

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

**RETAIL PROPERTY FOR
LEASE**



OFFERING SUMMARY

Available SF: 6,650 SF

Lease Rate: \$12.00 SF/yr
\$2.42 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, Kudo, and Anytime Fitness. Surrounding businesses include Southwest Mazda, Stripes, White Buffalo Coffee Bar, Anderson Pharmacy, Chili's, Applebee's, and Lawton Motorsports.

PROPERTY HIGHLIGHTS

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

JASON WELLS

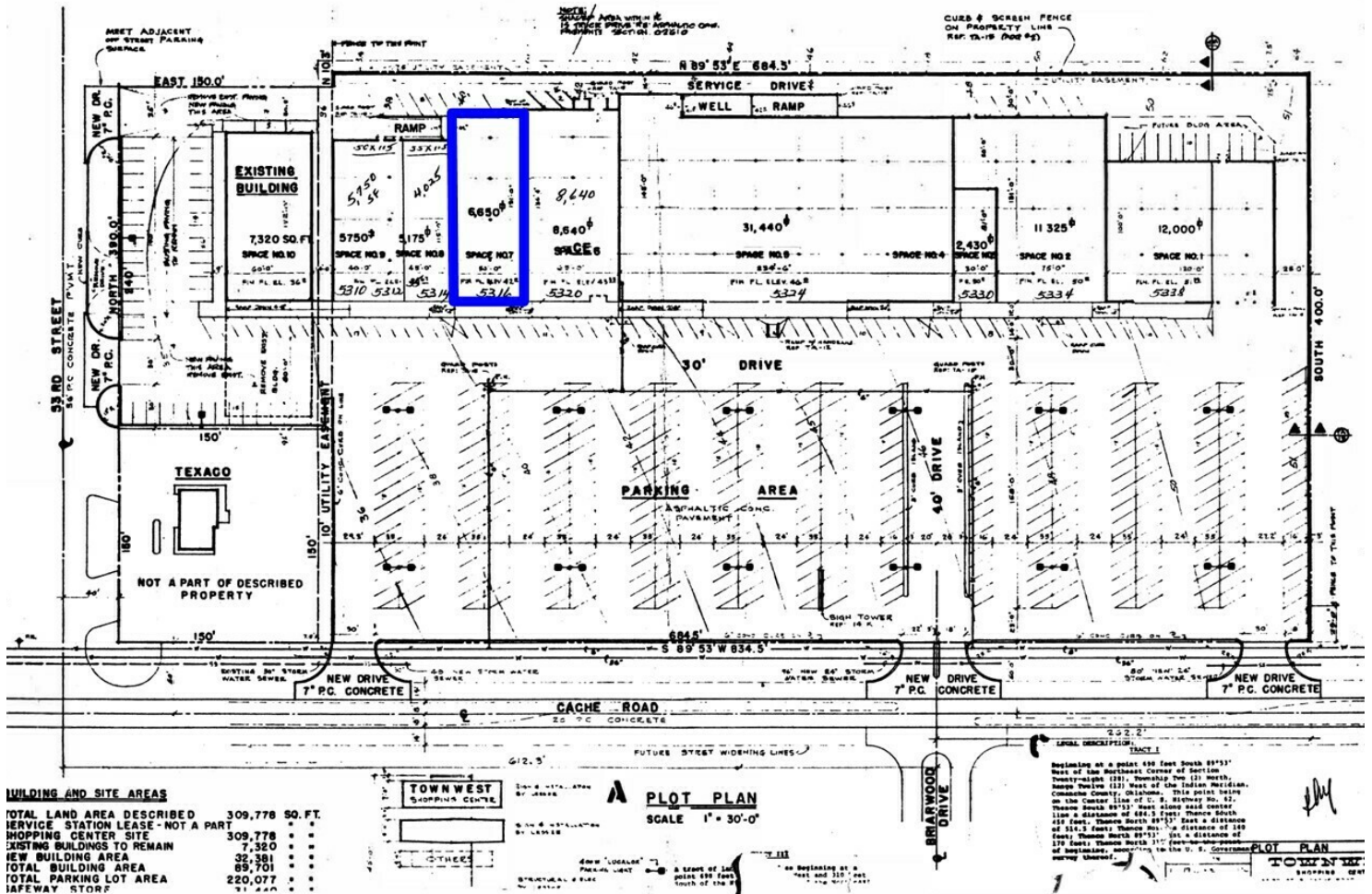
580.353.6100

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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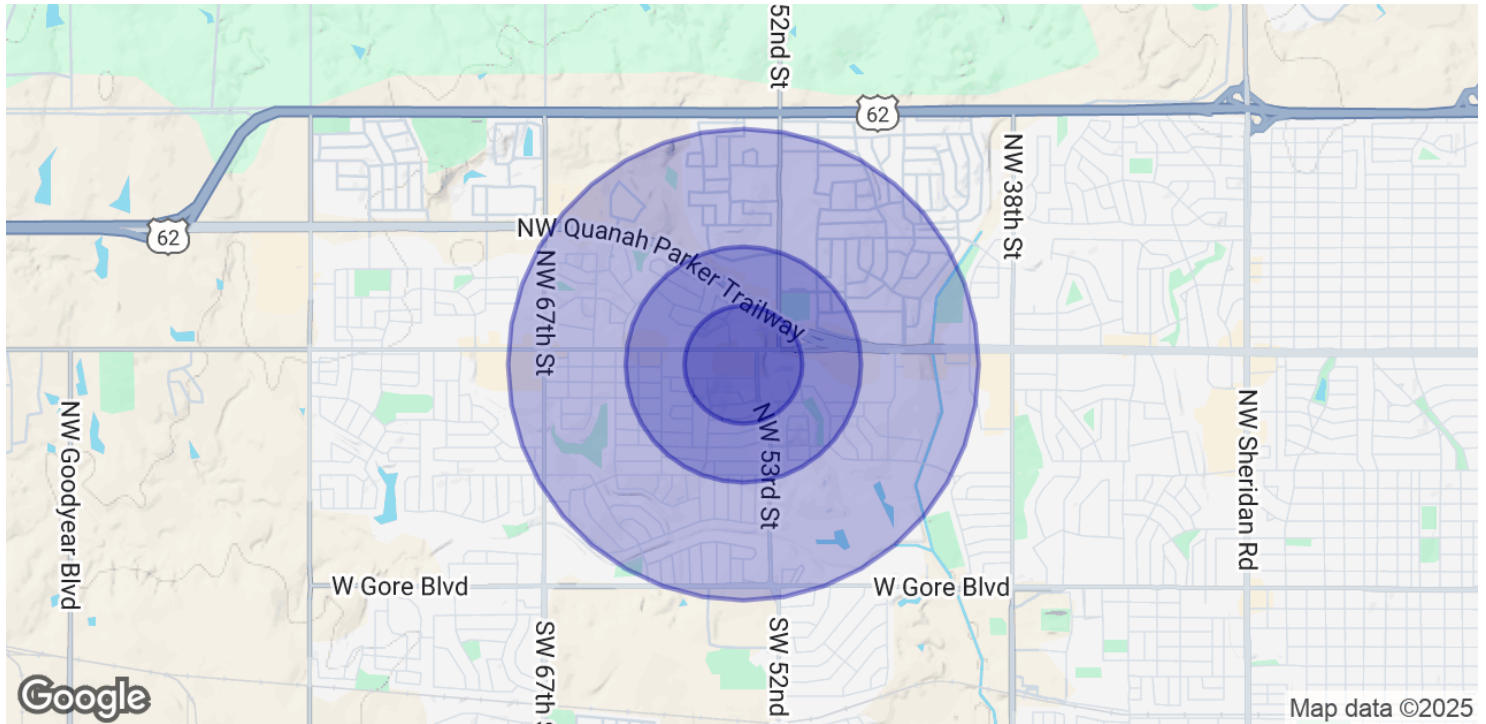
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RETAIL PROPERTY FOR LEASE



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

2020 American Community Survey (ACS)

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