

**1324 NW 53rd St.
Lawton, OK 73505**

**RETAIL PROPERTY
FOR LEASE**



OFFERING SUMMARY

Available SF: ±7,200 SF

Lease Rate: \$10.00 SF/yr
(+ \$2.42 psf/yr
NNN fees)

PROPERTY OVERVIEW

±7,200 sf retail property available for lease just off of high traffic NW Cache Rd. Property has a large open retail space and 3 restrooms (1 ADA). Ample parking available. Nearby businesses include: Ocean Dental, Anytime Fitness, Kudo Steakhouse and Sushi, Sonic Drive-In, Southwest Mazda, Chili's, Applebee's, Enterprise Rent-A-Car, Popeyes, White Buffalo Coffee Bar, and Lawton Motorsports.

PROPERTY HIGHLIGHTS

- Located just off of high traffic NW Cache Rd.

Building Size: ±7,200 SF

Zoning: C-5

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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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	906	3,312	11,883
Average Age	27.1	28.1	32.5
Average Age (Male)	26.8	28.2	33.5
Average Age (Female)	35.4	34.8	35.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	390	1,416	4,761
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$60,165	\$58,973	\$62,799
Average House Value	\$120,686	\$117,412	\$118,219

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