Cache Road Shopping Center - Willing to Divide Space



4009 NW Cache Road, Lawton, OK 73505



RETAIL SPACE AVAILABLE - CAN BE DIVIDI		
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.
		Good position on the pylon sign is available.
Lease Rate:	\$16.00 net	Area retailers include: Home Depot, Lowe's, Starbucks, Olive Garden, Harbor Freight, Planet Fitness and Ted's Escondido.
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		121516
Karleen Krywucki kkrywucki@priceedwards.com 405.843.7474 210 Park Ave, Suite 700		

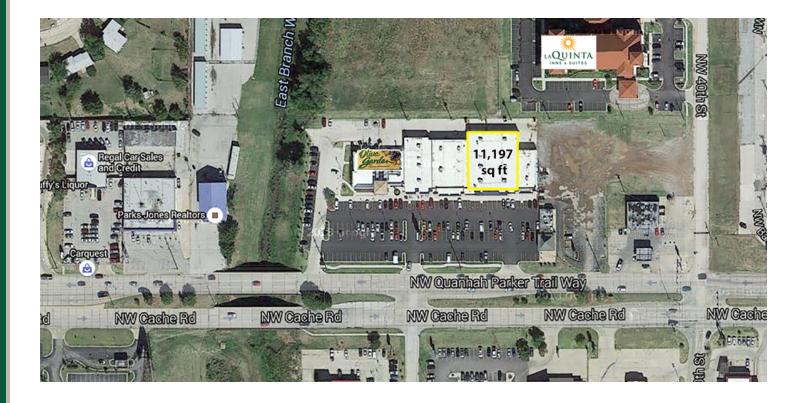
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

Oklahoma City, OK 73102 www.priceedwards.com

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Demografines (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)			

DEMOGRAPHICS (per 2010 Census: 5 Miles Radius)

	11	/	
NW Cache Rd		east	30,220
NW Cache Rd		west	31,725