

# New Construction - Retail/Office

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

**MCGEE COMMERCIAL REAL ESTATE**

Presented By:  
McGee Real Estate Services



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



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## 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

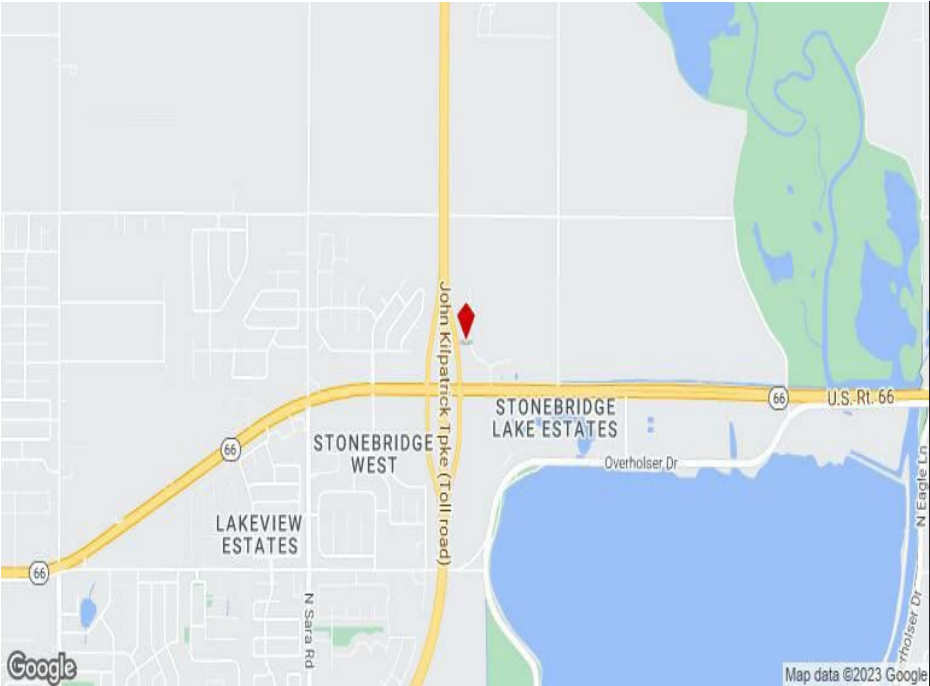
In-line unit includes a 5-ton HVAC unit, up to 200 amps of electrical service, and an available build-out allowance. Great space for retail or office.

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:



# ROUTE 66 LANDING

OVERALL SITE CONCEPT  
YUKON, OK

CONCEPT ILLUSTRATION  
DRAWING PREPARED OCTOBER 30, 2023



ORIGINAL PAPER SIZE 30x42









