

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	16,056 SF
Available SF:	1,368 SF
Lot Size:	8.273 Acres
Number of Units:	12
Year Built:	2020
Zoning:	C-3
Market:	Yukon
Submarket:	Oklahoma City

PROPERTY OVERVIEW

Located along historic US Rte 66 (know as E Main in Yukon) on the North side of the street, this brand new retail development features high traffic counts and ample parking. With strong visibility and easy access to the highway, this center makes for a variety of uses. With multiple opportunities for drive throughs and pick up windows, the owner is willing to build out units with tenant improvement allowances.

PROPERTY HIGHLIGHTS

- Pad Sites Available
- Brand New Construction
- First Year Entry Rates
- High visibility
- Strong Traffic Counts along US Rte 66
- Clear Span with 17 foot ceilings
- Modern design
- Exterior lighting
- Ample Parking

ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

AJ TOLBERT
630.843.1989
aj@creekcre.com

ADEN STRUBLE
405.210.3910
aden@creekcre.com

ADDITIONAL PHOTOS



ETHAN SLAVIN
405.830.0252
ethan@creekcre.com

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SITE PLANS

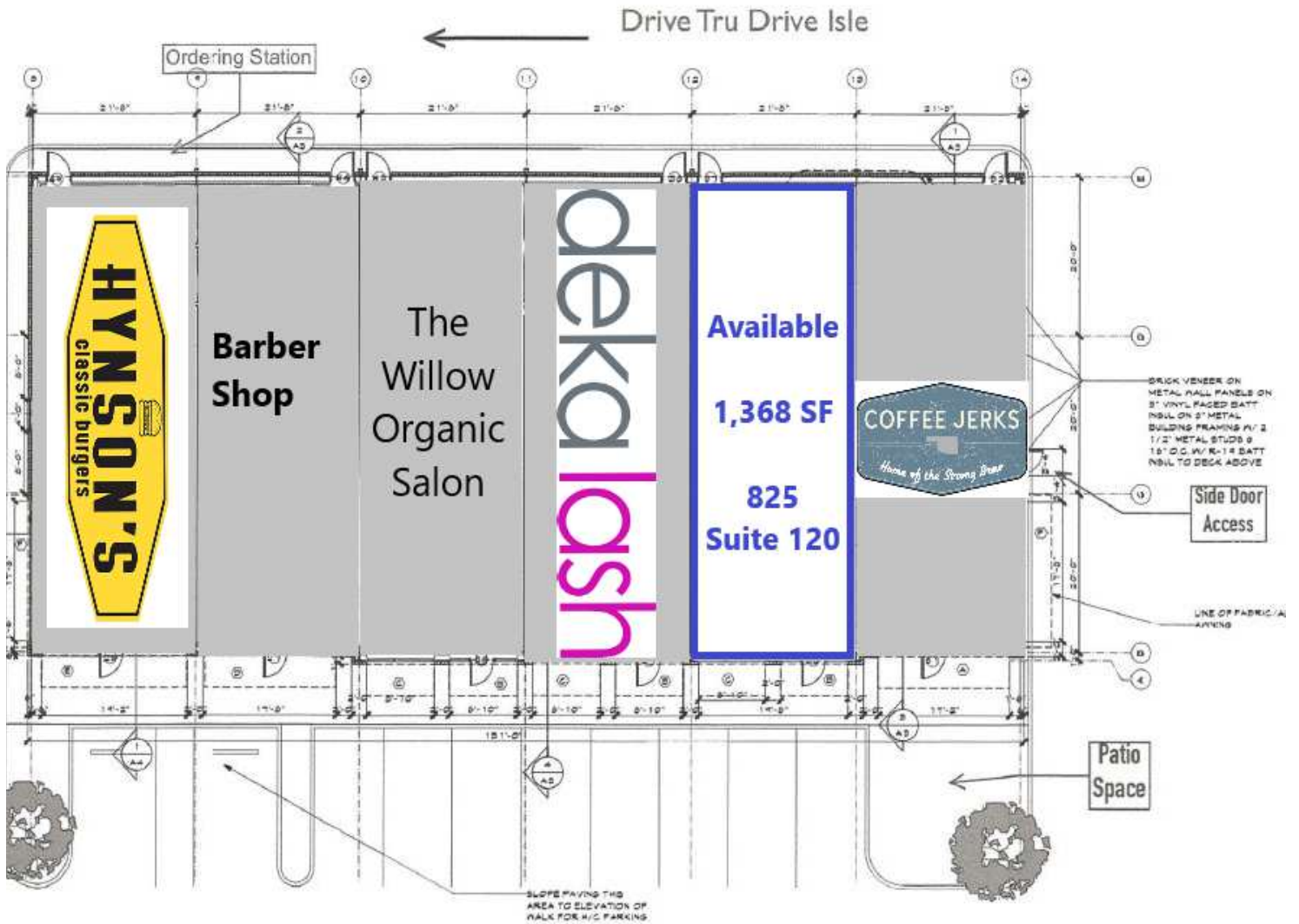


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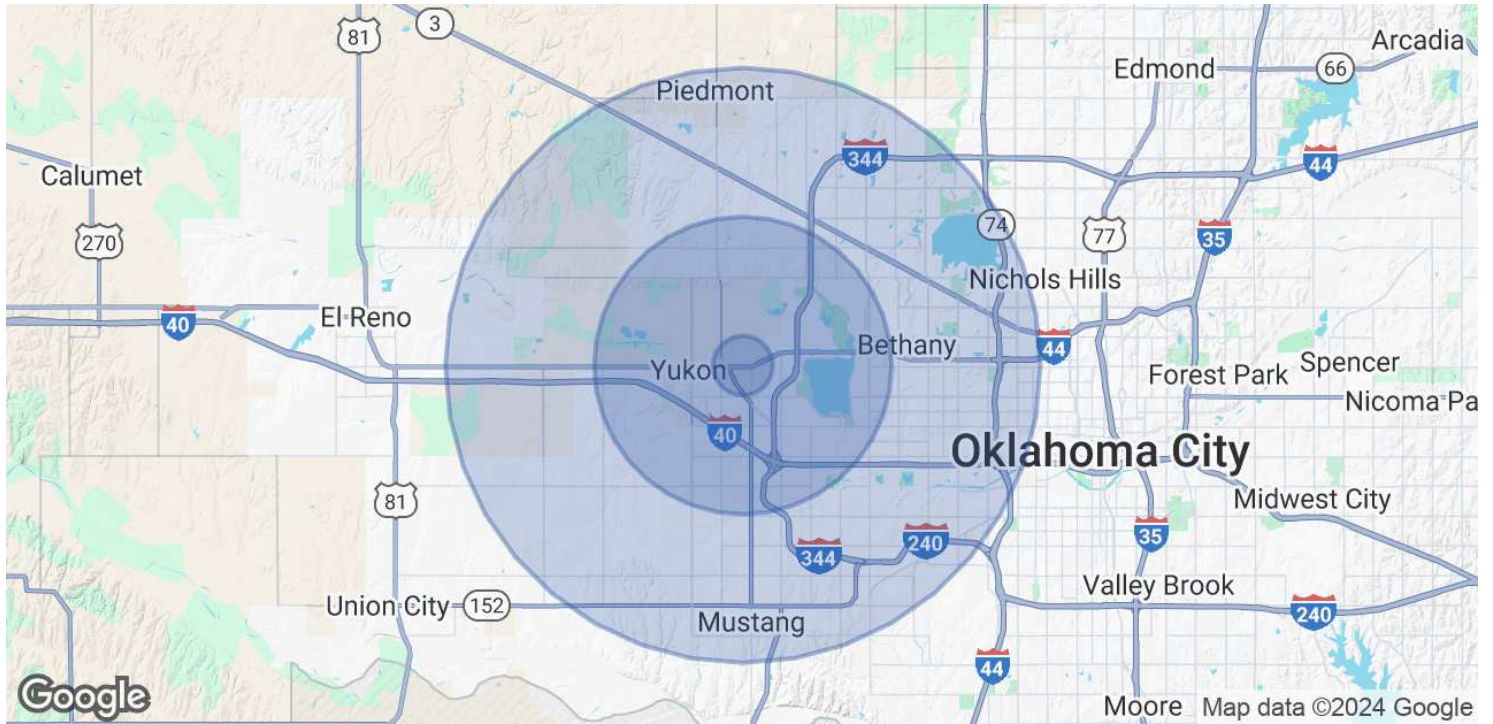
825 E MAIN STREET
YUKON OK 73099

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,698	63,670	270,415
Average age	34.6	36.3	35.9
Average age (Male)	33.8	36.0	35.2
Average age (Female)	36.3	37.4	36.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,410	24,214	105,590
# of persons per HH	2.8	2.6	2.6
Average HH income	\$70,517	\$68,509	\$65,191
Average house value	\$115,348	\$147,201	\$155,857

* Demographic data derived from 2020 ACS - US Census

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