

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Building Size:	8,512 SF
Available SF:	2,100 SF
Year Built:	1982
Renovated:	2019

PROPERTY OVERVIEW

Fully renovated Office Building (McClure Building) in the heart of Yukon offering immediate occupancy. The office boasts modern finishes throughout, natural light in every office, large conference rooms, and so much more.

SPACES	LEASE RATE	SPACE SIZE
Suite B	\$21.00 SF/yr	2,100 SF

TYLER HUXLEY
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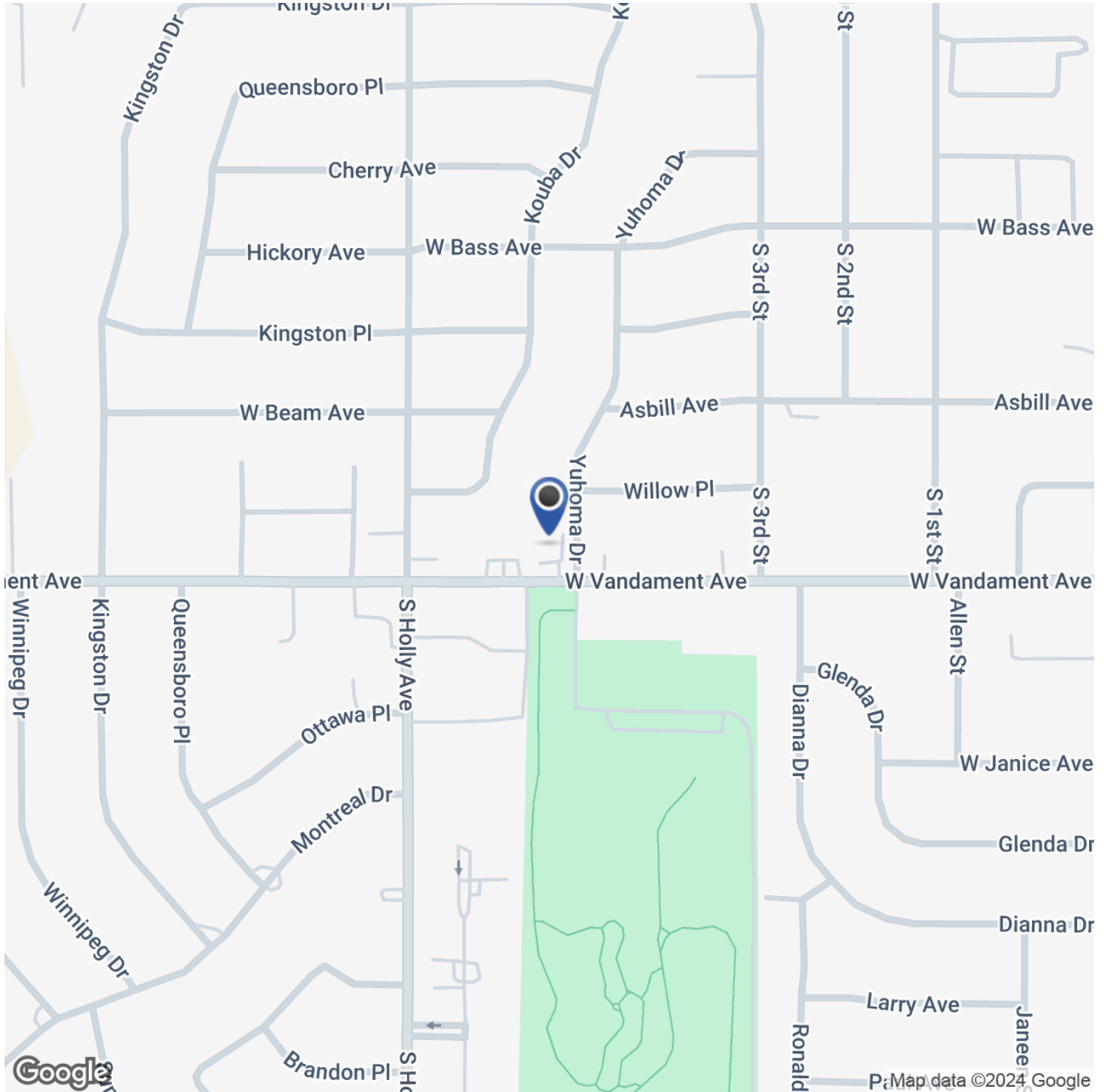
ADDITIONAL PHOTOS



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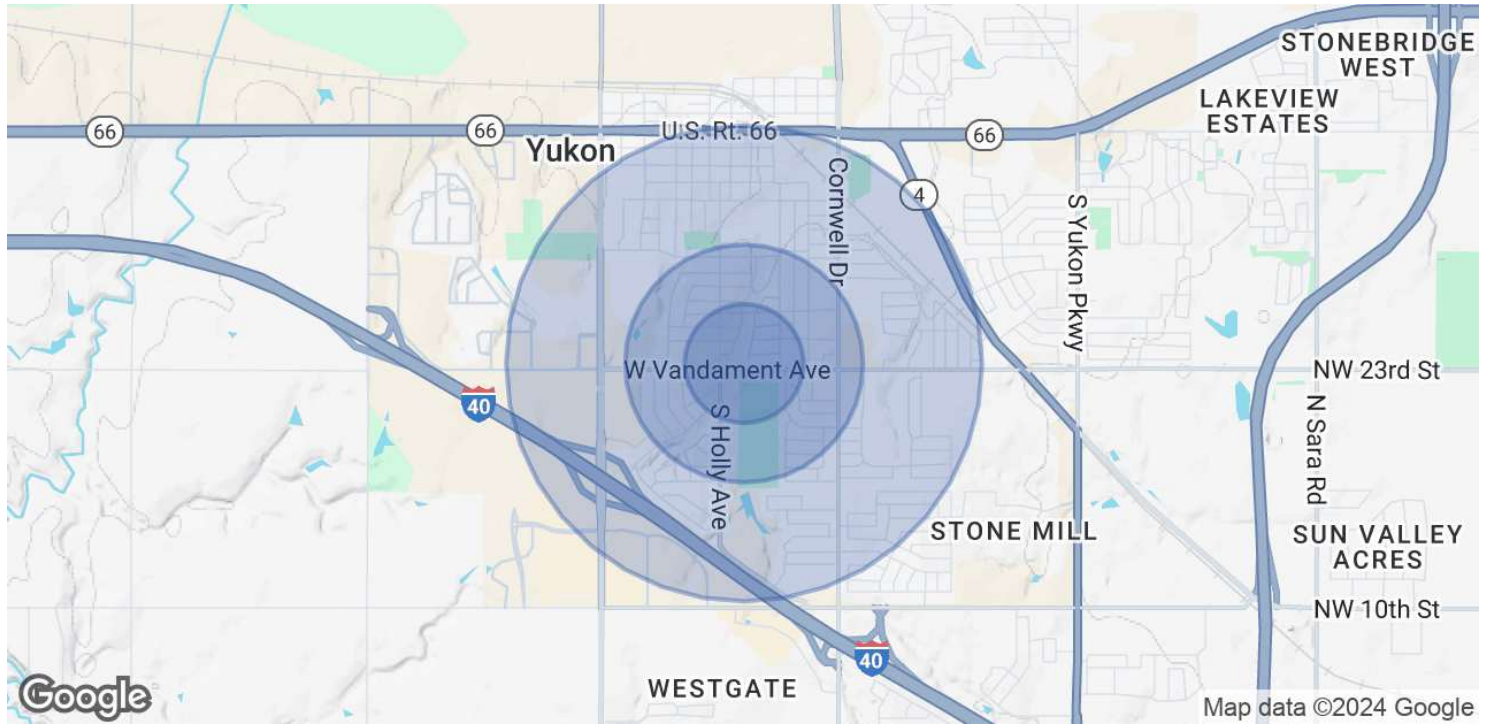
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,124	4,169	12,416
Average Age	43.4	40.7	39.4
Average Age (Male)	42.9	38.7	39.2
Average Age (Female)	44.4	42.2	40.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	341	1,446	4,219
# of Persons per HH	3.3	2.9	2.9
Average HH Income	\$65,839	\$67,575	\$72,474
Average House Value	\$141,901	\$150,306	\$136,229

* Demographic data derived from 2020 ACS - US Census

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