



2725-2801 S MUSTANG RD, YUKON, OK 73099

PROPERTY HIGHLIGHTS:

- Available: 1,400 - 3,150 SF
- Contiguous Space: 2,800 SF
- (2) End cap drive thru spaces available
- Delivery Condition: Warm-gray shell
- Co-Tenants: Pediatric Dental, Hair & Nail Salon
- Completion: est. May 2025
- 1.3 mile distance John Kilpatrick Turnpike access

FOR LEASE

Base Rate: \$28.00 - 32.00/SF/yr
 NNN: est. \$7.00/SF/yr

TRAFFIC COUNTS:

S Mustang Rd: 21,900 (2023)

DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
2024 Population	8,984	53,100	111,628
Daytime Employee:	358	10,856	38,098
Median HHI:	\$67,069	\$80,218	\$74,952
Median Age:	32.8	35.7	36.6
2024 Households	3,432	19,638	41,142

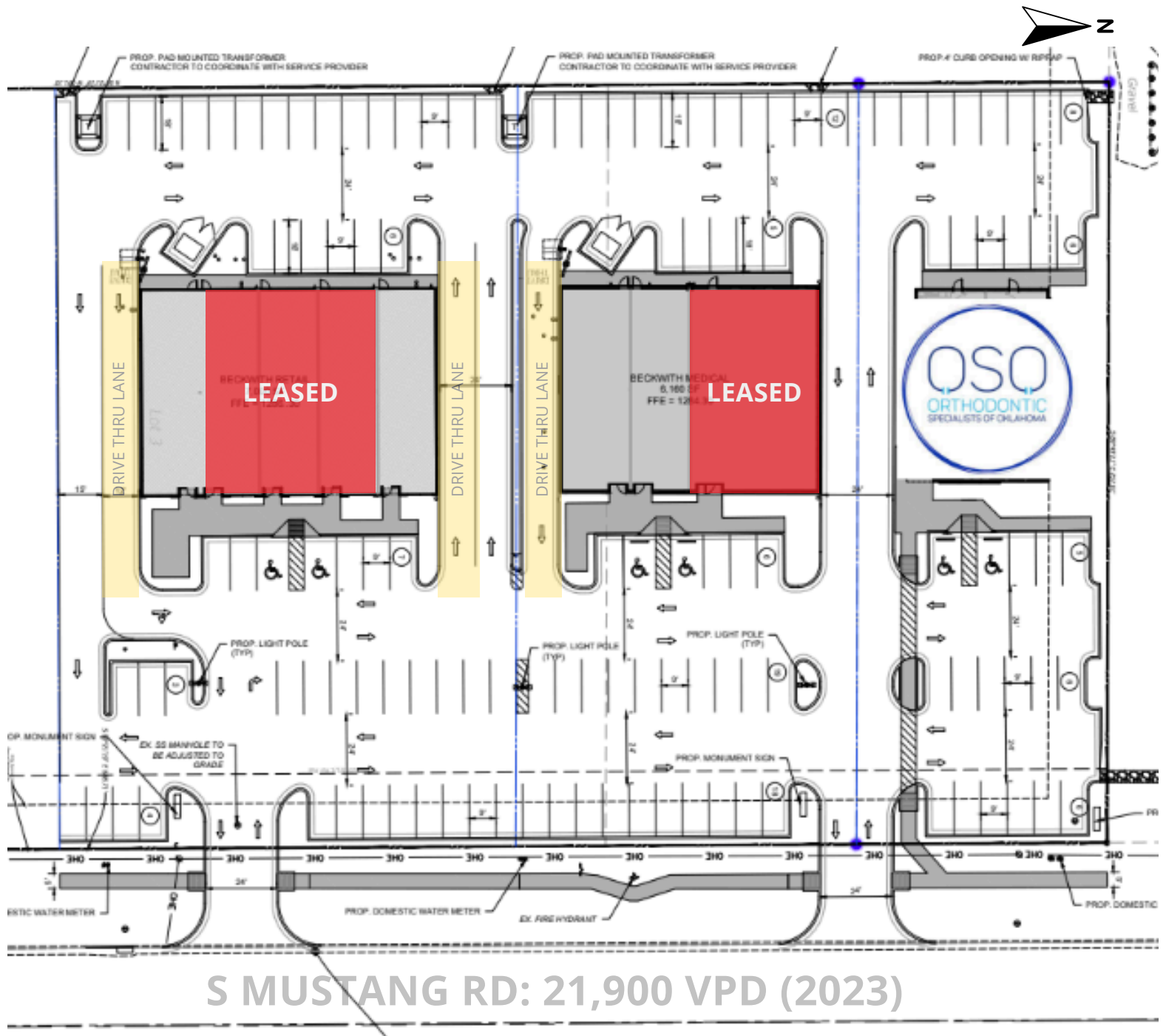


CONSTRUCTION PROGRESS PHOTOS

December 2024



SITE PLAN



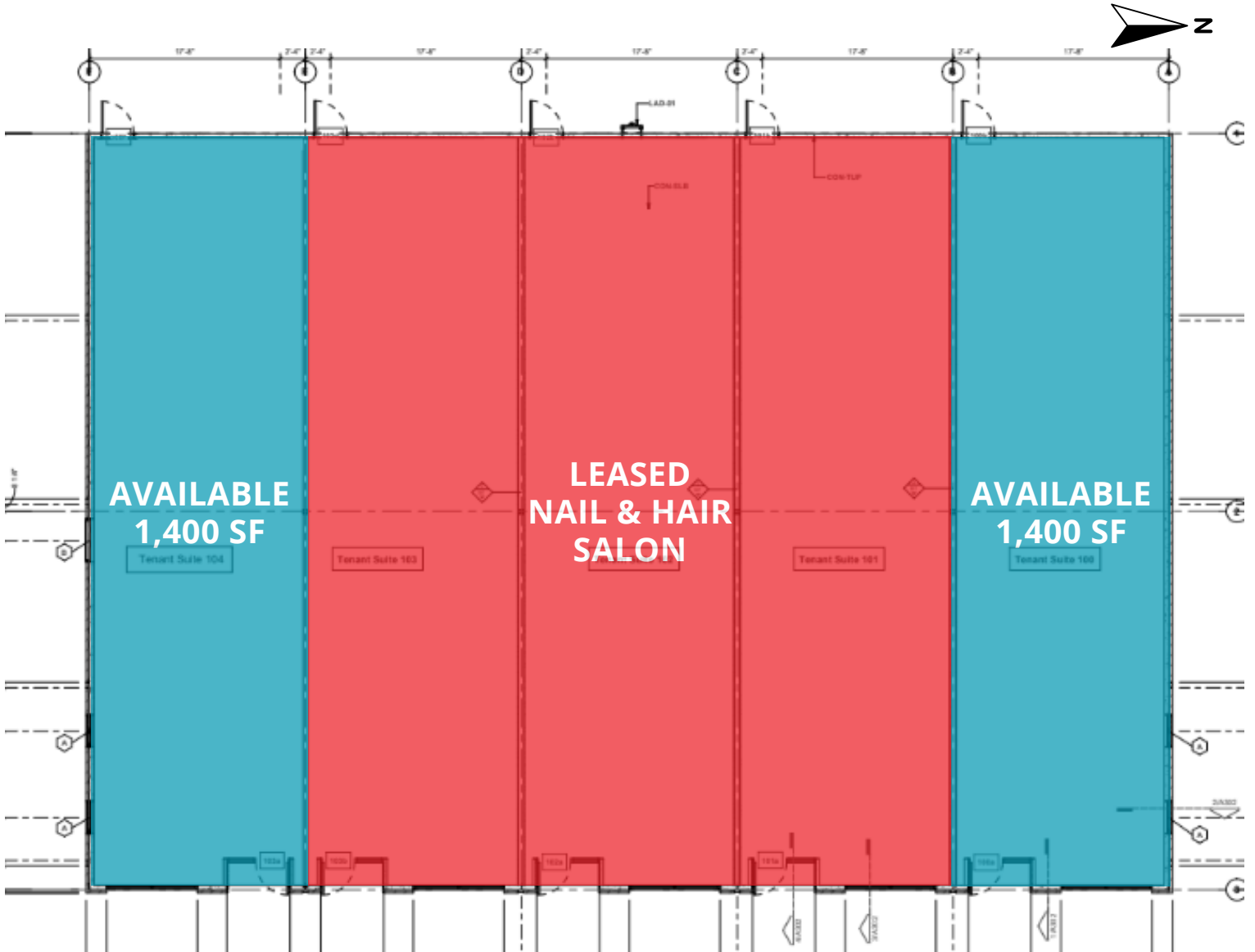
FLOOR PLAN

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AERIEL PHOTO

