

**5316 NW Cache Rd.
Lawton, OK 73505**

RETAIL PROPERTY FOR
LEASE



OFFERING SUMMARY

Available SF: 6,650 SF

Lease Rate: \$12.00 SF/yr
\$1.81 SF/YR NNN

Lot Size: 7.11 Acres

Building Size: 89,701 SF

Zoning: C-5

PROPERTY OVERVIEW

Large retail space for lease in the TownWest Shopping Center. Space has large open retail area, offices, large storage area and private restrooms. Property is located on one of the busiest streets in Lawton with a daily traffic count of over 34,000 per day. Other tenants located in the Center are Young's Donuts, Ocean Dental, Dollar General, Urban Air, Kudo, Anytime Fitness, and Texas Roadhouse Restaurant. Surrounding businesses include Southwest Mazda, Stripes, White Buffalo Coffee Bar, Anderson Pharmacy, Knockout's Hair Cuts, & The Hangout.

PROPERTY HIGHLIGHTS

- Large Retail Space for Lease
- Open Retail Area
- High Traffic Count Street

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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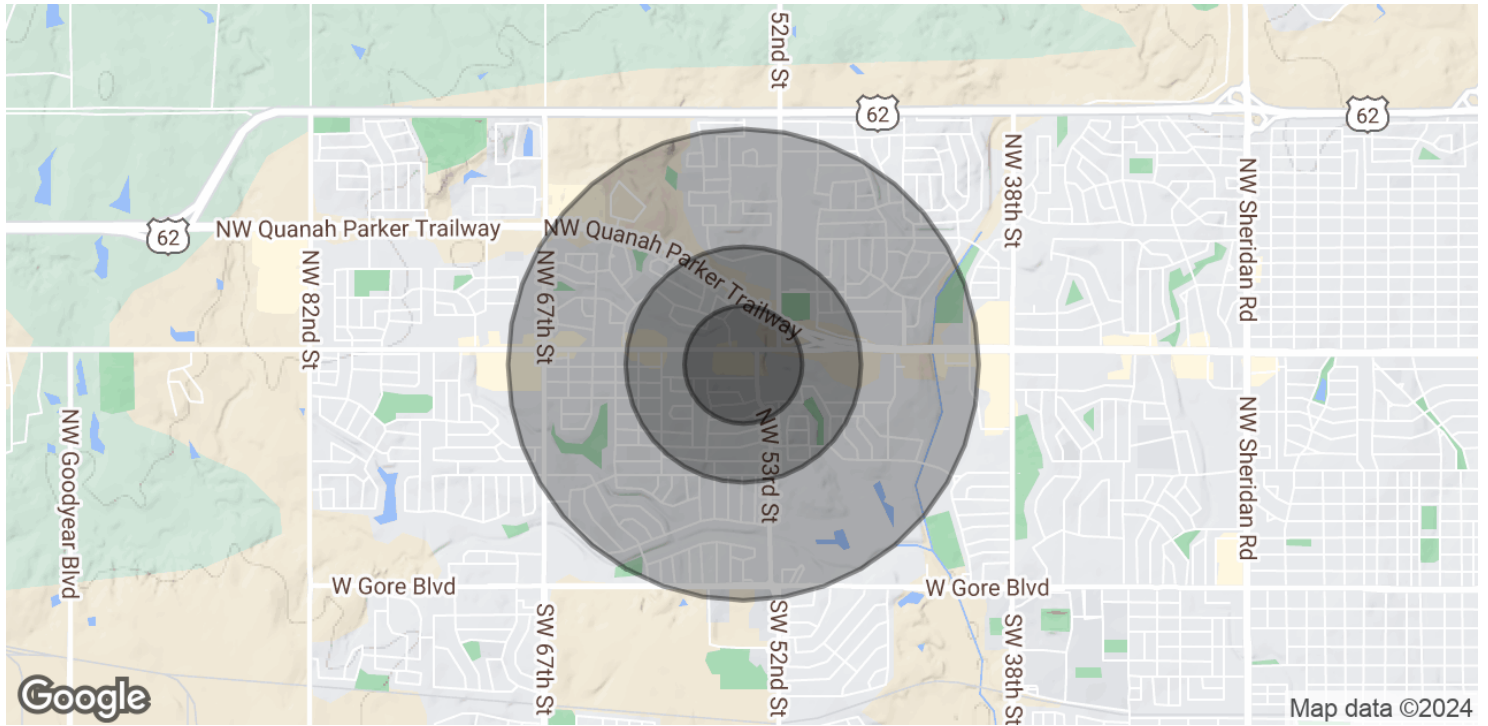


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,179	4,205	14,175
Average Age	27.6	27.8	32.3
Average Age (Male)	25.0	26.1	33.7
Average Age (Female)	33.7	33.1	34.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	465	1,684	5,693
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$46,712	\$46,002	\$50,505
Average House Value	\$111,864	\$111,348	\$107,679

* Demographic data derived from 2020 ACS - US Census

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