

# CACHE ROAD SHOPPING CENTER

4009 NW Cache Road, Lawton, OK 73505



## RETAIL SPACE NOW AVAILABLE

**Available SF:**

11,197 SF

**Lease Rate:**

\$16.00 net

**Building Size:**

30,000 SF

**Market:**

Lawton

### PROPERTY OVERVIEW

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.

Area retailers include: Home Depot, Lowe's, Starbucks, Olive Garden, Harbor Freight, Planet Fitness and Ted's Escondido.

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

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.

121517

**KARLEEN KRYWUCKI**

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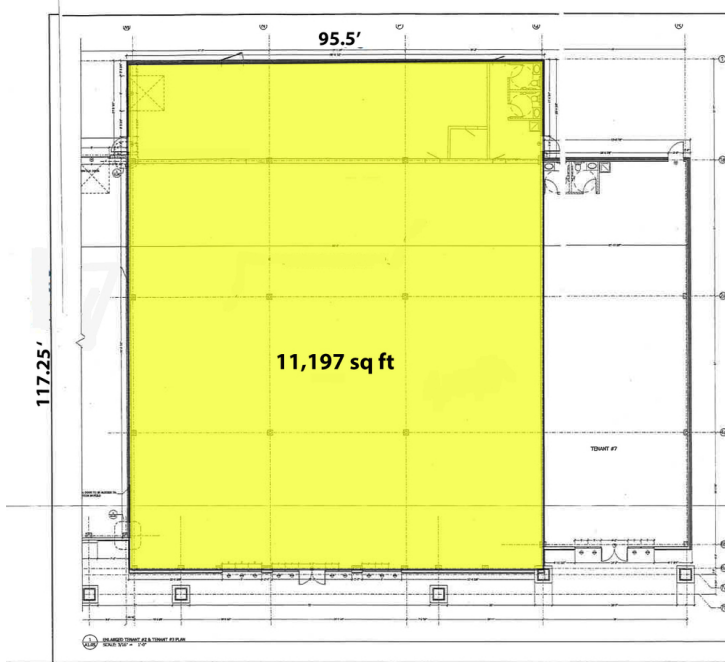


## DEMOGRAPHICS (per 2010 Census; 10 Miles Radius)

Total Population	95,773
Population Density	95,773
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	\$63,990
Average House Value	\$123,112

## TRAFFIC COUNTS (per ACOG)

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



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