

**1127 NW Cache Rd.  
Lawton, OK 73507**

**REDEVELOPMENT  
OPPORTUNITY FOR SALE**



**SALE PRICE**

**\$1,300,000.00**

**PROPERTY OVERVIEW**

**OFFERING SUMMARY**

**Building Size:** ±30,000 SF

**Lot Size:** ±1.92 acres

**Zoning:** C5

Rare retail and development opportunity for sale on the hard corner of high traffic NW Cache Rd and Ft. Sill Blvd., two of Lawton's busiest thoroughfares. This is the first commercial property as you exit I-44 coming into Lawton, and has 360 feet of frontage on Cache Rd. Just south of Ft. Sill Military base, this listing features large retail spaces and warehouses. This property has ample parking and several entrances. The buildings total ±30,000sf, and sits on ±1.92 acres of land. This well-maintained and desirable retail center has new flooring throughout and new LED lighting. The building has a brand new roof that was installed in 2023. The main retail space has 7 entrances, which could be subdivided into retail spaces for a shopping center. There are 2 warehouses behind the building. Warehouse 1 has 2 overhead garage doors and warehouse 2 has 3 overhead garage doors. This is an owner-user property and the business will discontinue upon closing of the property. Great signage available facing NW Cache Rd and Ft. Sill Blvd. The Annual Average Daily Traffic Count is 15,900. Nearby businesses include U-Haul Moving and Storage, Central Junior High, Cache Road Plaza & Hello Gorgeous Hair Studio.

**PROPERTY HIGHLIGHTS**

- 15,900 Annual Average Daily Traffic Count

**MELISSA BUSSE**

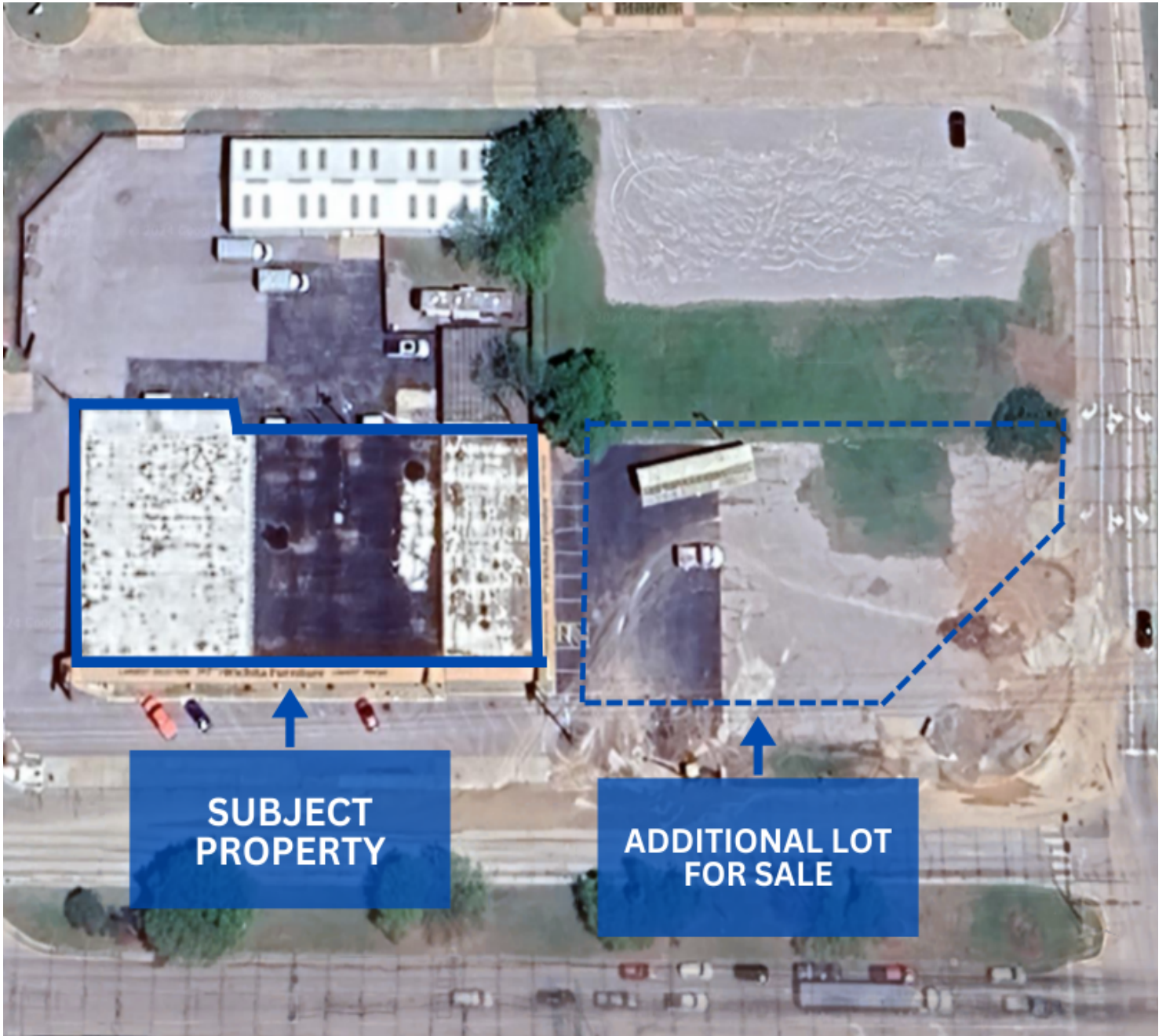
580.353.6100  
mbusse@insightbrokers.com

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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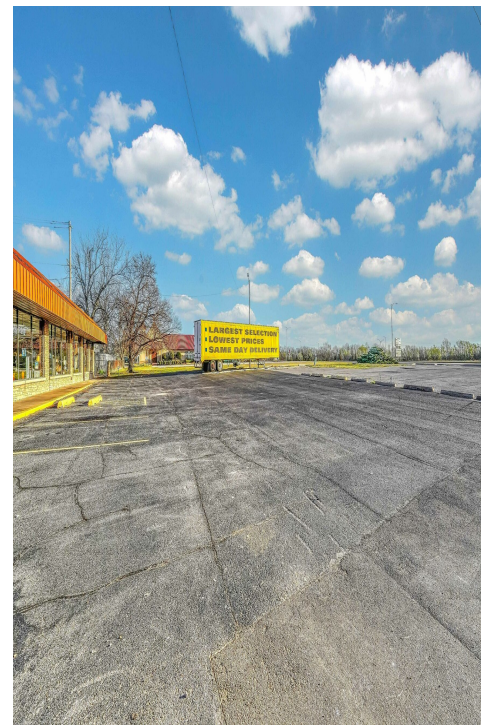
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**RETAIL PROPERTY FOR  
SALE**



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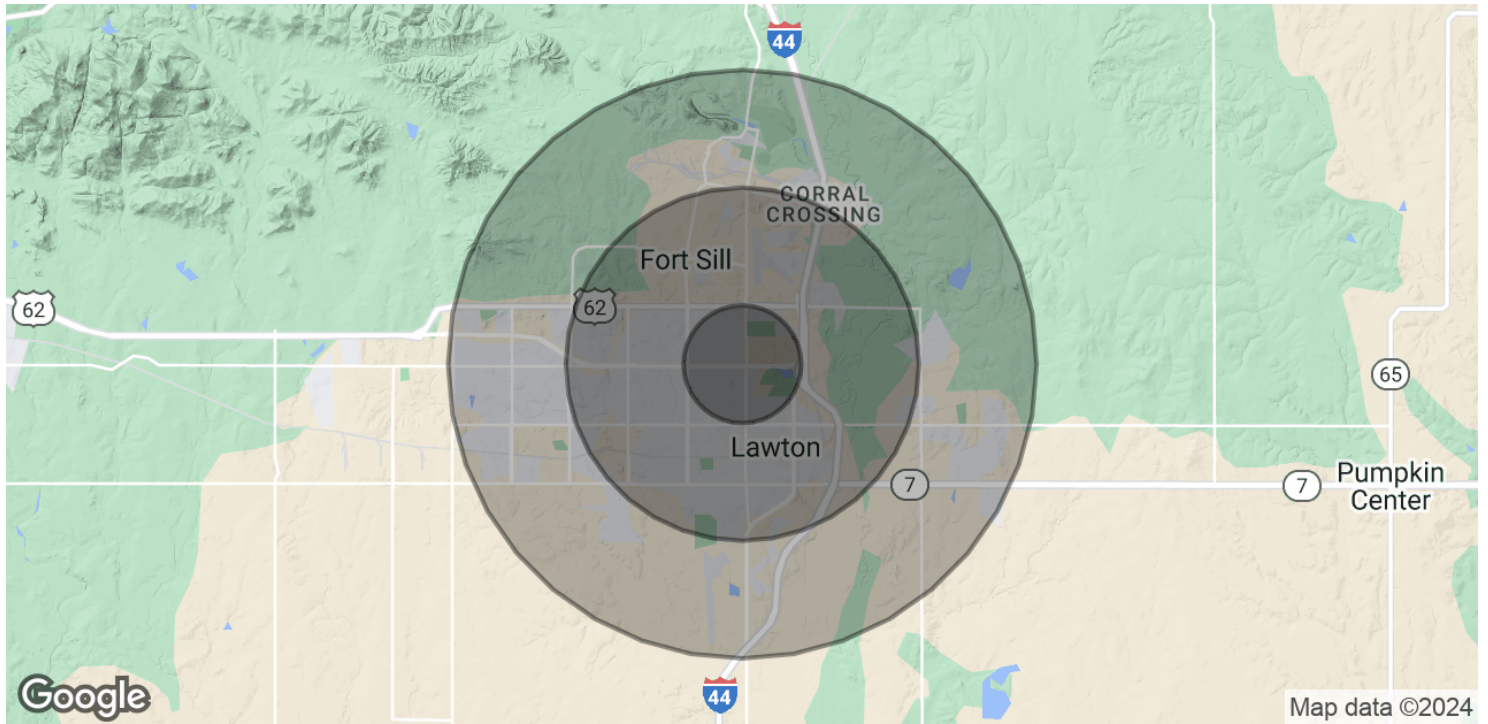
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REDEVELOPMENT OPPORTUNITY FOR  
SALE



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,166	48,951	80,421
Average age	30.4	31.3	31.1
Average age (Male)	31.3	30.8	30.7
Average age (Female)	29.8	31.5	31.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,964	19,921	30,798
# of persons per HH	2.3	2.5	2.6
Average HH income	\$42,365	\$42,248	\$46,632
Average house value	\$72,282	\$79,243	\$106,554

\* Demographic data derived from 2020 ACS - US Census

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