

**6105 NW Cache Rd
Lawton, OK 73505**

**RETAIL/OFFICE PROPERTY
FOR SALE**



SALE PRICE

\$525,000.00

PROPERTY OVERVIEW

Retail/office building for sale located on high traffic NW Cache Rd. Formerly a dry cleaner, this $\pm 3,320$ sf building sits on ± 0.45 ac parcel with raw land to the north. Building has an office space, reception area, break room, and a warehouse in the back with an 8 ft overhead door. The office area is newly renovated and has a new security system. New electric and a new HVAC System was recently installed throughout building. New roof. Property has a drive-thru. This property is also for lease. Surrounding businesses include Chili's, Applebee's, Enterprise Rent-A-Car, Pizza Hut, All American Car Wash, Sonic, Pizza Hut, & Los Tres Amigos Mexican Restaurant.

OFFERING SUMMARY

Lot Size: ± 0.45 Acres

Year Built: 1985

Building Size: $\pm 3,320$ SF

Zoning: C-5

PROPERTY HIGHLIGHTS

- Located on high traffic NW Cache Rd
- Newly installed electric and HVAC system
- Newly renovated office

JASON WELLS

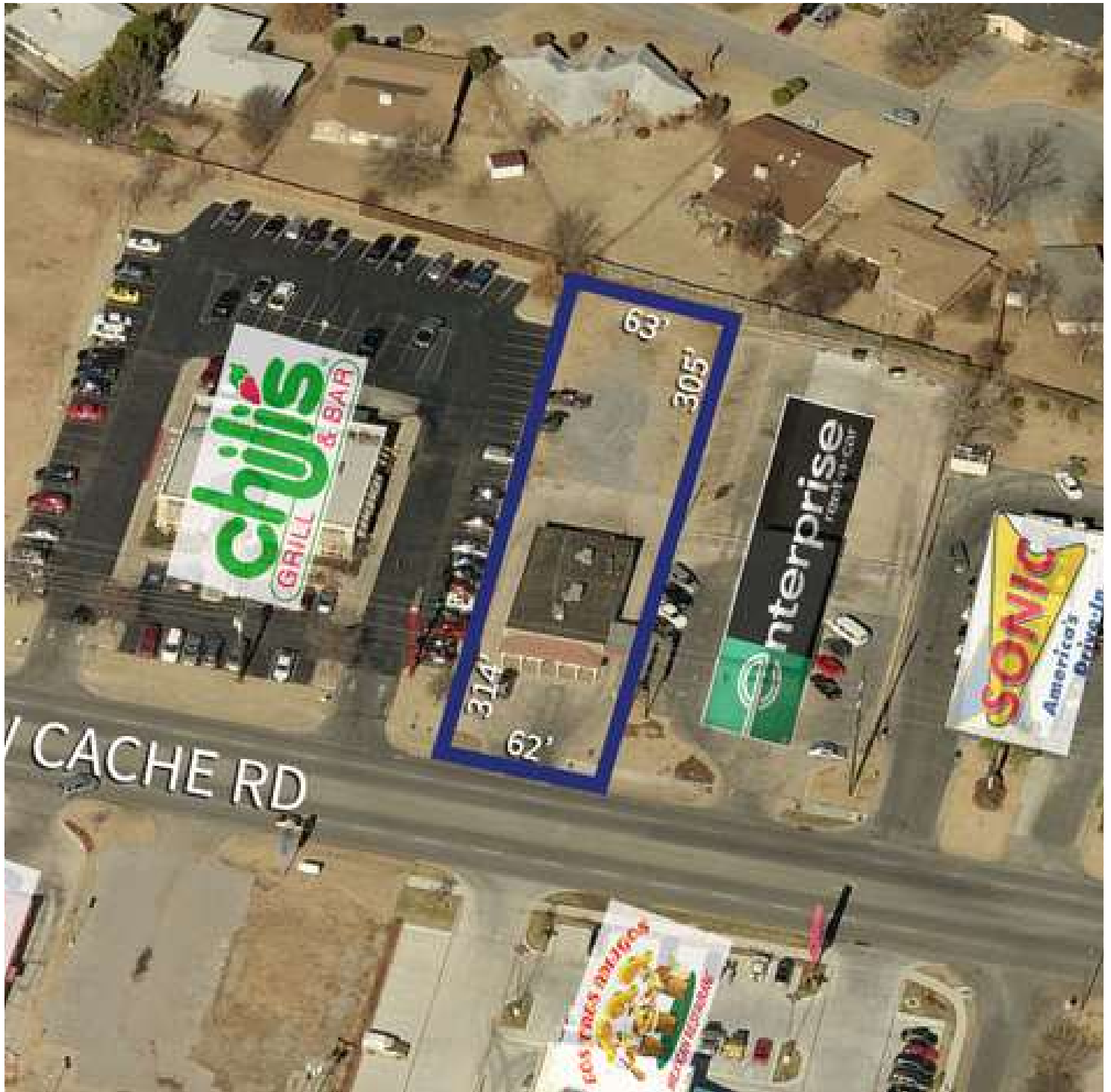
580.353.6100

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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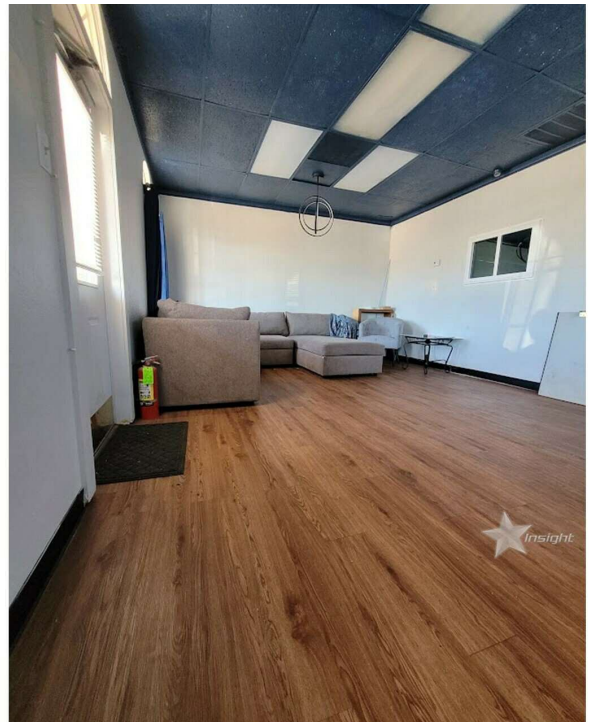
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Insight Commercial Real Estate Brokerage, LLC

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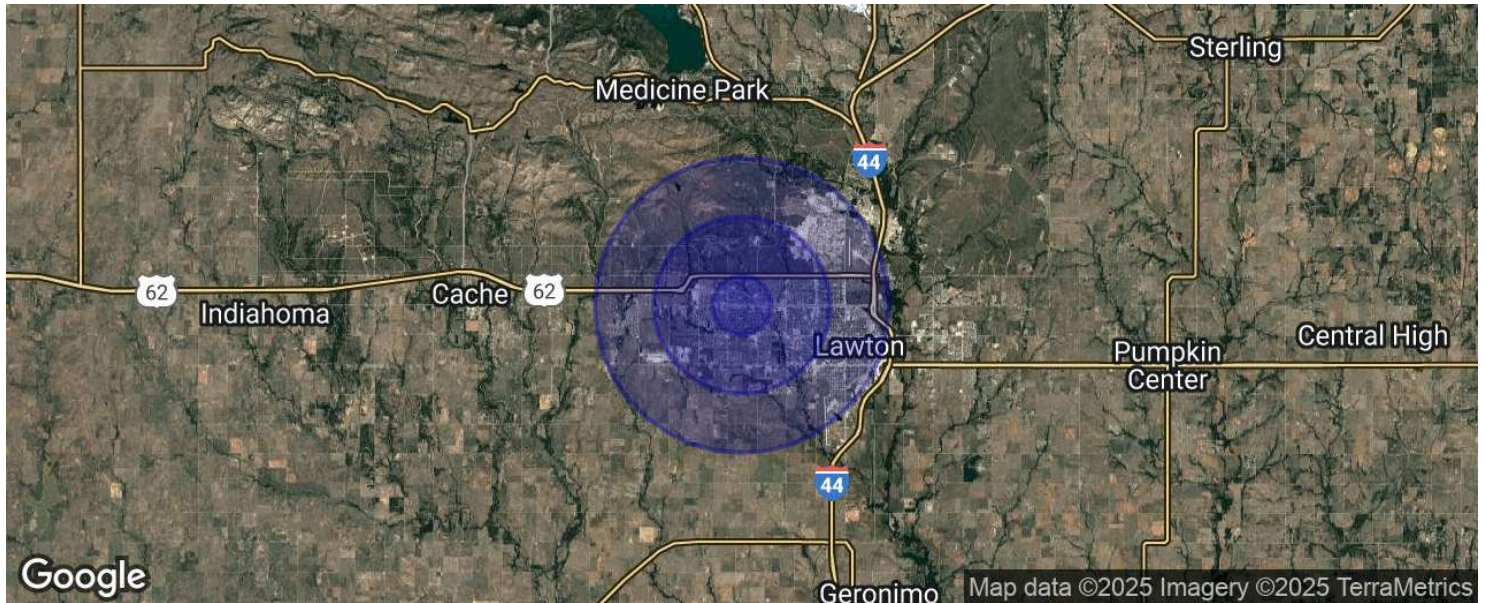
An aerial photograph of Northwest Oklahoma City, featuring numerous commercial establishments and residential areas. The map includes street names such as NW Parker Trailway, NW Andrews Ave, NW Taylor Ave, NW Cache Rd, NW Elm Ave, NW Cherry Ave, NW 67th St, NW 64th St, NW 63rd St, NW 61st St, NW 58th St, NW Wilfred Dr, NW 55th St, NW Cedarwood Dr, NW Chestnut Ln, Briarwood Dr NW, and Oak Av. Key locations are highlighted with callout boxes containing logos for Walmart, Fort Sill Federal Credit Union, IBC Bank, Sherwin Williams, Popeyes Louisiana Kitchen, Applebee's Grill + Bar, Chili's Grill & Bar, Enterprise Rent-A-Car, Sonic Drive-In, Goodyear, Tipton's Fine Jewelry, Es Tres Amigos Mexican Restaurant, Super Car Care Supercenter, Urban 496 Trampoline Park, Texas Recreational, Kudo, Pizza Hut, Dairy Queen, O'Reilly Auto Parts, Whataburger, Stripes, and Crosby Elementary. A blue star icon marks a central location near the intersection of NW Cache Rd and NW 61st St.

622 SW D AVENUE | LAWTON, OK 73501 | 580.353.6100 | [INSIGHTBROKERS.COM](https://www.insightbrokers.com)



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POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,694	46,755	75,998
Median age	29.6	32.4	32.1
Median age (Male)	29.3	32.3	32.1
Median age (Female)	31.5	33.1	32.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,892	18,749	30,674
# of persons per HH	2.6	2.5	2.5
Average HH income	\$52,080	\$55,264	\$51,589
Average house value	\$117,527	\$130,226	\$127,617

* Demographic data derived from 2020 ACS - US Census

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