



# the STACKS

## AVAILABLE SPACE

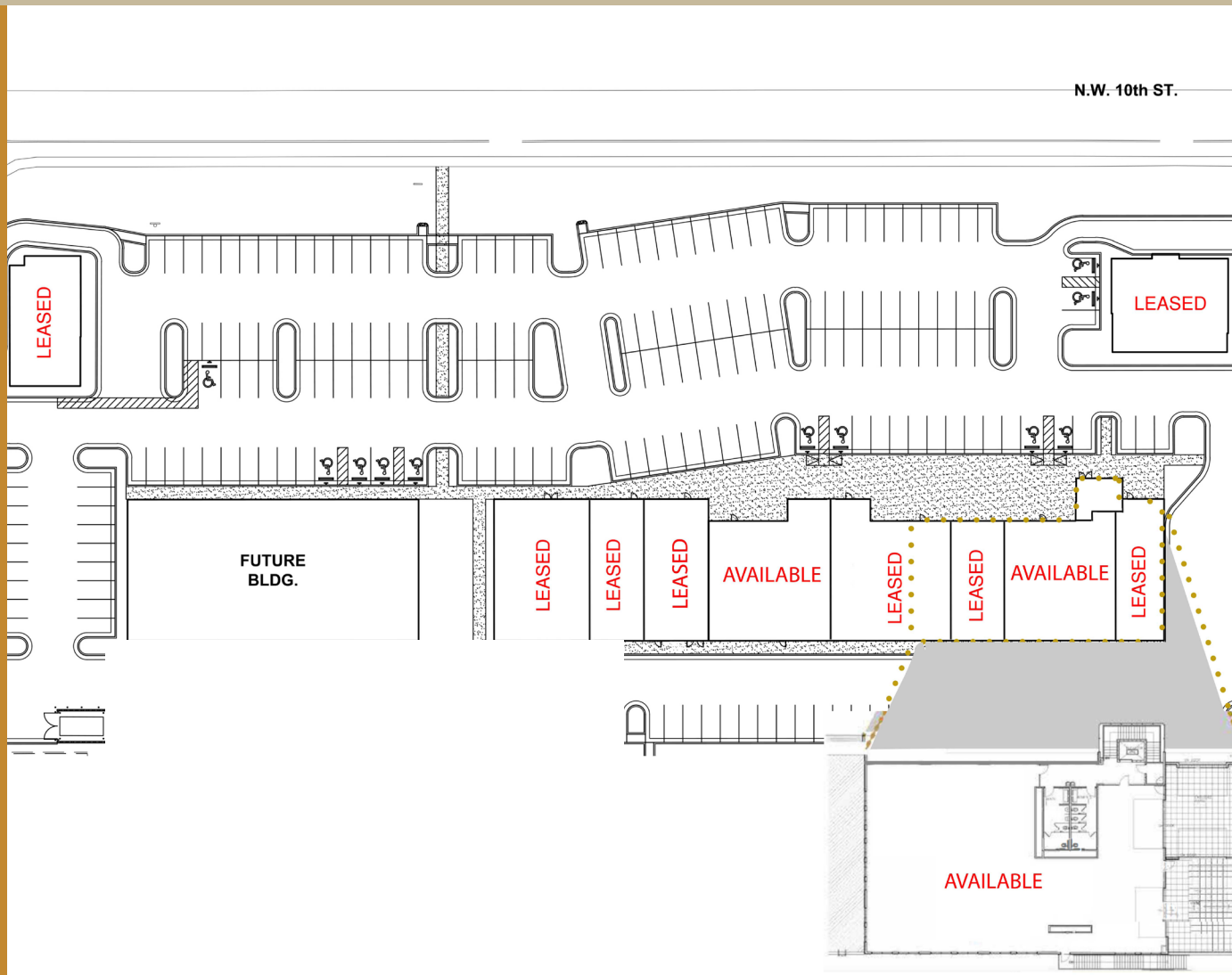
First Floor — 3,617 Sq. Ft. *(Can be demised)*  
3,337 Sq. Ft.

Second Floor — 6,573 Sq. Ft. *(Can be demised)*

Enclosed Patio — 983 Sq. Ft.

Exterior Patio — 981 Sq. Ft.

ADDRESS: 12708 NW 10th St. Yukon, OK



**DEMOGRAPHICS**

- Over 99,000 people w/in 5 miles with avg. incomes over \$82,000
- Outstanding Visibility and ingress/egress from 1-40 with 57,000 ADT
- 9,000 ADT on 10th St, 18,000 ADT on Czech Hall, 18,000 ADT, Garth Brooks Blvd

**DETAILS**

- +/- 22,000 Sqft of Retail
- +/- 4,000 Sqft of Office
- +/- 17,000 Sqft of Medical

**SQUARE FOOTAGE**

- First Floor — 3,617 Sq. Ft. (Can be demised) 3,337 Sq. Ft.
- Second Floor — 6,573 Sq. Ft. (Can be demised)
- Enclosed Patio — 983 Sq. Ft.
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This 2 story property is located along Interstate 40 on 10th Street between Garth Brooks Blvd and Czech Hall Rd. Located in between a dominant newly built grocery anchored power center and Target anchored center.

This property services both Oklahoma City and the growing, bustling cities of Yukon, Mustang, and El Reno.

The Stacks is conveniently located adjacent to Crest Foods, HomeGoods, Academy Sports + Outdoors, ULTA, Rack Room Shoes, Marshall's, Petco, and much more. Directly behind this property will be a first class apartment complex.





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