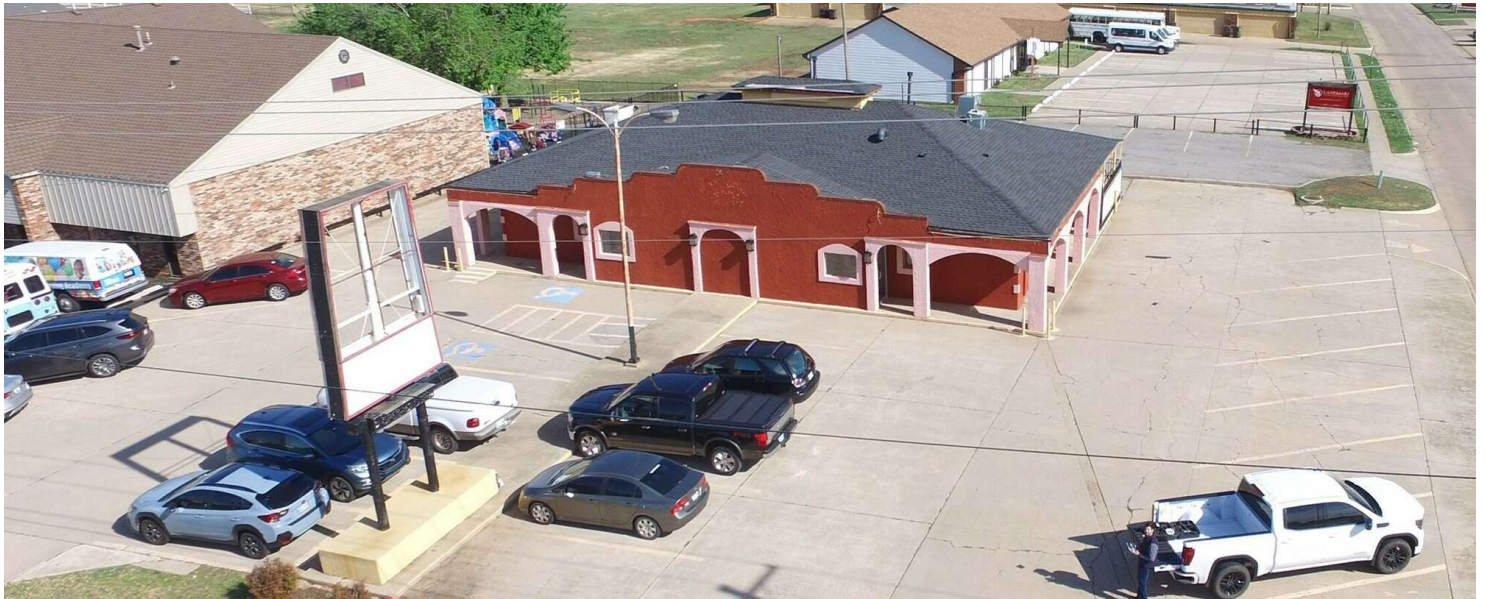


## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$395,000
Building Size:	3,135 SF
Lot Size:	17,860 SF
Number of Units:	1
Price / SF:	\$126.00
Year Built:	1986
Market:	OKC Metro
Submarket:	Yukon

### PROPERTY OVERVIEW

Situated in the sought-after Yukon area, this prime property offers an exceptional opportunity for prospective restaurant operator. Boasting a strategic location, this property provides convenient access to major transportation routes and local amenities. The property's proximity to key business districts and commercial centers ensures excellent visibility and accessibility for businesses. With its potential for seamless integration into the dynamic Yukon business landscape, this property represents a compelling investment opportunity for those seeking to establish a prominent restaurant location.

### PROPERTY HIGHLIGHTS

- Ample frontage for high visibility
- Prominent pylon signage for effective branding
- Second generation restaurant space for quick setup
- Vent hood in place for efficient restaurant operations
- 3,135 SF building offering substantial space
- Ideal for retail or restaurant use
- Prime location in the OKC Metro area

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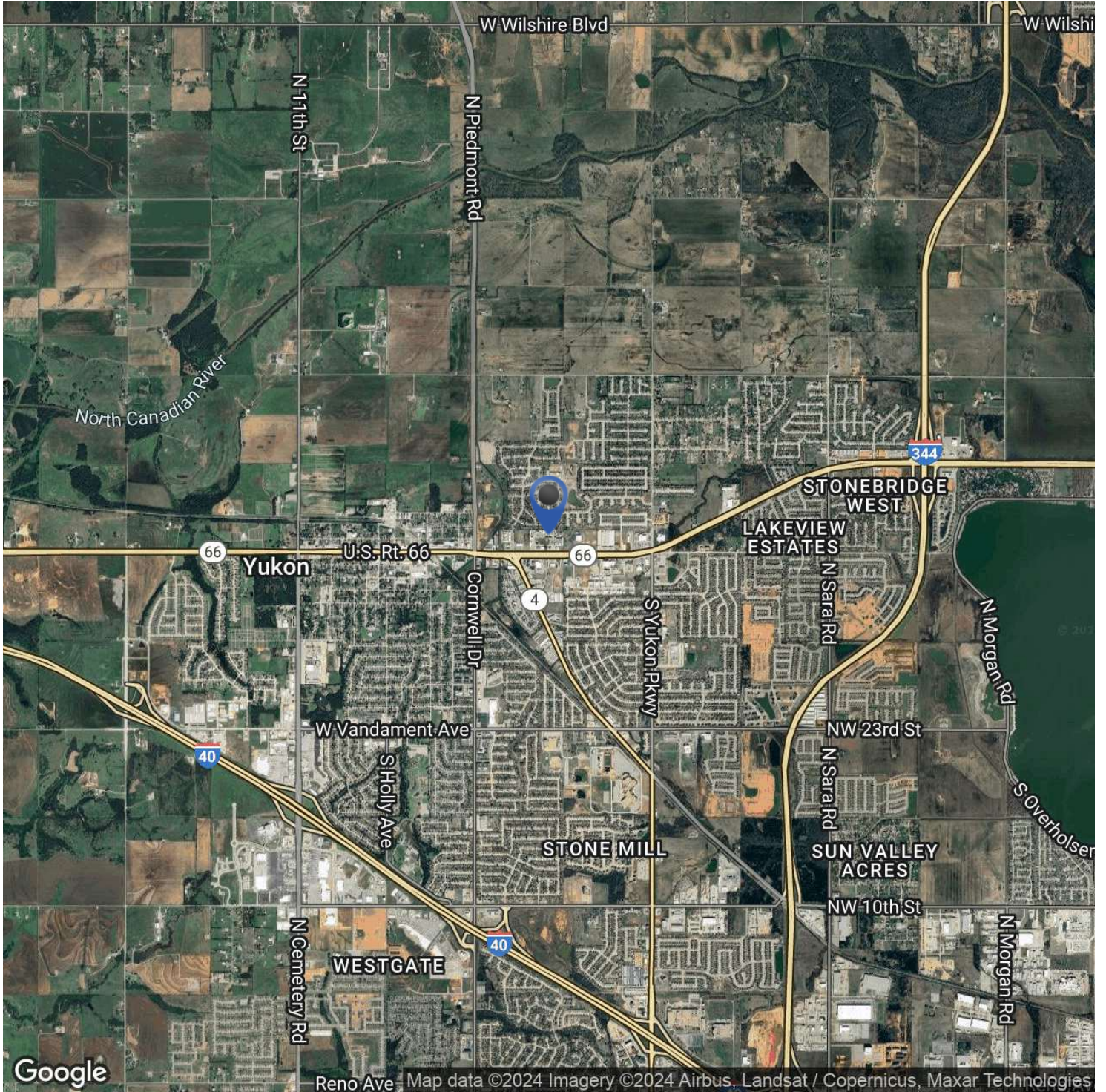
## ADDITIONAL PHOTOS



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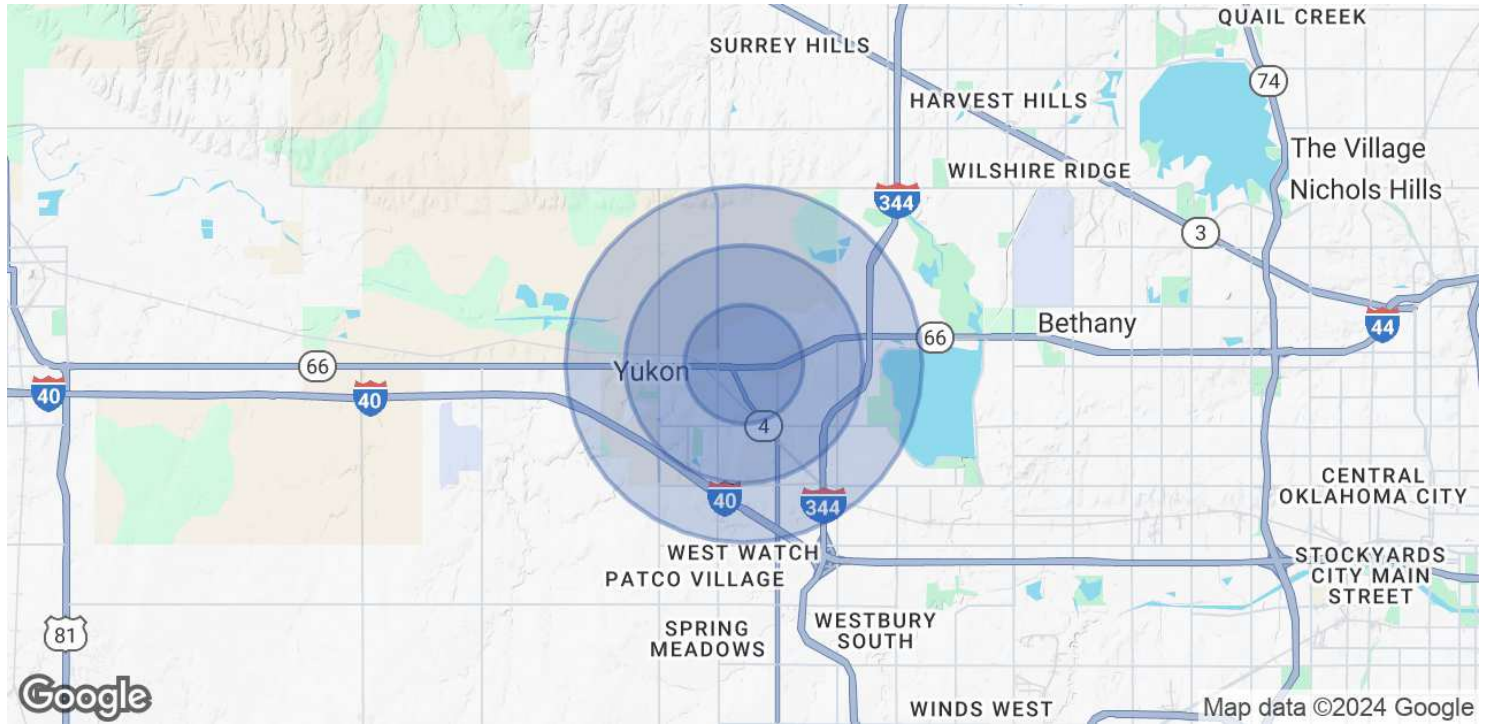
## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



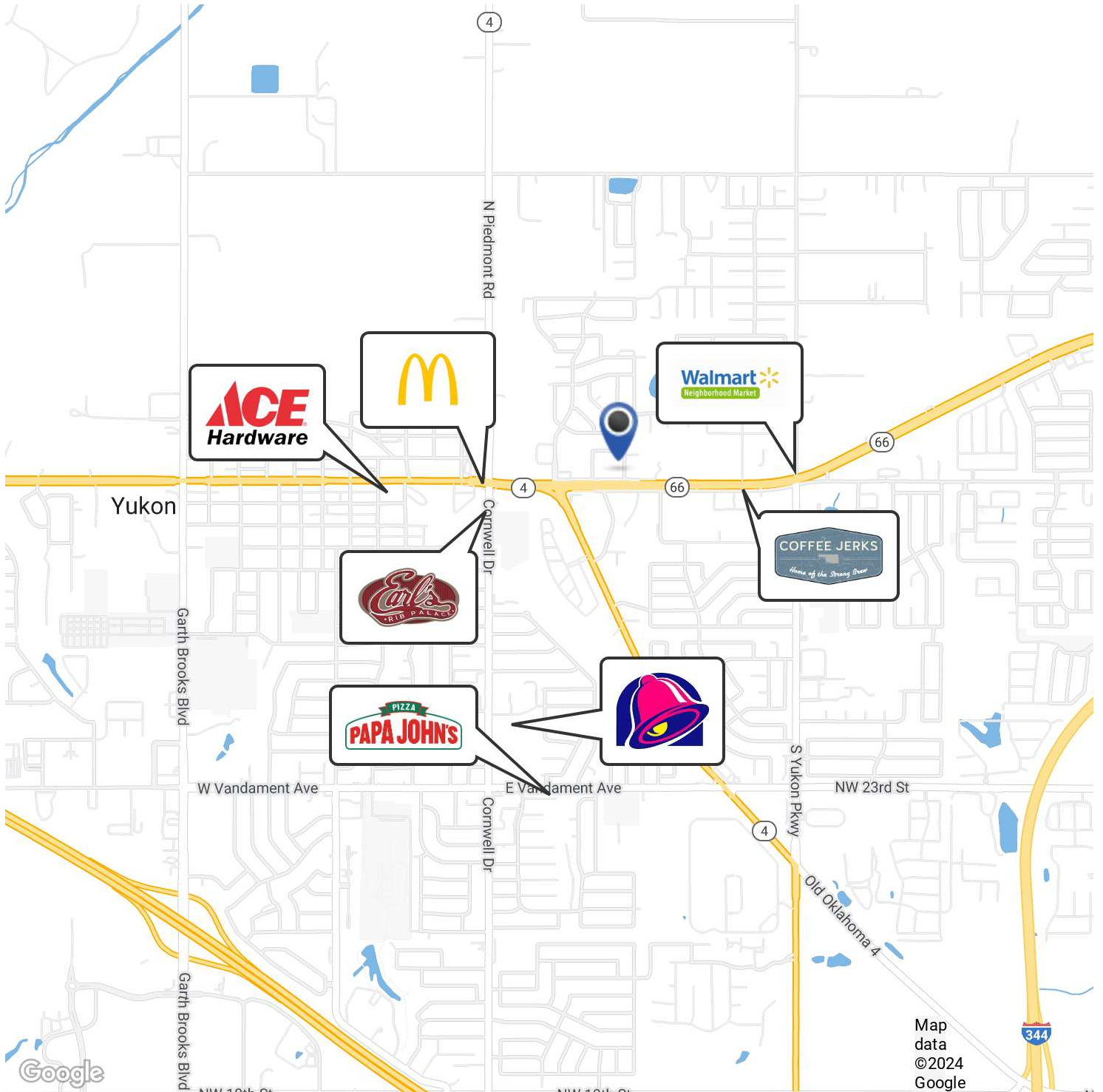
POPULATION	1 MILE	2 MILES	3 MILES
Total Population	11,225	32,105	39,386
Average Age	38	40	39
Average Age (Male)	37	38	38
Average Age (Female)	39	41	40
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	4,363	12,541	15,369
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$88,464	\$97,461	\$98,551
Average House Value	\$214,201	\$257,562	\$264,251

Demographics data derived from AlphaMap

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## RETAILER MAP



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