New Construction - Retail/Office

Route 66 Landing - 4501 Grant Blvd, Yukon, OK 73099





Come join the excitement in Yukon on the new Class A development, Route 66 Landing. Located on the NE corner of Route 66 and the Kilpatrick Turnpike (~40,000 cars per day), Route 66 has just completed construction on their newest 10,000 sf retail center. Endcaps provide either a drive-thru or patio area, an ideal spot for a restaurant.

The development is anchored by Total Healthcare Partners, a medical group seeing over 400 patients a day. In addition, 2 lots to their north have recently been sold for medical use with anticipated construction in 2024.

Rental Rate: \$32.00 - \$34.50 /SF/YR

Property Type: Retail

Property Subtype: Storefront Retail/Office

Gross Leasable Area: 1,000 to 10,000 SF

Year Built: 2024
Build-out Allowance: Available



Eric Williams

ewilliams@mcgeecre.com
(405) 819-1638

McGee Commercial Real Estate 4324 Grant Blvd, Suite C Yukon, OK 73099

MCGEE COMMERCIAL REAL ESTATE

Property Details

Route 66 includes a mixed use of office and retail with neighboring tenants that include:

- Total Healthcare Partners
- NEW Medical Group coming 2024
- Braums
- Great Plains Bank
- Alias Security
- First American Title
- Custom Dental
- Summer Moon Coffee
- Jumptronics
- Emma Elles
- The Hive
- May Nails
- The Look
- Heritage Hearing Aid Center.

Unit Details

- Vanilla Box of which includes HVAC, Electrical Panel and Demised Walls.
- Available Build-Out Allowance.
- Flexible Lease Terms.
- South end cap features drive-thru capabilities / North end cap features outside patio space

View the full listing here: https://www.loopnet.com/Listing/Route-66-Landing-Yukon-OK/27599122/

LISTING SPACES:

Suite 1 Space Available: 2,000 SF

Rental Rate: \$34.50 /SF/YR Contiguous Area: 10,000 SF

Date Available: Now

Service Type: Triple Net (NNN)

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

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.

Suite 2 Space Available: 1,000 SF

Rental Rate: \$32.00 /SF/YR Contiguous Area: 10,000 SF

Date Available: Now

Service Type: Triple Net (NNN)

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

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.

Suite 3 Space Available: 1,000 SF

Rental Rate: \$32.00 /SF/YR Contiguous Area: 10,000 SF

Date Available: Now

Service Type: Triple Net (NNN)

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

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.

Suite 4 Space Available: 1,000 SF

Rental Rate: \$32.00 /SF/YR

Contiguous Area: 10,000 SF

Date Available: Now

Service Type: Triple Net (NNN)

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

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.

Suite 5 Space Available: 2,000 SF

Rental Rate: \$32.00 /SF/YR

Contiguous Area: 10,000 SF

Date Available: Now

Service Type: Triple Net (NNN)

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

In-line unit includes a 5-ton HVAC unit, up to 200 amps of electrical service, and an available build-out allowance. Great space for retail or office.

Suite 6 Space Available 3,000 SF

Rental Rate: \$34.50SF/YR Contiguous Area: 10,000 SF

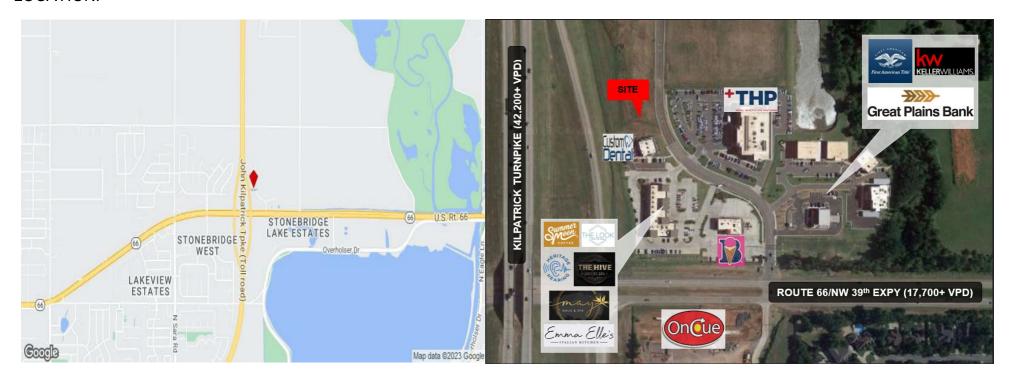
Date Available: Now

Service Type: Triple Net (NNN)

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

Designed for a restaurant, this endcap unit includes an outside patio area, (1) 7.5-ton and (2) 10-ton HVAC units, up to 400 AMPs of electrical service, and an available build-out allowance. Plenty of parking around the end cap of the building as well.

LOCATION:



E. WAGNER ROAD (NW 50th STREET) U.S., HWY, 66 (39h EXPRESSMAY)

ROUTE 66 LANDING

OVERALL SITE CONCEPT YUKON, OK

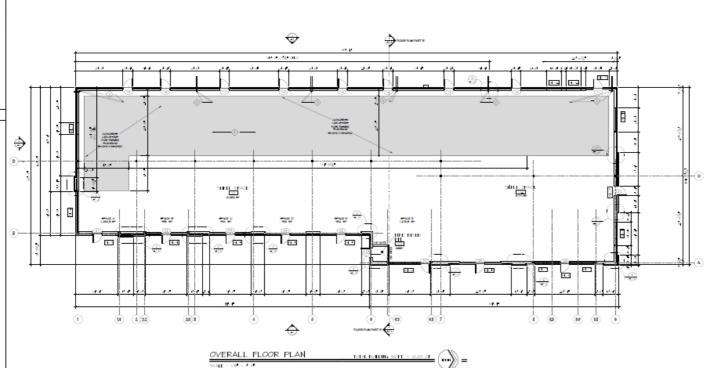
CONCEPT ELUSTRATION DRAWING PREPARED OCTOBER 30, 2023



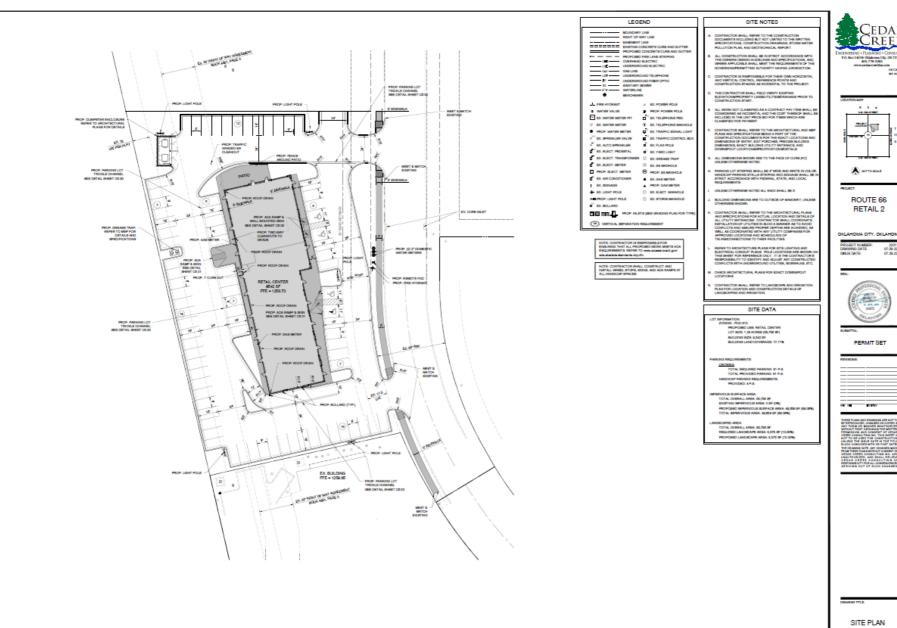
ORIGINAL PAPER SIZE 301







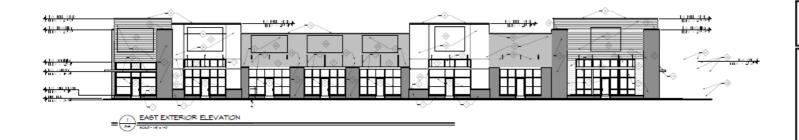


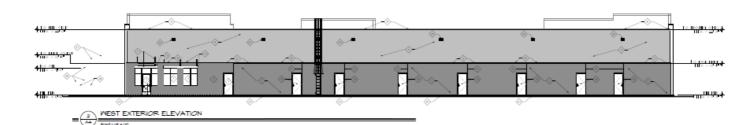




OKLAHOMA CITY, OKLAHOMA

C1.00





RETER TO BALL SECTIONS FOR ADDITION FINESH AND HATERIAL INCREMETERS

2. FURTH TO BOOK HUALIFOR BOOKING HOTE

- HAS ARE RECE. AND RIGH. COLOR TO BE SHELLED THE WITHER.
 FROM THE WAY WE OF POST WEEDINGHY ARE JOINED TO A SHELLAR.
 HEARMAND A THOU RECEIVED TO ME OF A PROPERTY HAS WEEDEN TO
 RECHEMIC TO HER TO A PROPERTY OF A PROPERTY HAS WEEDEN TO
 RECHEMIC TO THE WAY A PROPERTY HAS A PROPERTY HAS A
- PERLOCK BEEK COURSE.
- HATERA MESO RAN SERTIN MENDETH FARIBITIS, MATAVERSE, NACHENE RAN SERTIN CLIMATE-SHOLD SYSTEM SELECT TO BE SILECTED BY SHARE ACTUAL TO A THE CONTROL OF THE CONTR
- CLOS ANGELS AND BLEWING METHE DELIBRITION OF A METHER OF A STREET OF A STREET
- MEDICAL BURK CONTROL JOHN HISTALL AT 22^{-3^4} G.C. HOMOMITALLY PICK, AT LONG RANG OF BUCK, AND AT HEAD OF HUDGE OFBURGS.
- ALTHROM STOREFORE HIGHER CLEAR ARCRED WHILE HOLLATE LOSSES CONTIDUCTER GLASS, REFER TO ALMHUM STOREFORE SCREAKE OF SHEET α_2 CORRECT OF OWNER, AND RESIDENCE OF THE OWNER, AND A STATE OWNER, AND A STATE
- COUNTY OF THE HUMBER AND THE COUNTY OF MAIN COUNTY OF ALL COUNTY OF THE PROPERTY OF THE COUNTY OF TH
- Hermit All and Hermit Hermit Charles and Hermit Her
- TABLE OF A STRUME OF A STRUCTURE OF

- records real-minute metal englist a realistip at colors to part minutesis, possi, to per poppit, suppart modific.
- 4. PRE-FINERED BRACE HETAL TRIN.
- BELOW HETA, DODE A FRANCE PART MITH I PRINTE COST AND 2 THISH COST OF ALGOD DIVIDE, PART, PETER TO DODE SOMERAE ON SHEET AS.
- The state of the s
- aPtaP reserved but subtle secret one of P has exceen eater of P had desired at P acceptance whereast AD Historically Attaches of P acc.
- edicilis solub rigas de resultad juli auti atau just jier. Solutius solub rigas just jier solut adpute jukat
- P. Finds and construction of the control and supplied accordingly of physicists.
- W MICE S OF THE PRE-THERMS MILL THE HALL SCHOOL IN P. PLANSE specially reporting.
- 21 DEMORPOUTS DOTTION TRANSFERENCE DEMONSTRATE FINANCIES AND DOTTION OUT TO THE FACE OF CLARE AT PARKING LOT, RE. CHAIL TRANSPACE.
- 22 DBH DETECTION TO DECIDENT DESIGN OF LOCATION AND STATE.
 25 HOSELD A PROBLEM OF STATE AND ADMINISTRATION OF A PROBLEM OF
- 24 TESTRIBUTATERAD SES REGLATER DOME, RETRE TO HALL SECTION FOR MALATRIC DE TRUDONES, DANS TO STO CORP. STO-TURNE OF SECULO FOR STOLENGE FOR TO STOLENGE FOR THE STOLENGE
- 2. THE FIRST OF THE PER PER AND RESPECT TO THE CONTROL FOR MEANING THE PER PERSON TO THE CONTROL FOR THE PERSON THE PERSON
- 26. STRUCTURAL STEEL CARRY STRUCTURE PARITE
- 25. DOMENSOR SHIPL THE HEATE HIGH FALIDA CISSIS PARINE
- 24. BRM-OF MIRCH ROTE TO ALMER STORDESH SCHOOL SHIFT κ_2 35. PEC-PROBLE HILL EAST TEH.
- HIGH HIGHER DATE STITLE 4 DOMESTOUTS, FUR DOMESTOUTS DOWN THE THE ION DATE SILVERS.
- 12 rea-relation 2-recording at Alexandrian Analog, extein or mobile retu-ted 0.1.4. BOTH. do DOTAL NAVAL.
- 33. PRE-PHEND 2-PIECE REGIET AND CONTENTACHING SUPPORT HOMBID, METER TO DETAIL (USE) at the place of the property of the post series with the byte of a delegation of the place for a deletion to the place for the place of the place
- 36. BHOMERON, STREET MAD DESTAIL FOR REGURENCIES OF THE FIRE OFFICIALS. BROWN, ARRESTED OVER THE PROJECT.







88

ARCHITICTURAL DES

STRIP CENTER #2 ROUTE & LANDING 4501 GRANT AVE. YUKON, OKLAHOMA