

**3414 NW Cache Rd. Ste. A
Lawton, OK 73505**

**OFFICE BUILDING FOR
LEASE**



OFFERING SUMMARY

Available SF: 2,275 SF

Lease Rate: \$3,300.00 per month (NNN)

Building Size: 20,146 SF

PROPERTY OVERVIEW

Retail/office space available. Shopping center located at the corner of NW 38th & NW Cache Rd. which has one of the highest traffic counts in the city, with approximately $\pm 45,000$ CPD. Ample paved parking and pylon signage at roadside. The adjacent tenants are Navy Federal Credit Union, Eye Mart Express, Big Chief Collective, and Lawton Nails and Spa.

PROPERTY HIGHLIGHTS

- 3414 NW Cache Rd. Ste. A
- Highly visible pylon sign

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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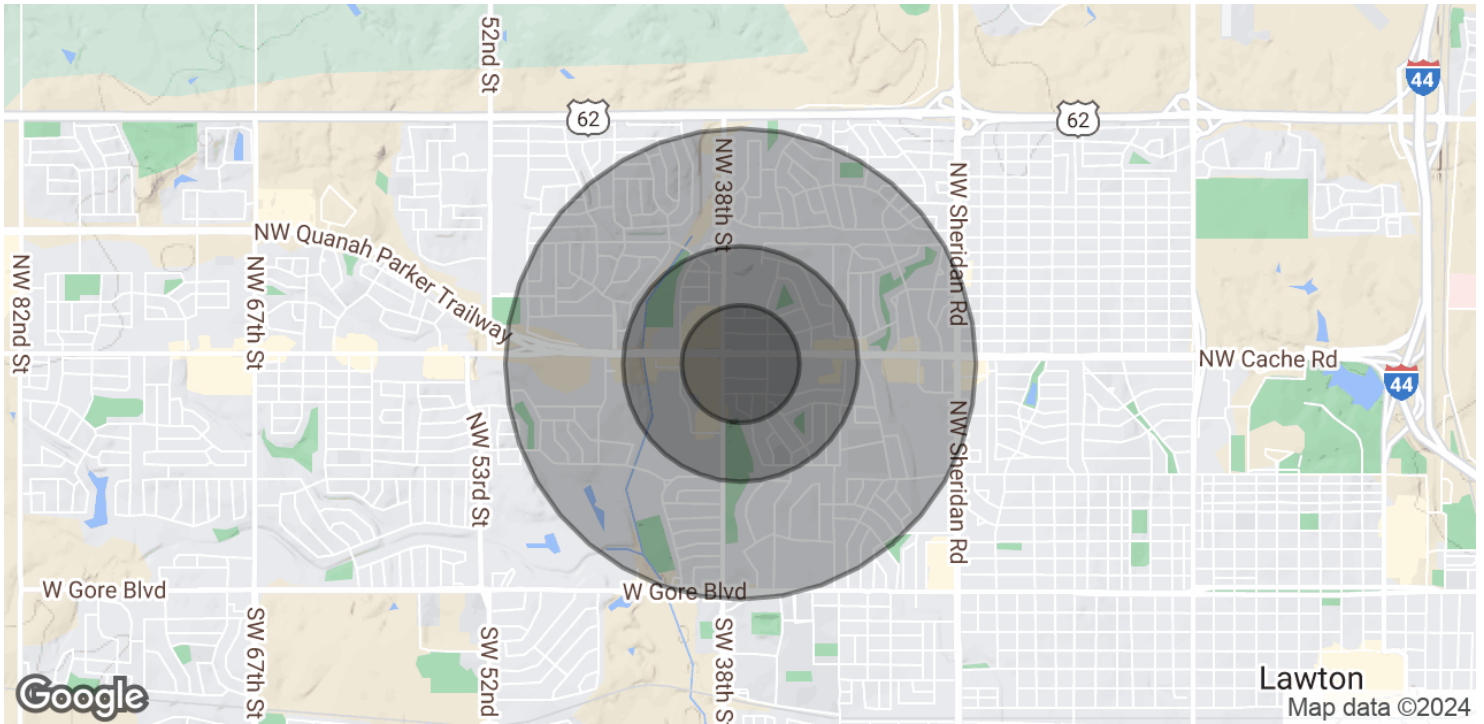
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	606	2,388	10,486
Average Age	38.2	38.5	36.9
Average Age (Male)	28.3	30.5	32.5
Average Age (Female)	50.8	49.3	41.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	342	1,255	5,265
# of Persons per HH	1.8	1.9	2.0
Average HH Income	\$61,398	\$59,668	\$47,573
Average House Value	\$136,016	\$135,912	\$103,075

2020 American Community Survey (ACS)

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