

## CACHE ROAD MARKETPLACE | 2 OUTPARCELS

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



**BRANDY RUNDEL**  
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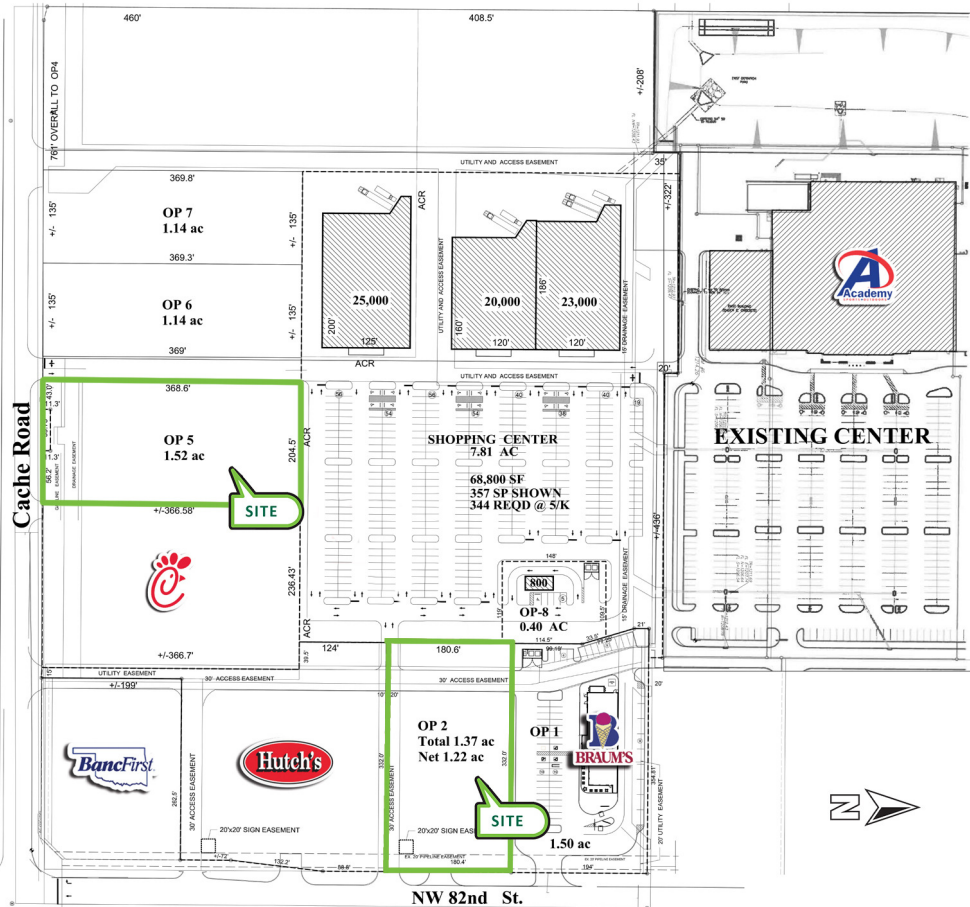
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**Sale Price**  
\$975,000 - \$1,150,000

**Lease Rate**  
\$75,000 - 85,000 per year (Ground)

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### 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 - 85,000 per year (Ground)
<b>Available acres:</b>	1.22 - 1.52 Acres
<b>Lot Size:</b>	2.74 Acres

### TRAFFIC COUNTS

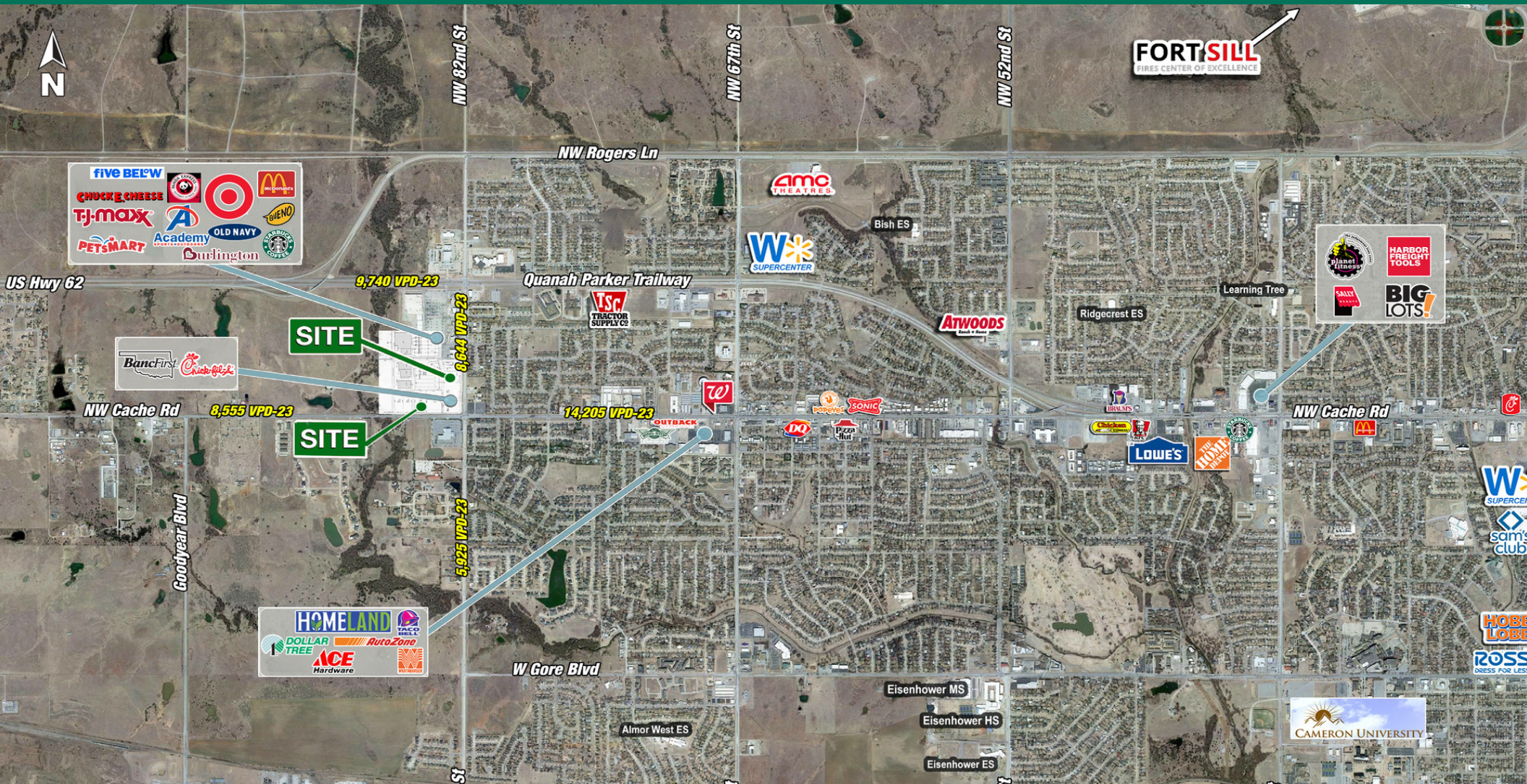
<b>NW 82nd St</b>	8,644	VPD-2023
<b>NW Cache Rd</b>	14,205	VPD-2023

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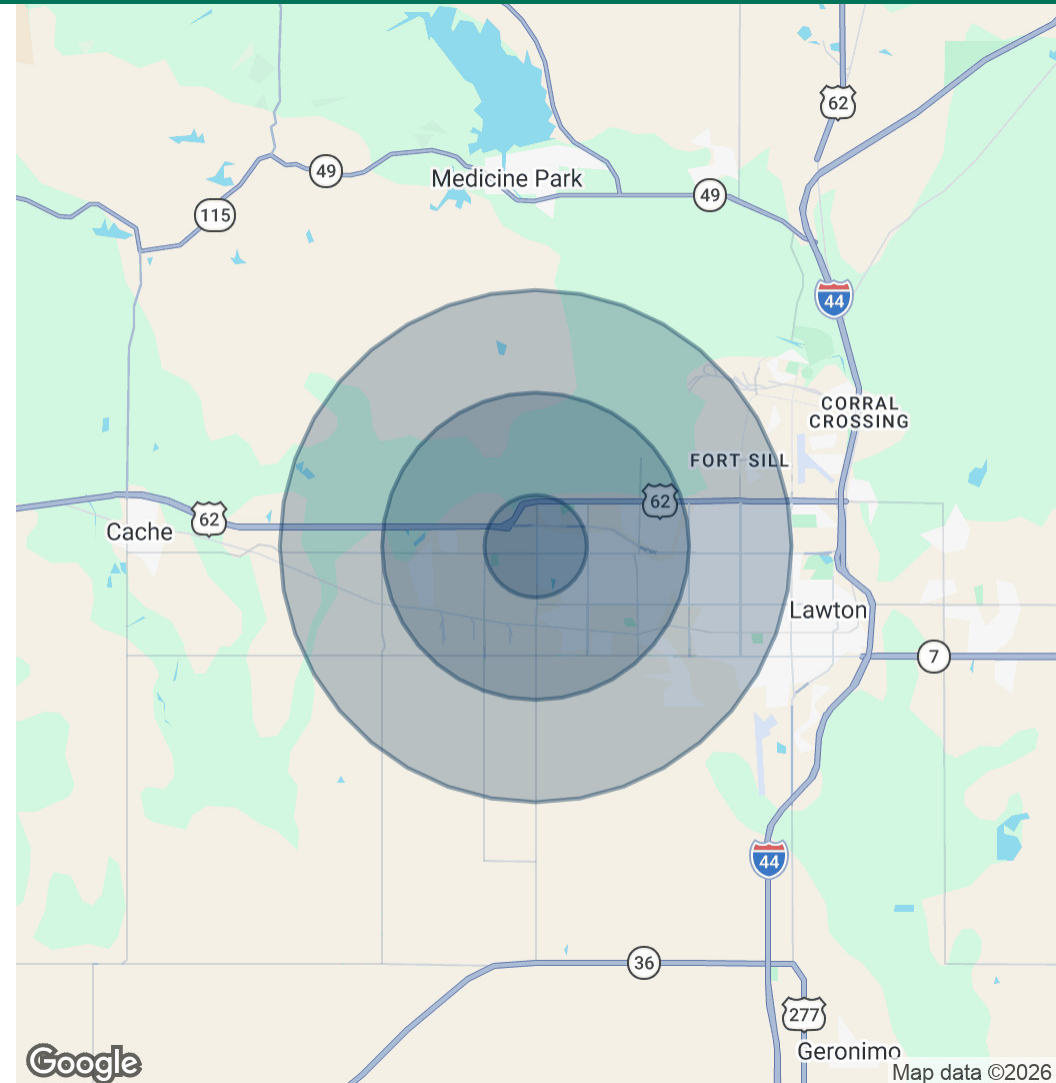
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,933	31,063	62,463
Average Age	43	39	38
Average Age (Male)	41	38	37
Average Age (Female)	44	40	39

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

04302026



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