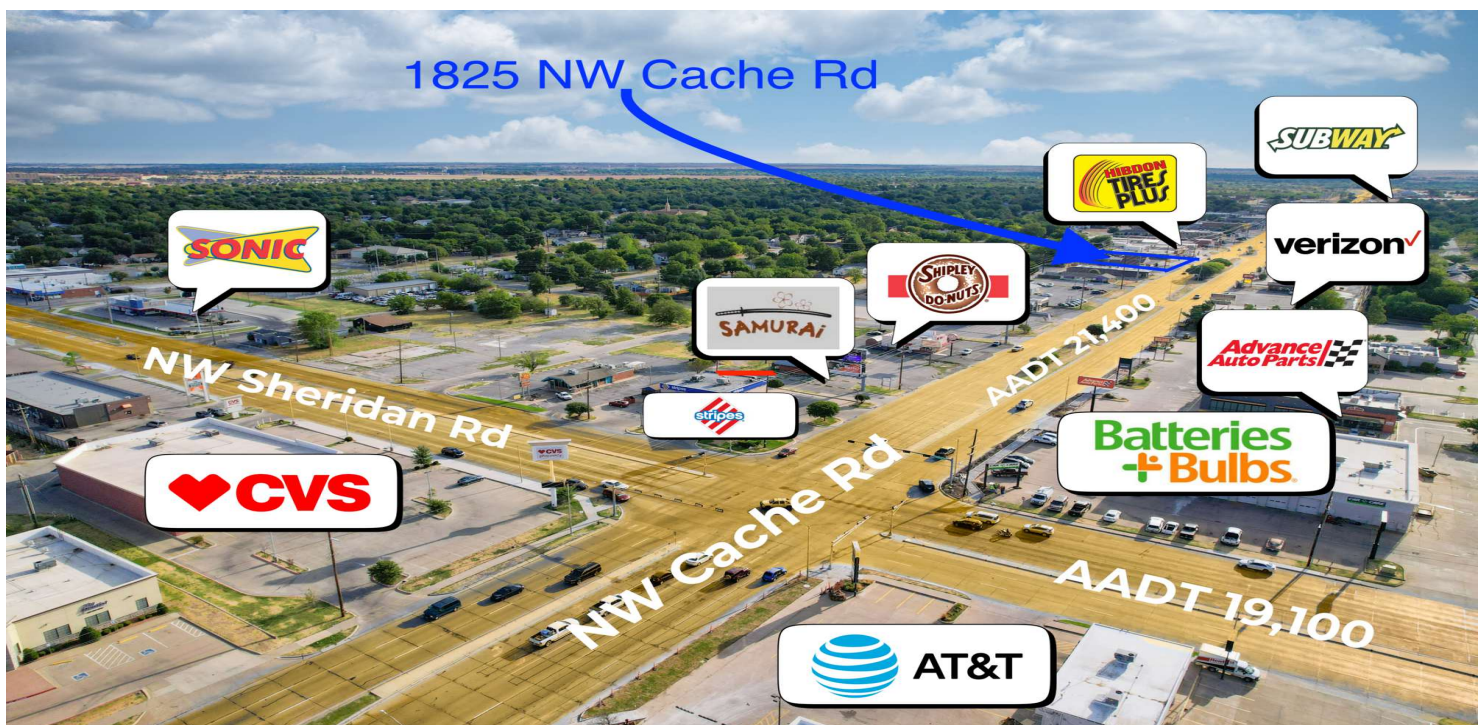
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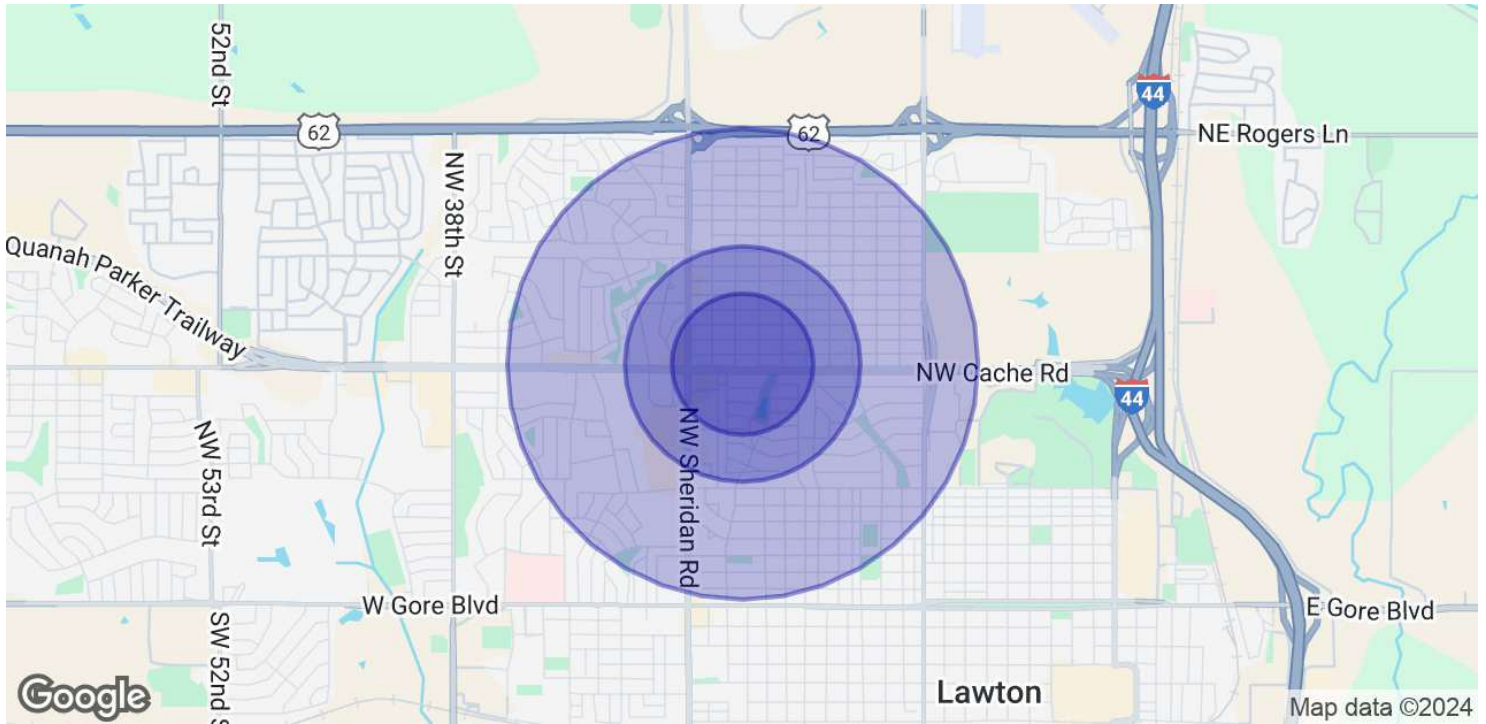
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# 1825 NW Cache Rd. Lawton, OK 73507

OPERATING BAR/  
NIGHTCLUB FOR SALE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	529	2,366	11,598
Average Age	38	38	39
Average Age (Male)	38	38	37
Average Age (Female)	39	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	236	1,036	4,905
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$58,081	\$56,462	\$53,084
Average House Value	\$145,625	\$141,483	\$134,100

Demographics data derived from AlphaMap

## MELISSA BUSSE

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