

10952 N.W. EXPRESSWAY
YUKON, OK 73099



Office Building For Sale or Lease

8,420 SF on 0.29 Acres MOL

Sales Price: \$1,600,000

Lease Price: \$18.00/SF NNN

Suite B: 3,010 SF MOL

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CADE FLESNER
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PROPERTY OVERVIEW

TOTAL SF	8,420 SF
LOT SIZE	0.29 ACRES +/-
YEAR BUILT	2016
ZONING	C-2

- Salon Occupies: 4,210 SF
- Pylon Signage
- Ample Parking
- Parking Ratio: 4.75/1,000 SF
- Located in Magnolia Square
- Easy Access to Kilpatrick Turnpike
- Retail & Restaurants Nearby

DEMOGRAPHICS



POPULATION
 1 MILE: 4,569
 3 MILES: 25,443
 5 MILES: 75,145



TOTAL HOUSEHOLDS
 1 MILE: 1,711
 3 MILES: 8,784
 5 MILES: 28,342



AVERAGE HOUSEHOLD INCOME
 1 MILE: \$109,727
 3 MILES: \$107,958
 5 MILES: \$102,103



0.10 MILE FROM
 KILPATRICK
 TURNPIKE
 8 MILES FROM I-40
 9 MILES FROM I-44

10952 N.W. EXPRESSWAY



10952 N.W. EXPRESSWAY AERIAL



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