

Property Information

Building Size: 10,031 SF

Year Built: 2024

Availability: 1,000 SF to 4,000 SF

Lease Type: NNN

Rate: \$30.00 to \$32.50 PSF

Allowance Yes

Net Expenses: Estimated @ 9.00 PSF

Property Highlights

- Strategically Located off the Kilpatrick Turnpike with north of 40,000 cars per day.
- White box delivery with HVAC Unit and Electrical Panel
- Build-out allowance provided
- 3 units remaining, including one drive-thru end cap, an ideal spot for a restaurant user.
- The development is anchored by Total Healthcare Partners (THP), a medical group seeing north of 400 patients a day. THP has started construction on their expansion space - a 3-story, 35,000 SF building.



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LISTING SPACES AVAILABLE

<u>Suite 1</u> Drive-thru end cap that includes (2) 5-ton HVAC units, up to 400 AMPs of electrical service, and an available build-out allowance. Ideal location for a restaurant.

Space Available: 2,000 SF

Rental Rate: \$32.00 /SF/YR

Contiguous Area: 4,000 SF

Service Type: Triple Net (NNN)

Space Type: New
Space Use: Retail
Lease Term: Negotiable

Suite 2 In-line unit that includes a 4-ton HVAC unit, up to 200 AMPs of electrical service, and an available build-out allowance. Great space for retail or office.

Space Available: 1,000 SF

Rental Rate: \$30.00 /SF/YR Contiguous Area: \$4,000 SF

Service Type: Triple Net (NNN)

Space Type: Triple New

Space Use: Retail
Lease Term: Negotiable

<u>Suite 3</u> In-line unit that includes a 4-ton HVAC unit, up to 200 AMPs of electrical service, and an available build-out allowance. Great space for retail or office.

Space Available: 1,000 SF

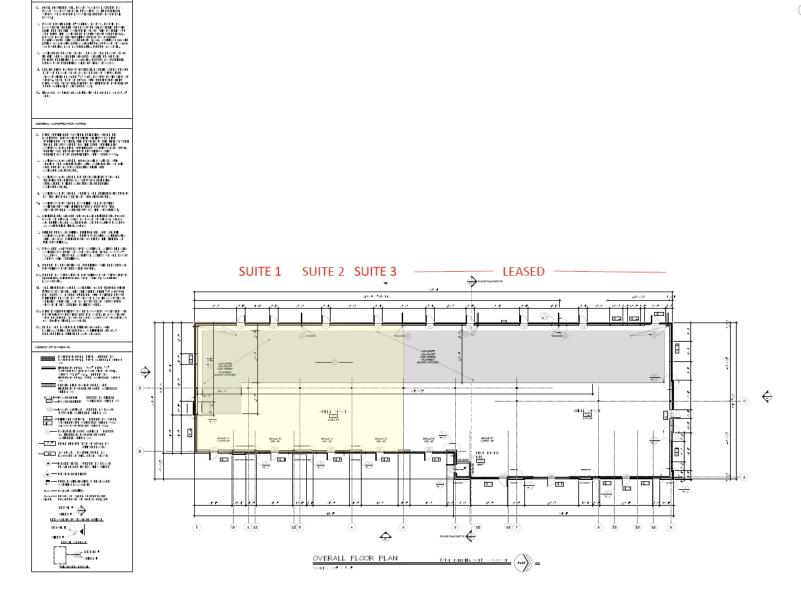
Rental Rate: \$30.00 /SF/YR

Contiguous Area: 4,000 SF

Service Type: Triple Net (NNN)

Space Type: New
Space Use: Retail
Lease Term: Negotiable





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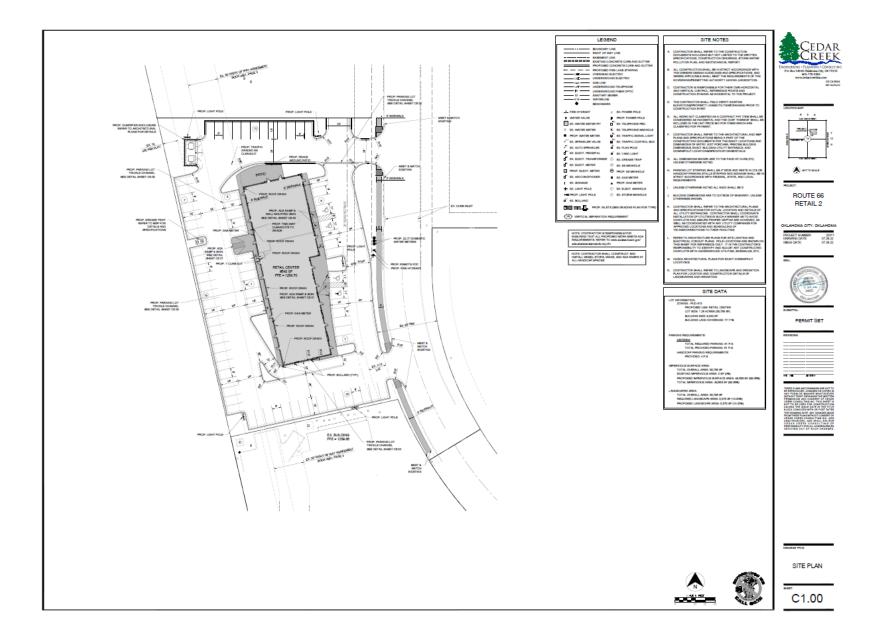
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ROUTE 66 LANDING

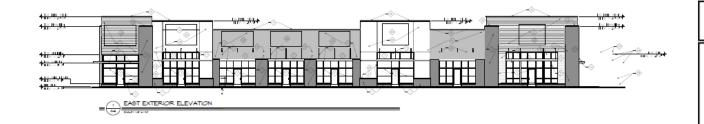
OVERALL SITE CONCEPT YUKON, OK

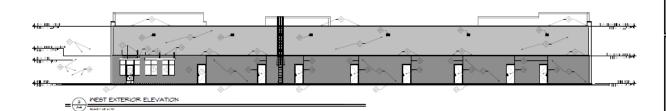
CONCEPT ELUSTRATION DRAWING PREPARED OCTOBER 30, 2023



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