



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

Suite 1 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

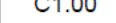
Suite 2 In-line unit that includes a 4-ton HVAC unit, up to 200 AMPs of electrical service, and an available build-out allowance. Great space for retail or office.

Space Available: 1,000 SF
Rental Rate: \$30.00 /SF/YR
Contiguous Area: 4,000 SF
Service Type: Triple Net (NNN)
Space Type: New
Space Use: Retail
Lease Term: Negotiable

Suite 3 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





ROUTE 66 LANDING

OVERALL SITE CONCEPT
YUKON, OK

CONCEPT ILLUSTRATION
DRAWING PREPARED OCTOBER 30, 2023



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