

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$5,280,000
Lease Rate:	32.00 SF/yr (Full Service)
Building Size:	12,928 SF
Available SF:	
Lot Size:	0.87 Acres
Number of Units:	6
Cap Rate:	7.75%
NOI:	\$409,272
Year Built:	2022
Market:	Oklahoma City
Submarket:	Yukon

PROPERTY OVERVIEW

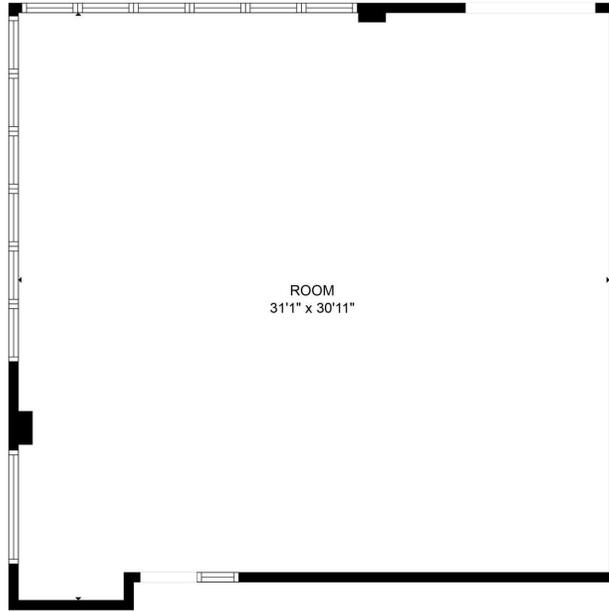
This office building is situated near the bustling business intersection of the Kilpatrick Turnpike and US Highway 66. Its convenient location provides easy access for clients and employees seeking a prime spot. In addition, ample parking is available for both customers and staff.

PROPERTY HIGHLIGHTS

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TYLER HUXLEY

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LEASE SPACES & FLOOR PLANS



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

LEASE INFORMATION

Lease Type:	-	Lease Term:	Negotiable
Total Space:	-	Lease Rate:	\$32.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
4308 Grant Blvd., STE B, Yukon, OK 73099	-	1,429 SF	Full Service	\$32.00 SF/yr	Shell Space

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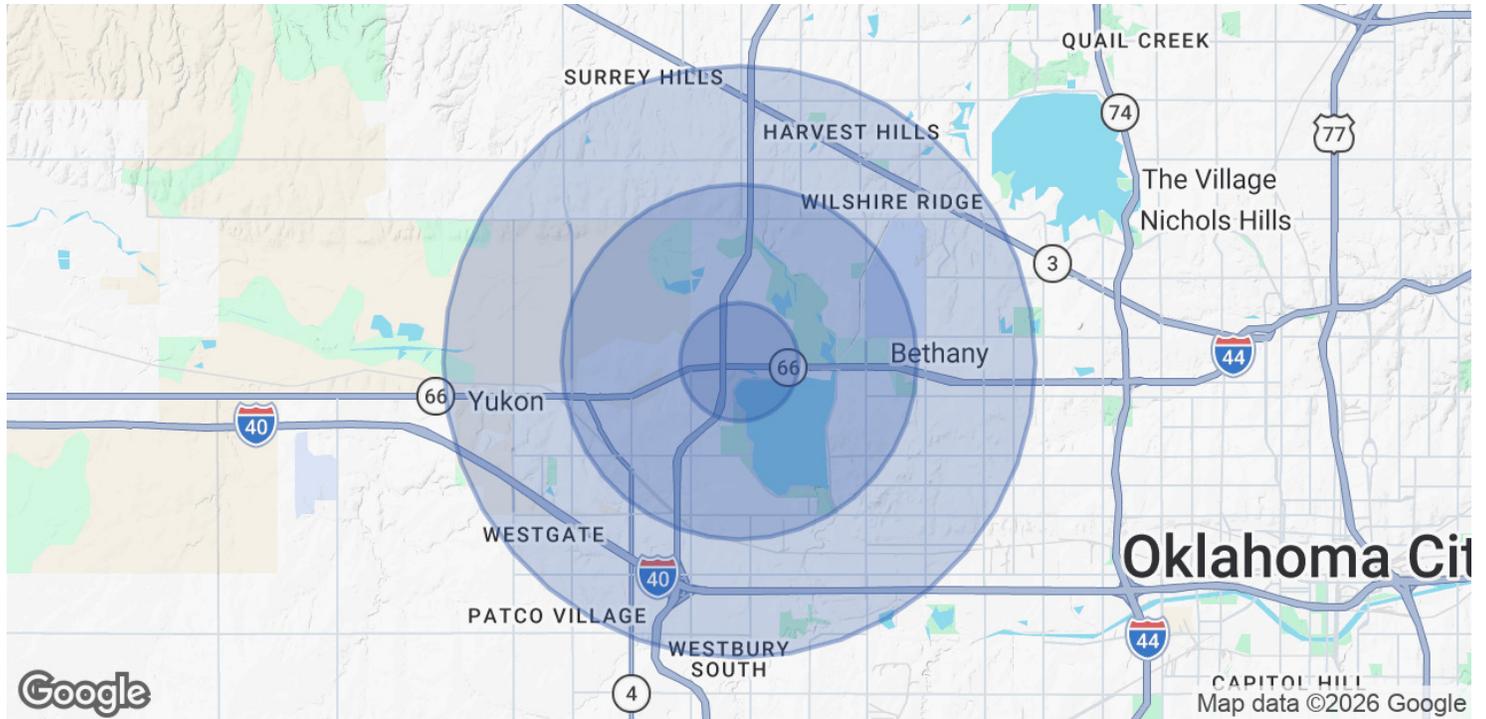
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



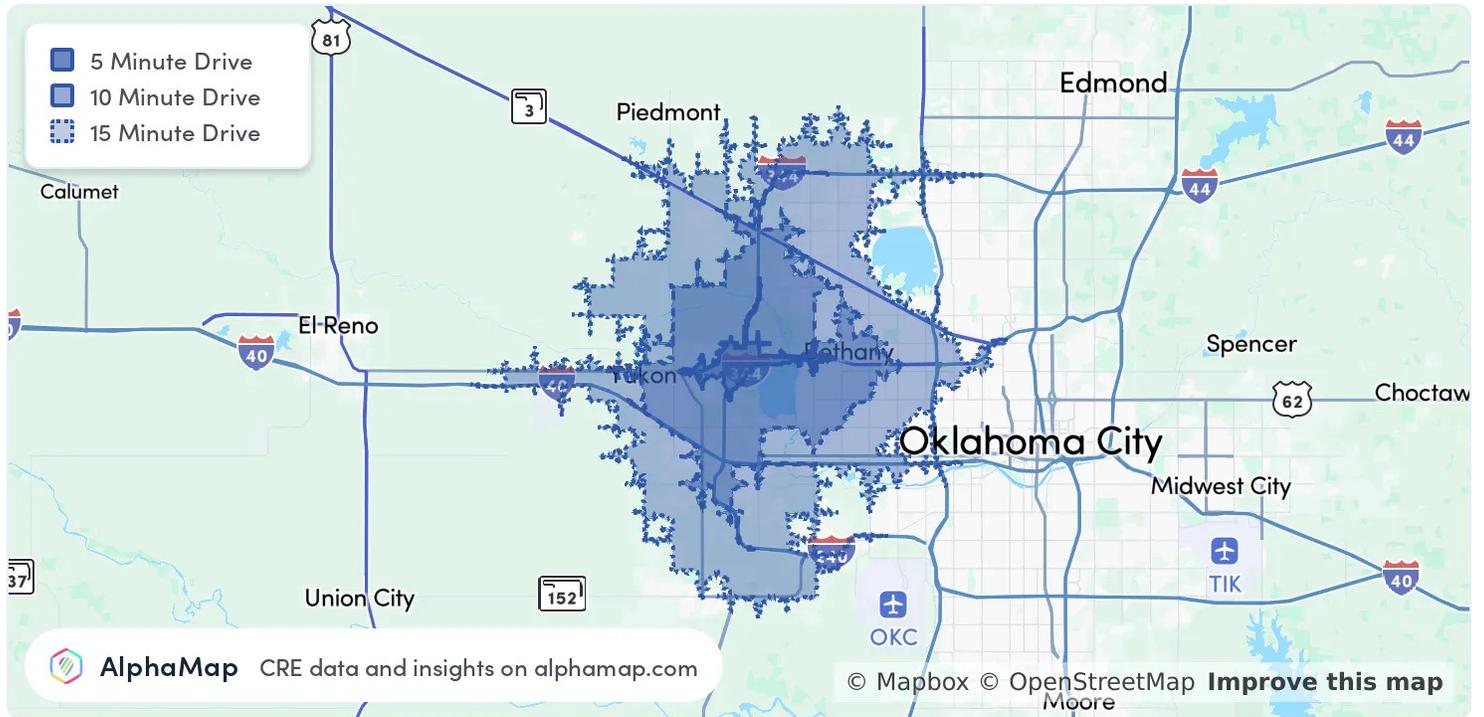
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,536	35,766	139,114
Average Age	33.1	35.4	35.8
Average Age (Male)	35.1	35.7	34.8
Average Age (Female)	34.6	36.2	36.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	474	12,253	54,762
# of Persons per HH	3.2	2.9	2.5
Average HH Income	\$90,456	\$80,101	\$66,101
Average House Value	\$193,688	\$164,044	\$151,368

2020 American Community Survey (ACS)

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AREA ANALYTICS



POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	8,755	73,004	268,932
Average Age	38	38	38
Average Age (Male)	37	37	37
Average Age (Female)	39	40	39

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	3,317	28,226	105,865
Persons per HH	2.6	2.6	2.5
Average HH Income	\$108,338	\$88,403	\$90,460
Average House Value	\$300,220	\$251,050	\$255,926
Per Capita Income	\$41,668	\$34,001	\$36,184

Map and demographics data derived from AlphaMap

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