

Cache Road Shopping Center - Willing to Divide Space

4009 NW Cache Road, Lawton, OK 73505



RETAIL SPACE AVAILABLE - CAN BE DIVIDED

Available SF: 11,197 SF

The space formerly occupied by Big 5 Sporting Goods is located in the highly popular Cache Road Shopping Center with excellent co-tenants.

Lease Rate: \$16.00 net

Good position on the pylon sign is available.

Building Size: 30,000 SF +/-

The space has great visibility and easy access to the heavy traffic on Cache Road which has 31,725 car per day.

Market: Lawton

A land parcel to the east can be used as expansion of this space, a Build-To-Suit or Ground Lease. A separate Flyer is available for this 1.388 acre tract.

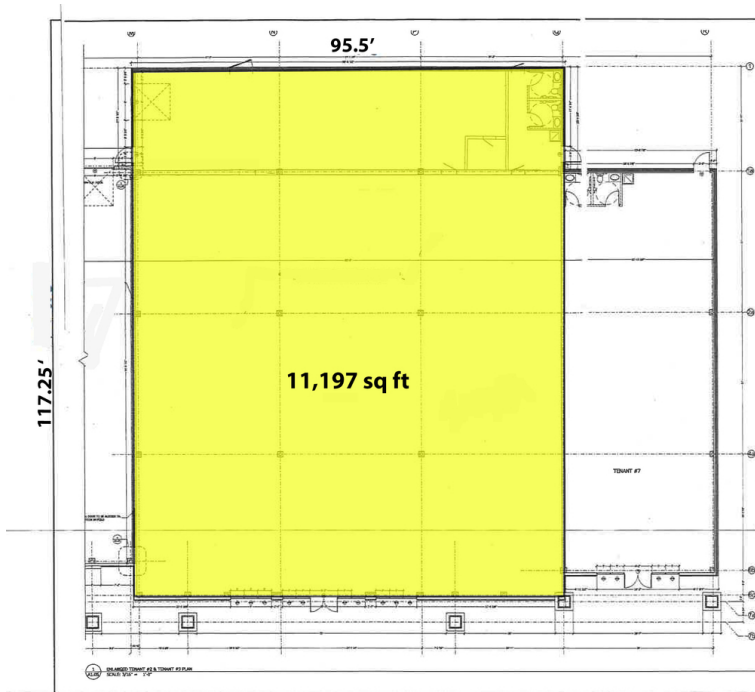
FOR MORE INFORMATION, CONTACT

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	86,011
Population Density	86,011
Median Age	31.8
Median Age (Male)	31.8
Median Age (Female)	32.1
Total Households	34,274
# of Persons Per HH	2.5
Average HH Income	\$49,199
Average House Value	\$123,112

TRAFFIC COUNTS (per ACOG)

NW Cache Rd	east	30,220
NW Cache Rd	west	31,725