

1707 NW Cache Rd, Lawton, OK 73507

\$1,600.00/Mo

RETAIL PROPERTY FOR LEASE



LEASE RATE **\$1,600.00/MO.**

OFFERING SUMMARY

Available SF: ±1,289 SF

Lease Rate: \$1,600.00/Mo.

Lot Size: ±0.15 Acres

Year Built: 1956

Building Size: ±1,289 SF

Zoning: C-5

PROPERTY OVERVIEW

Freestanding office/retail building for lease located on very high-traffic portion of NW Cache Rd, just east of NW Sheridan Rd intersection. Formerly a finance/loan service company this building is ±1,289sf of office/retail space. 1710 NW Lawton Ave is a ±6,600sf paved lot adjacent behind the property providing 25 additional shared parking spaces for the property. Nearby businesses include Hibdon's Tires, Wendy's, Subway, ReMax Professionals & several financial services offices. 1705-1707 NW Cache Rd and lot available for purchase for \$225,000.00.

PROPERTY HIGHLIGHTS

- Freestanding retail/office building for lease on high traffic NW Cache Rd just east of NW Sheridan Rd intersection
- ±6,600sf paved lot behind the restaurant providing 25 additional shared parking spaces
- Property buildings and lot also available for sale for \$225,000.00

JASON WELLS

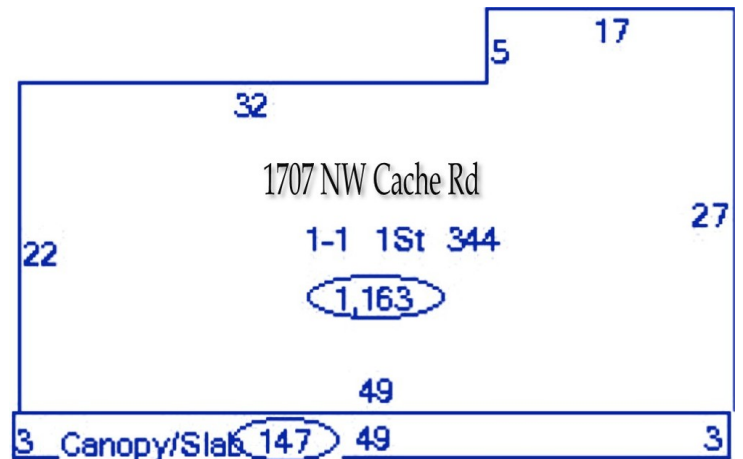
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Insight Commercial Real Estate Brokerage, LLC

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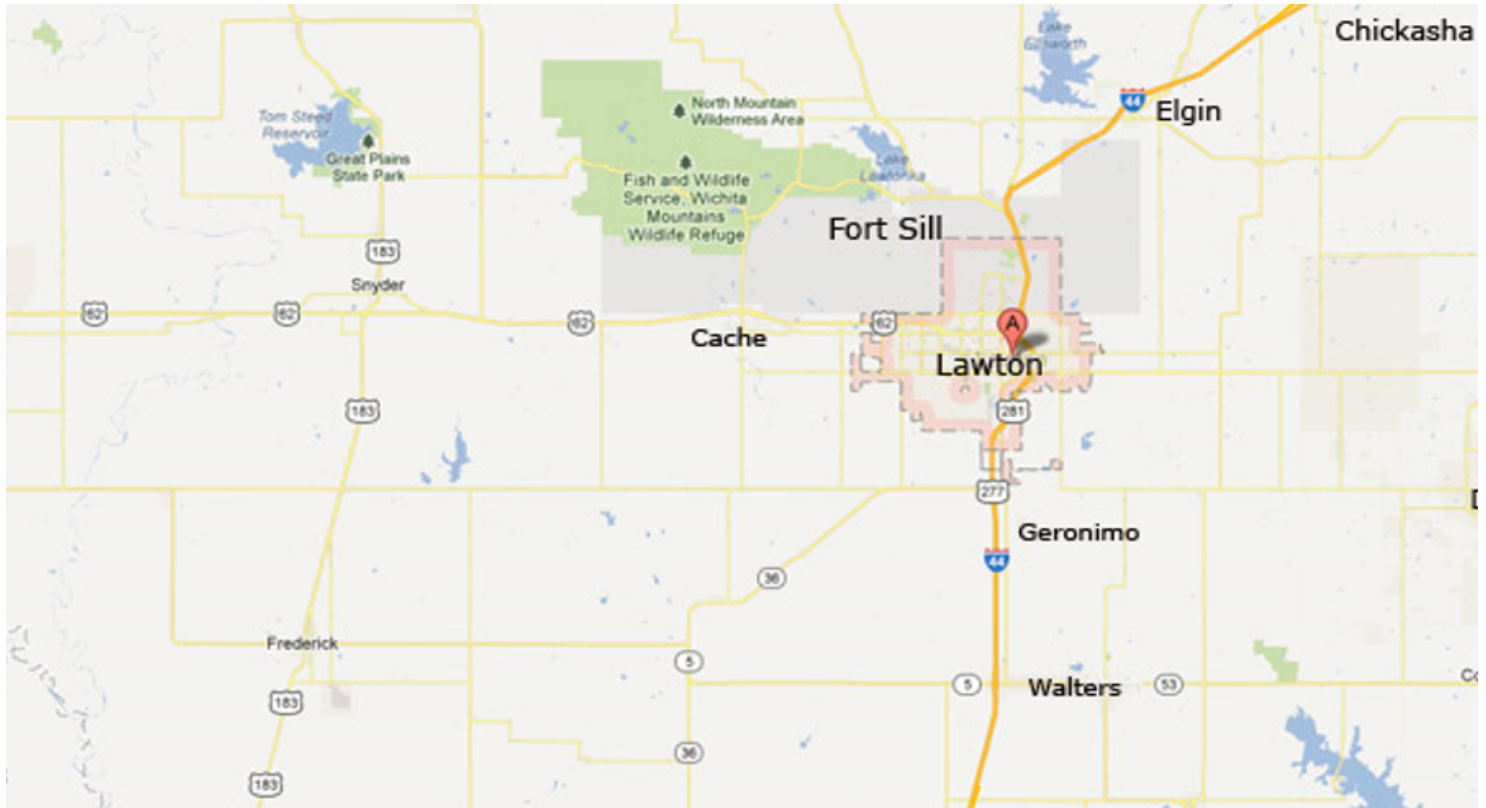
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REGION

Lawton has become the regional employment and retail center for southwest Oklahoma. Lawton supports a retail community of almost 300,000 people, all within a 45 minute drive. The greater Lawton region includes Wichita Falls, TX and the smaller towns of Cache, Duncan, Altus, Geronimo, Walters, Elgin, Chickasha, Marlow and Rush Springs, as well as the Fort Sill military installation and the Wichita Mountains Wildlife Refuge.

LABOR FORCE

The greater Lawton area has gone through some healthy growth over the past 6 years that has resulted in a larger workforce. One of the strongest assets of the region is the population of skilled workers. Not only does the region recruit from its own residents in Lawton-Fort Sill, but also from the nearby communities and unincorporated areas of the 7 county area. On average, in a 45 minute radius from different points within the region, you can find an available workforce of approximately 350,000.

FORT SILL

Fort Sill is one of the largest employers in Oklahoma with about 7,300 civilian employees, 9,000 soldiers stationed at the fort and another 5,500 soldiers rotating through for training. It has become a technology test and training hub of the United States. Fort Sill really is a twin city to Lawton right next door. The Army post has hotels, restaurants, day care centers, homes, shops – a city all by itself. But Fort Sill relies as much on Lawton as Lawton benefits from the \$2 billion economic impact generated by Fort Sill. Fort Sill is more than a great community partner and a major economic generator for the state of Oklahoma, it is also a workforce producer that delivers quality and technically experienced personnel when they leave the military.

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