



ROUTE 66 LANDING

Southwest corner of the John Kilpatrick Turnpike and Route 66

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.
- Developments growth has created the need for a four way stop light into the development – Construction underway, ETA March 2026



Availability

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

4501 Grant Blvd,
Yukon, OK 73099



4401 Grant Blvd,
Yukon, OK 73099

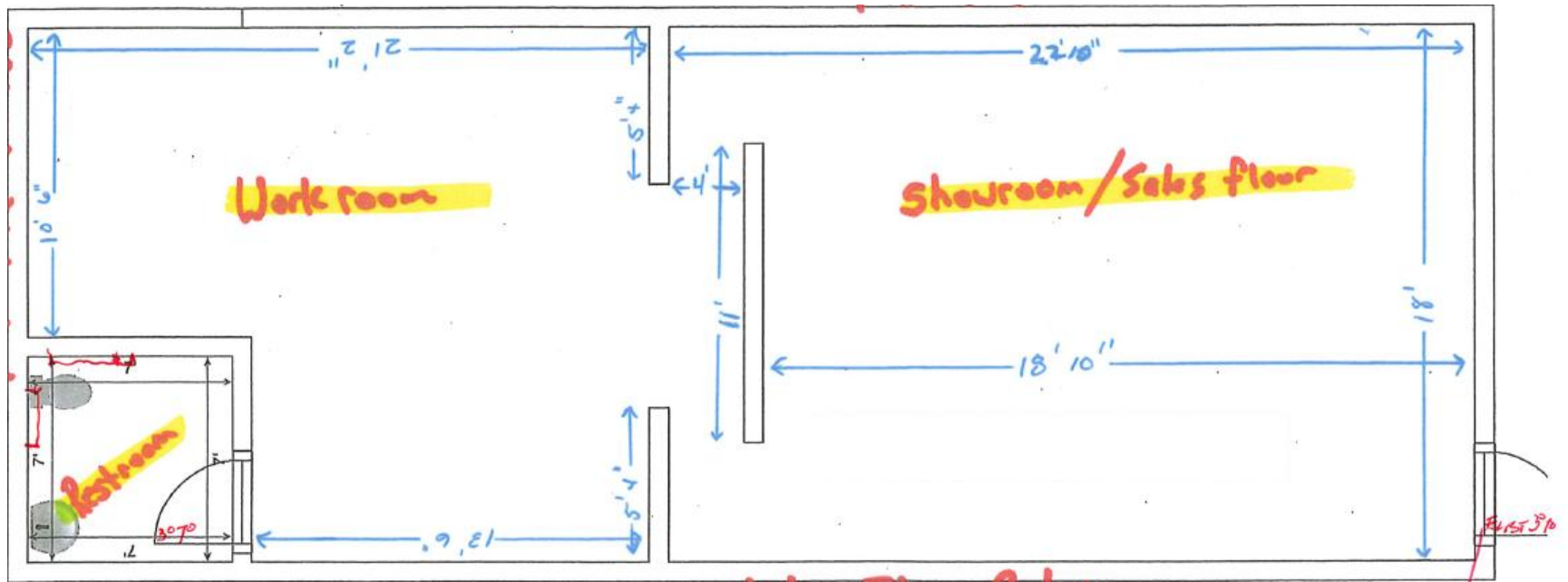
Availability

Suite 2

In-line space previously occupied by Jumptronics Phone Rescue.
Frontage to Route 66 Hwy.

- Space Available: 890 SF
- Rental Rate: \$34.00 /SF/YR
- Service Type: Triple Net (NNN)
- Space Type: Built-out
- Allowance: No
- Lease Term: Negotiable

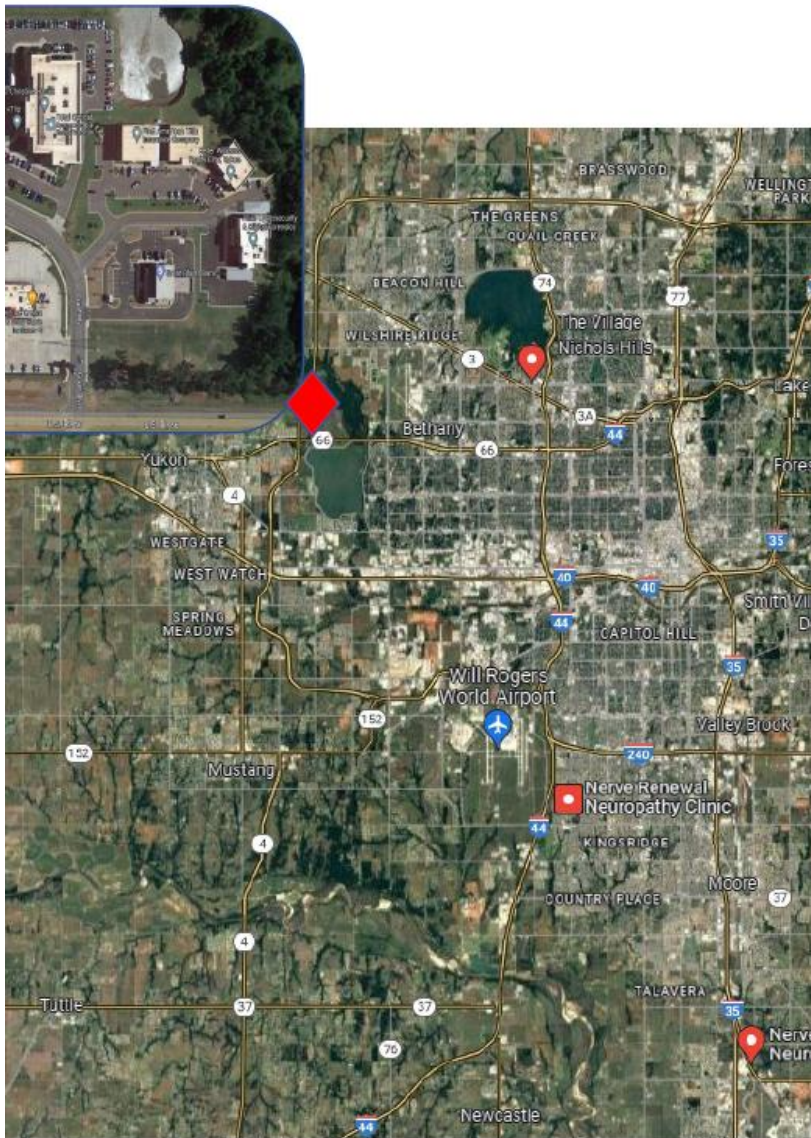
Suite 2 - Floor Plan



PROP. DUMPSTER ENCLOSURE (REFER TO ARCH PLANS FOR DETAILS)
 PROP. SIGN, SEE ARCH FOR DETAILS (TYP)
 PROP. CLEARANCE BAR, SEE ARCH FOR DETAILS
 PROP. MENU BOARD SIGN
 PROP. GREASE TRAP
 PROP. ORDER SPEAKER
 PROP. MENU BOARD SIGN
 PROP. BOLLARD (TYP)
 PROP. CLEAN-OUT TO GRADE (TYP.)
 PROP. DRIVE THRU STRIPE
 PROP. ADA RAMP PER THE CITY OF OKLAHOMA CITY STANDARDS & SPECIFICATIONS
 PROP. DRIVEWAY PER THE CITY OF OKLAHOMA CITY STANDARDS & SPECIFICATIONS
 PROP. STOP BAR & STOP SIGN
 PROP. STOP BAR & STOP SIGN
 PROP. CLEAN-OUT TO GRADE
 6'20" SIDEWALK
 PROP. GAS BANK
 PROP. PAD MOUNTED TRANSFORMER
 PROP. ADA RAMP
 PROP. HC SIGN (TYP. @ HC SPACES)
 PROP. WHEEL STOP (TYP. @ HC SPACES)
 PROP. WHEEL STOP (TYP. @ HC SPACES)
 PROP. WHEEL STOP (TYP. @ HC SPACES)
 PROP. ADA RAMP
 PROP. HC SIGN (TYP. @ HC SPACES)
 RETAIL
 14,741 SF
 FFE=1260.60
 PROP. WHEEL STOP (TYP. @ HC SPACES)
 PROP. ADA RAMP
 PROP. HC SIGN (TYP. @ HC SPACES)
 PROP. STOP BAR & STOP SIGN
 PROP. LIGHT POLE REFER TO ELECTRICAL PLANS FOR DETAILS (TYP)
 100' BUILDING LINE PER PLAT

OVERALL SITE CONCEPT
YUKON, OK











Contact



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