



2725-2801 S MUSTANG RD, YUKON, OK 73099

### PROPERTY HIGHLIGHTS:

- Available: 1,400 SF
- Contiguous Space: 1,400 SF
- (1) Pick Lane space available
- Delivery Condition: Warm-gray shell
- Co-Tenants: Pediatric Dental, Hair & Nail Salon, Tae Kwon Do Studio, Fiiz Drinks
- 1.3 mile distance John Kilpatrick Turnpike access

### FOR LEASE

Base Rate: \$30.00/SF/yr

NNN: est. \$7.00/SF/yr

### TRAFFIC COUNTS:

S Mustang Rd: 21,900 (2023)

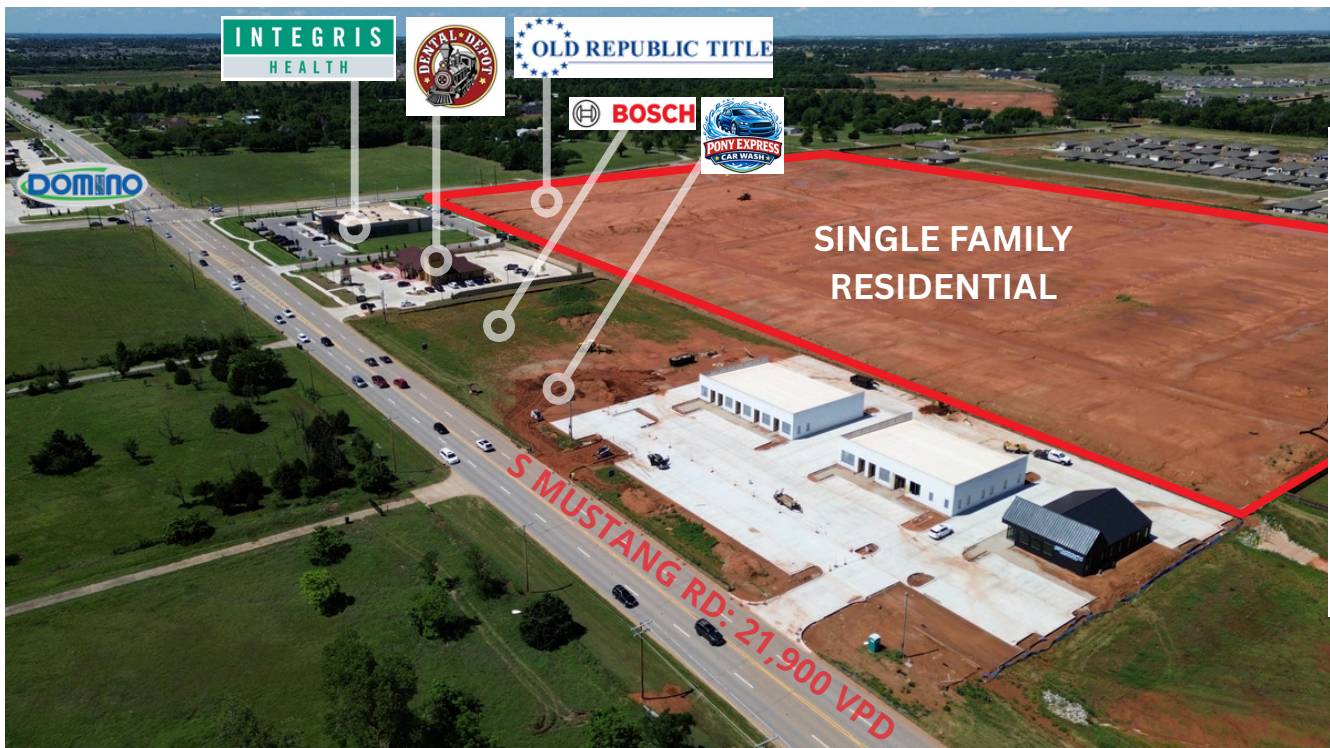
### DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2024 Population	8,984	53,100	111,628
Daytime Employee:	358	10,856	38,098
Median HHI:	\$67,069	\$80,218	\$74,952
Median Age:	32.8	35.7	36.6
2024 Households	3,432	19,638	41,142



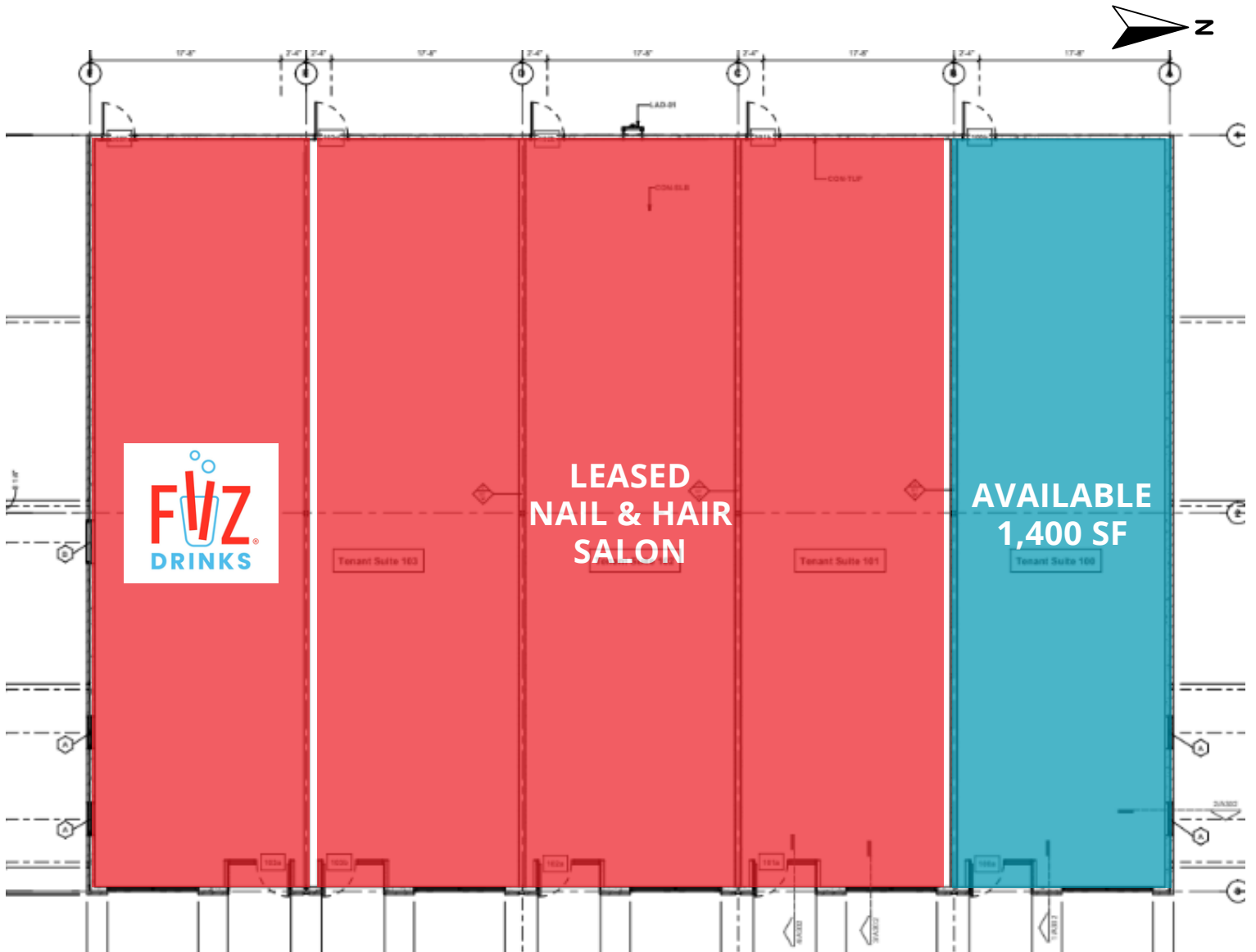
## CONSTRUCTION PROGRESS PHOTOS

May 2025

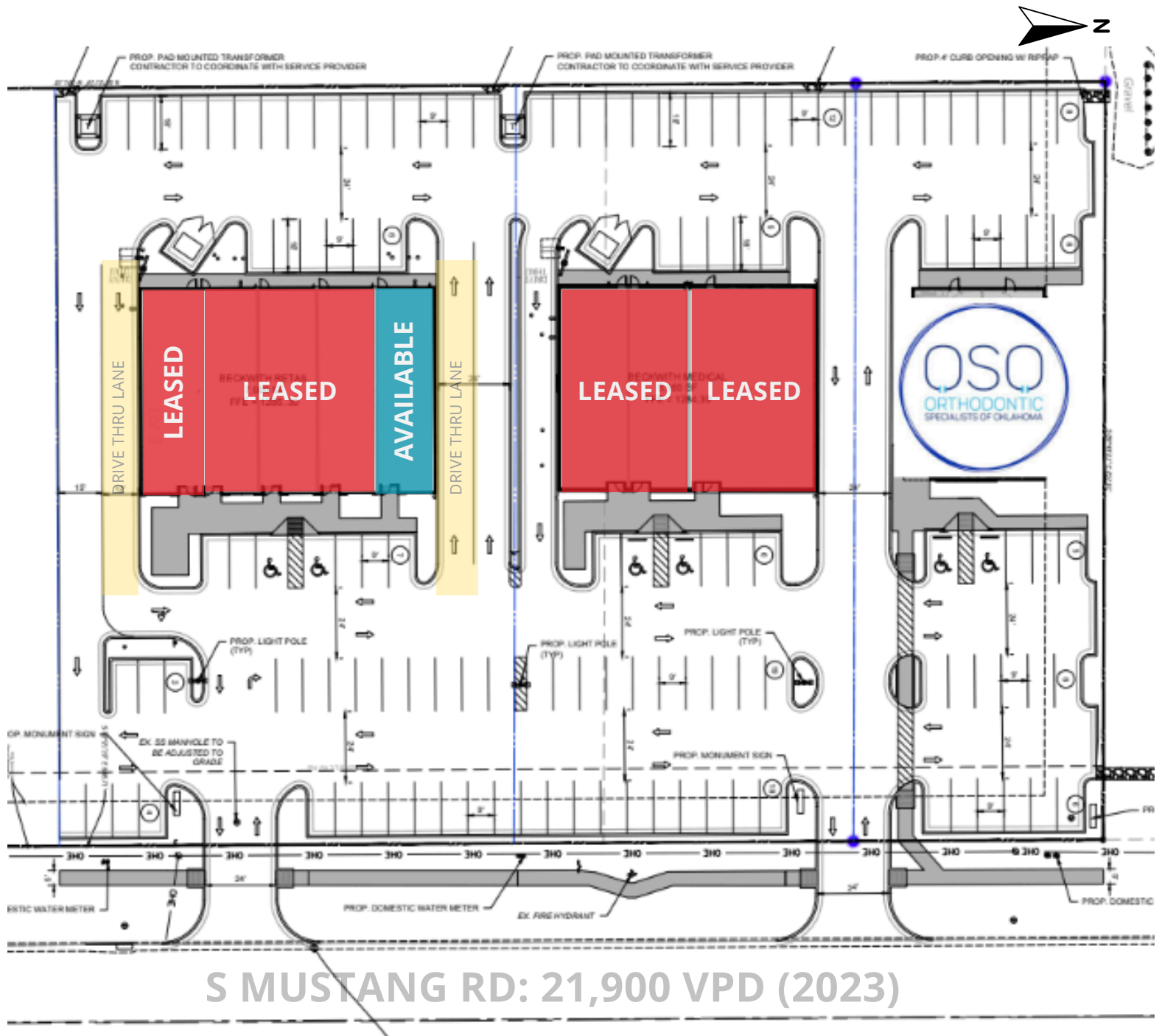


## FLOOR PLAN

2801 S Mustang Rd, Yukon, OK 73099

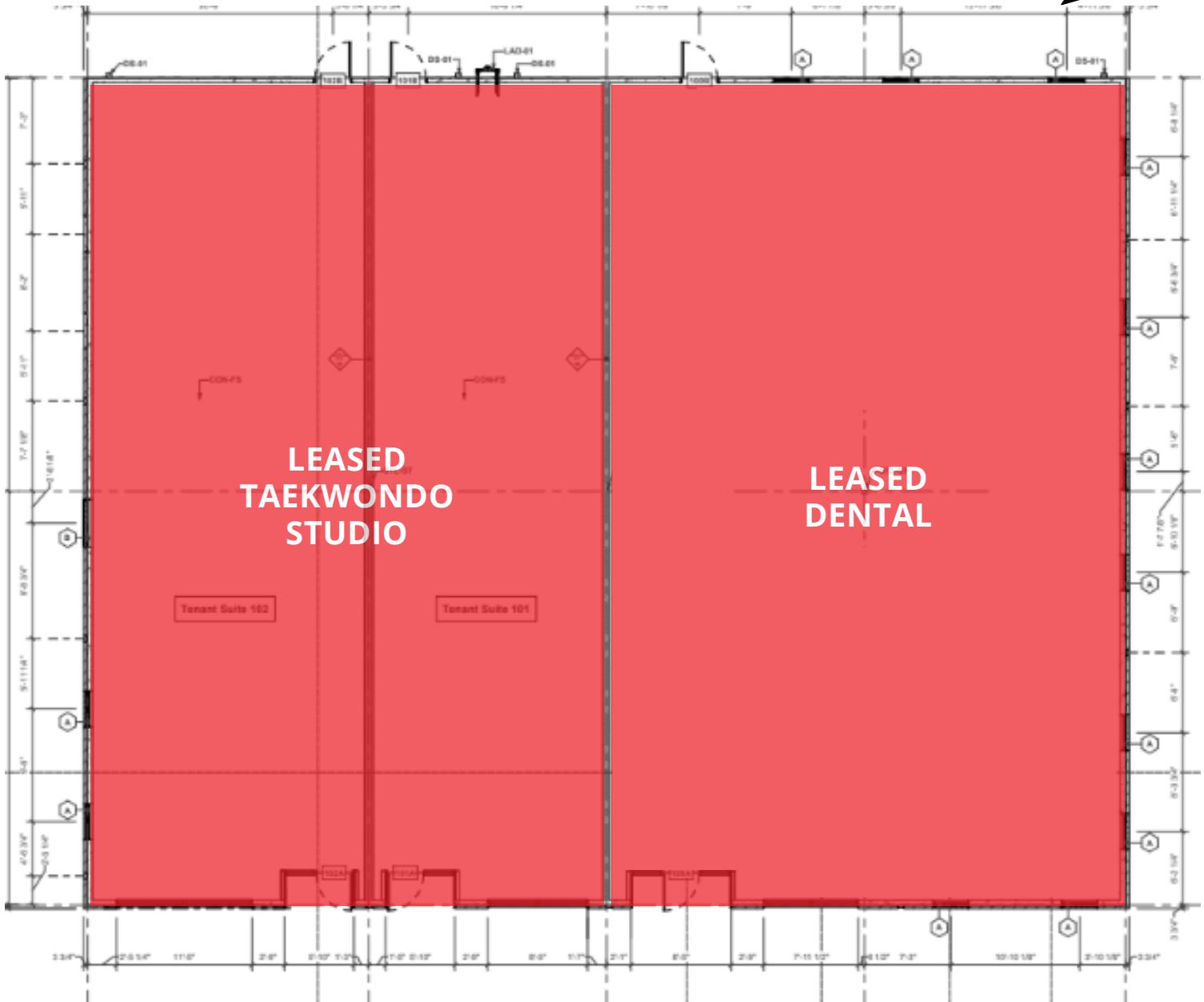


## SITE PLAN



## FLOOR PLAN

2725 S Mustang Rd, Yukon, OK 73099



## AERIEL PHOTO

