

## LAWTON MARKETPLACE | 2 OUTPARCELS

NWQ OF CACHE RD & NW 82ND ST, LAWTON, OK 73505



### BRANDY RUNDEL

retail leasing associate

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337

### EV ERNST

Retail Specialist

ernst@priceedwards.com

O: 405.843.7474

#### Sale Price

\$975,000 - \$1,150,000

#### Lease Rate

\$75,000.00 - 85,000.00 per year (Ground)



## LAWTON MARKETPLACE | 2 OUTPARCELS

NWQ OF CACHE RD & NW 82ND ST, LAWTON, OK 73505

### PROPERTY DESCRIPTION

Outparcel 2 - 1.22 Acre retail pad is available, facing NW 82nd St. Located between Braum's and Hutch's, making for the perfect location for a full-service site-down restaurant or QSR in the thriving market of Lawton, Ok.

Outparcel 5 - 1.52 Acre retail pad is available, facing NW Cache Rd. Located next to Chick-Fil-A.

Lawton is home to Fort Sill military base; home to more than 53,000 people, (military and civilian combined).

Outparcel 2 - 1.22 acres - Sales price \$975,000 - ground Lease - \$75,000

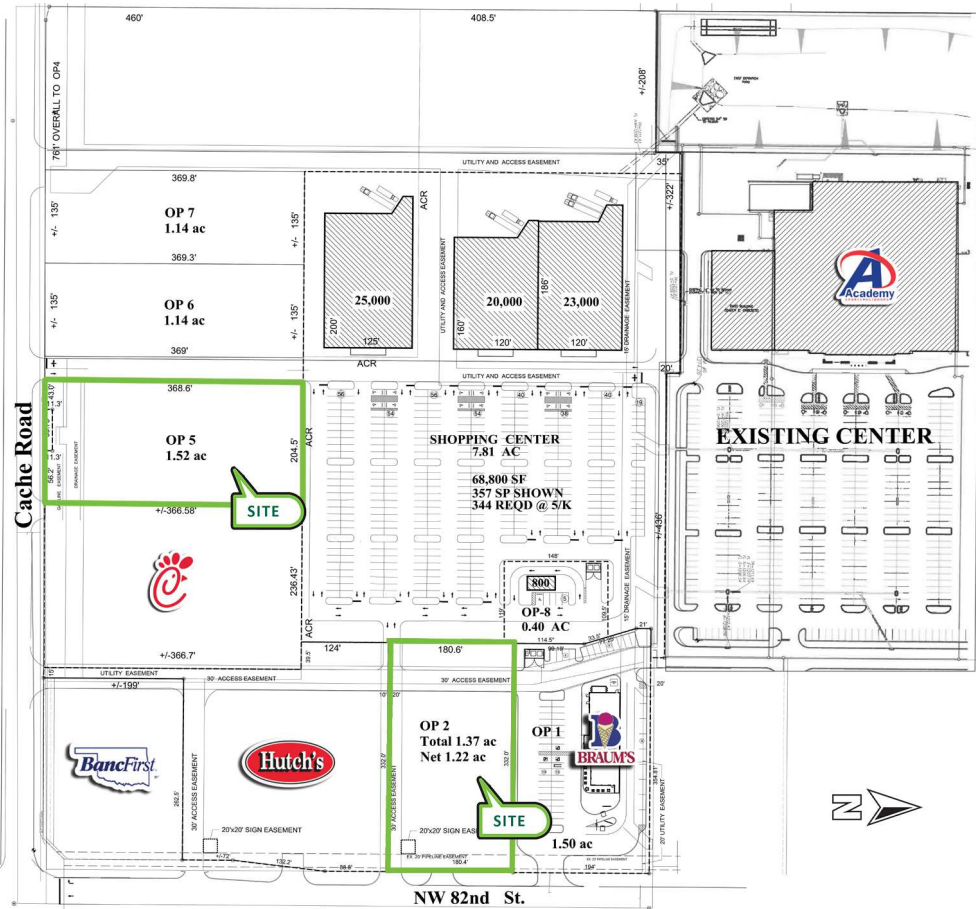
Outparcel 5 - 1.52 acres - Sales price \$1,150,000 - ground Lease - \$85,000

### OFFERING SUMMARY

<b>Sale Price:</b>	\$975,000 - \$1,150,000
<b>Lease Rate:</b>	\$75,000.00 - 85,000.00 per year (Ground)
<b>Available acres:</b>	1.22 - 1.52 Acres
<b>Lot Size:</b>	2.74 Acres

### TRAFFIC COUNTS

<b>NW 82nd St</b>	8,644	VPD-2023
<b>NW Cache Rd</b>	14,205	VPD-2023



**BRANDY RUNDEL**

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337

**EV ERNST**

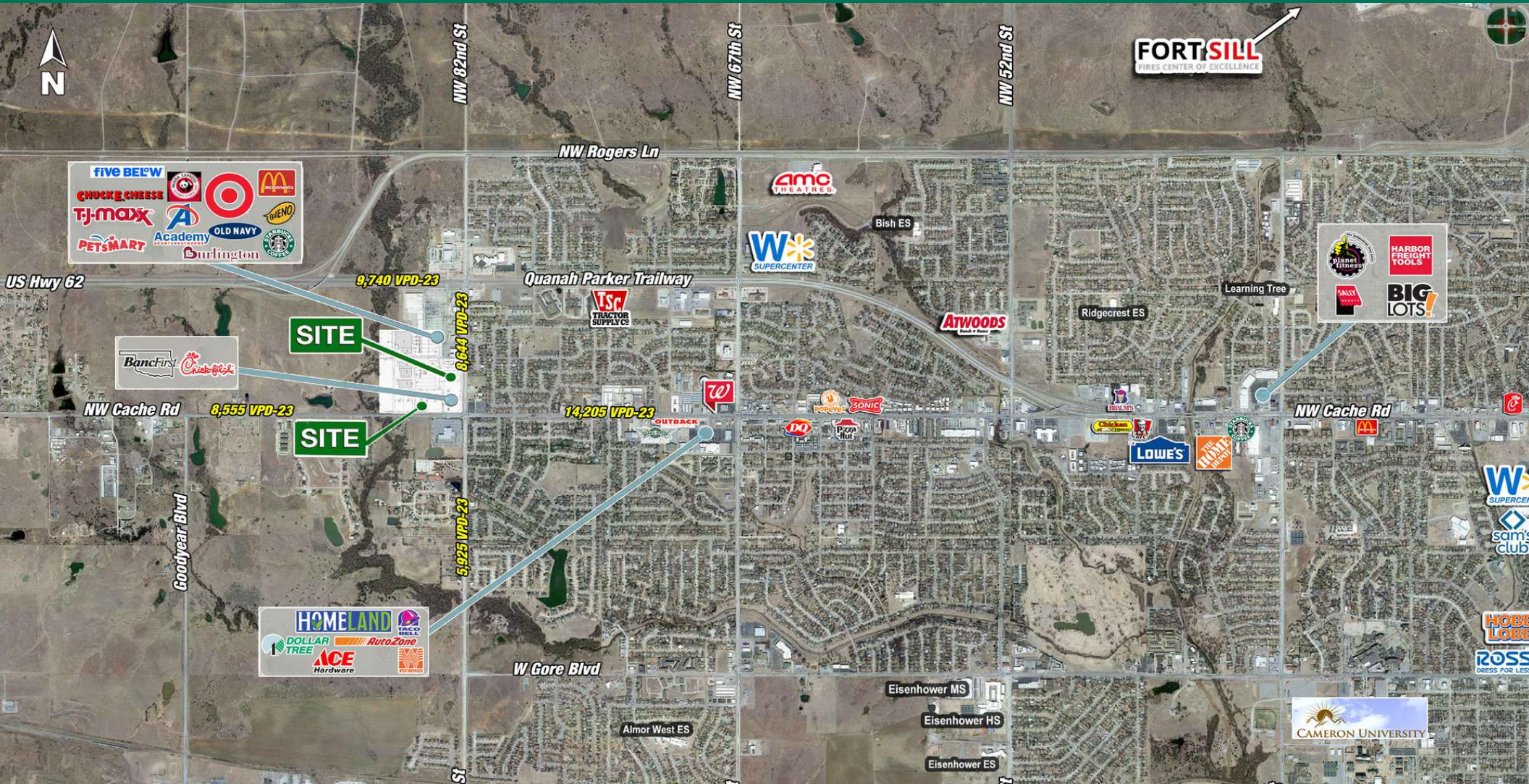
ernst@priceedwards.com

O: 405.843.7474



## LAWTON MARKETPLACE | 2 OUTPARCELS

NWQ OF CACHE RD & NW 82ND ST, LAWTON, OK 73505



### BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337

### EV ERNST

ernst@priceedwards.com

O: 405.843.7474



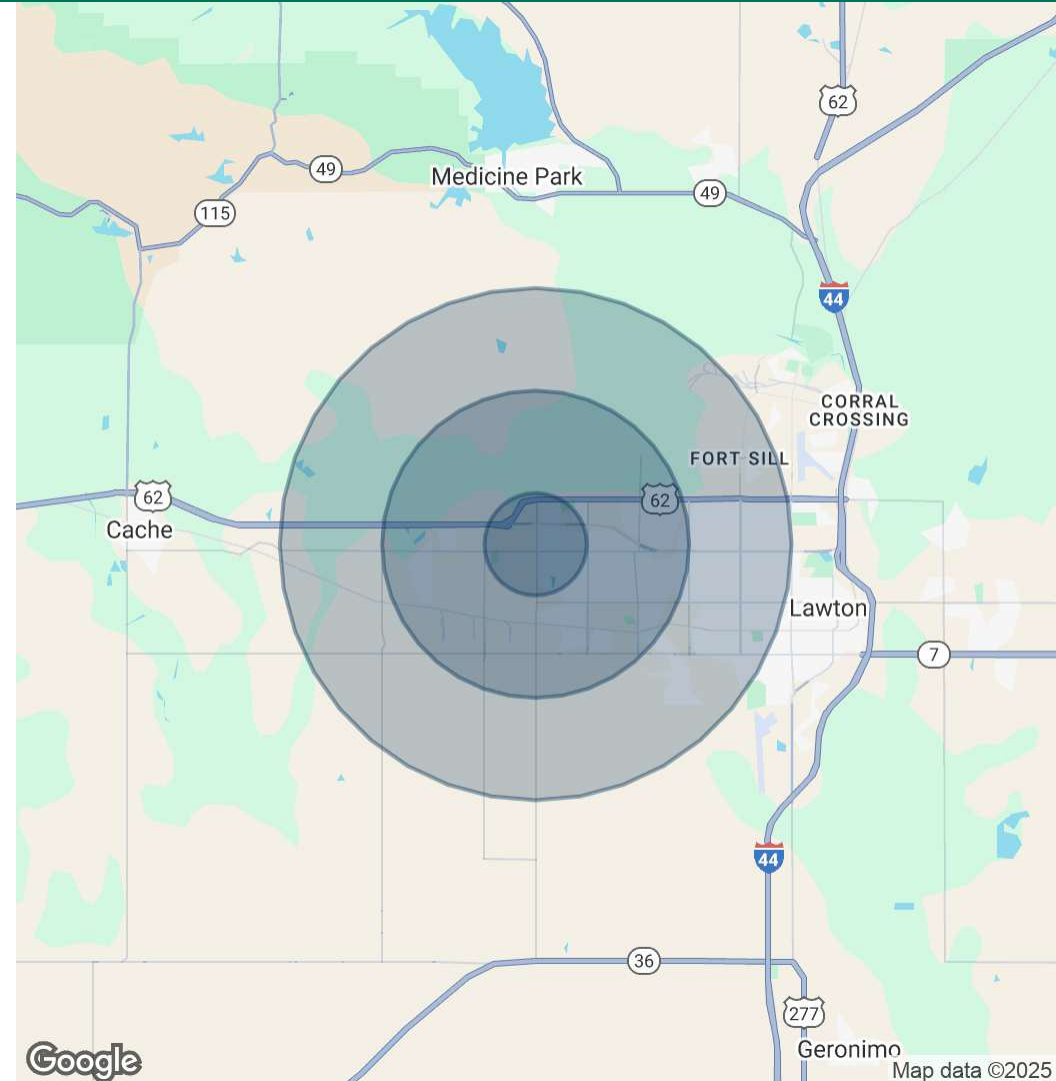
## LAWTON MARKETPLACE | 2 OUTPARCELS

NWQ OF CACHE RD & NW 82ND ST, LAWTON, OK 73505

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,933	31,063	62,463
Average Age	43	39	38
Average Age (Male)	41	38	37
Average Age (Female)	44	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,530	12,831	25,059
# of Persons per HH	2.3	2.4	2.5
Average HH Income	\$98,619	\$79,929	\$68,764
Average House Value	\$232,271	\$201,969	\$176,087

Demographics data derived from AlphaMap

05132025



### BRANDY RUNDEL

brundel@priceedwards.com  
O: 405.990.5337 C: 405.990.5337

### EV ERNST

eerst@priceedwards.com  
O: 405.843.7474