

4409 NW Cache Rd, Lawton, OK 73505

\$4,000.00/Mo + NNN

RETAIL PROPERTY FOR LEASE



<b>LEASE RATE</b>	<b>\$4,000/MO + NNN</b>
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### PROPERTY OVERVIEW

Large open retail space for lease at the Ridge Crest Shopping Center located on high traffic Cache Rd. This ±17,668sf space, formerly a furniture store, offers two private offices, break room, LED lighting, and an 18' overhead door at the back of the building. Space provides ample parking and great signage on building and pylon. The shopping center includes Thunderbird Lanes, Freedom Fitness, The Life Community Church, Citi Trends, Lawton Motorsports, Braum's Ice Cream, and The Art of Tanning. The east ±3.03ac section of this multi-tenant property is available for purchase that includes the vacant furniture store, bowling alley, and restaurant for \$3.2 million.

### PROPERTY HIGHLIGHTS

- Large open retail space at ±17,668sf for lease on high traffic Cache Rd
- Offers two private offices, break room, LED lighting, and an 18' overhead door at the back of the building
- The east ±3.03ac section is available for purchase; includes vacant furniture store, bowling alley, and restaurant for \$3.2 million

### OFFERING SUMMARY

Available SF:	±17,668 SF
Lease Rate:	\$4,000/Mo + NNN
Lot Size:	±3.03 Acres
Year Built:	1959
Building Size:	±32,468 SF
Zoning:	C-5

### SHANNON WELLS

580.353.6100  
shannonwells@insightbrokers.com

Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.



Insight Commercial Real Estate Brokerage, LLC

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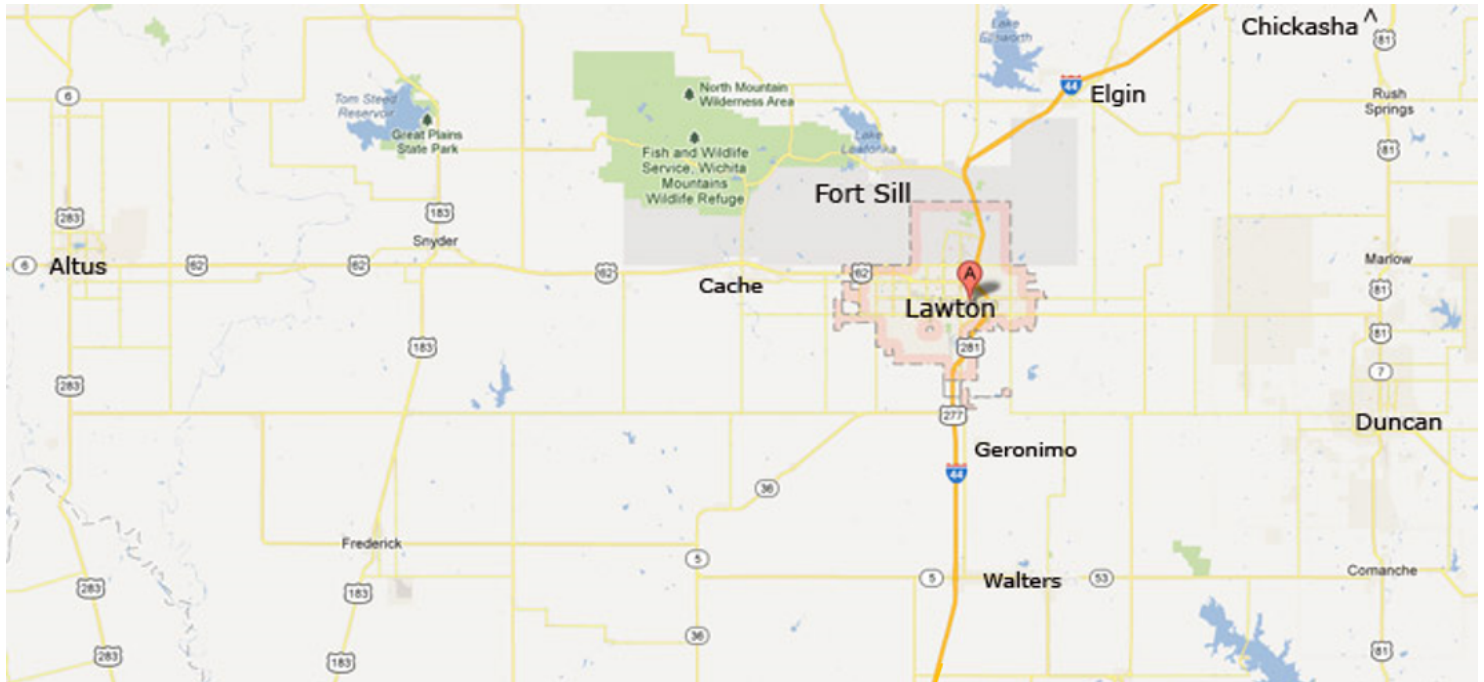
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## REGION

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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