

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Building Size:	16,056 SF
Available SF:	1,368 SF
Lot Size:	8.273 Acres
Number of Units:	12
Year Built:	2020
Zoning:	C-3
Market:	Yukon
Submarket:	Oklahoma City

PROPERTY OVERVIEW

Located along historic US Rte 66 (know as E Main in Yukon) on the North side of the street, this brand new retail development features high traffic counts and ample parking. With strong visibility and easy access to the highway, this center makes for a variety of uses. With multiple opportunities for drive throughs and pick up windows, the owner is willing to build out units with tenant improvement allowances.

PROPERTY HIGHLIGHTS

- Pad Sites Available
- Brand New Construction
- First Year Entry Rates
- High visibility
- Strong Traffic Counts along US Rte 66
- Clear Span with 17 foot ceilings
- Modern design
- Exterior lighting
- Ample Parking

aj@creekcre.com
630.843.1989
AJ TOLBERT

aden@creekcre.com
405.210.3910
ADEN STRUBLE

ADDITIONAL PHOTOS



aj@creekcre.com
630.843.1989
AJ TOLBERT

aden@creekcre.com
405.210.3910
ADEN STRUBLE



aj@creekcre.com
630.843.1989
AJ TOLBERT

aden@creekcre.com
405.210.3910
ADEN STRUBLE

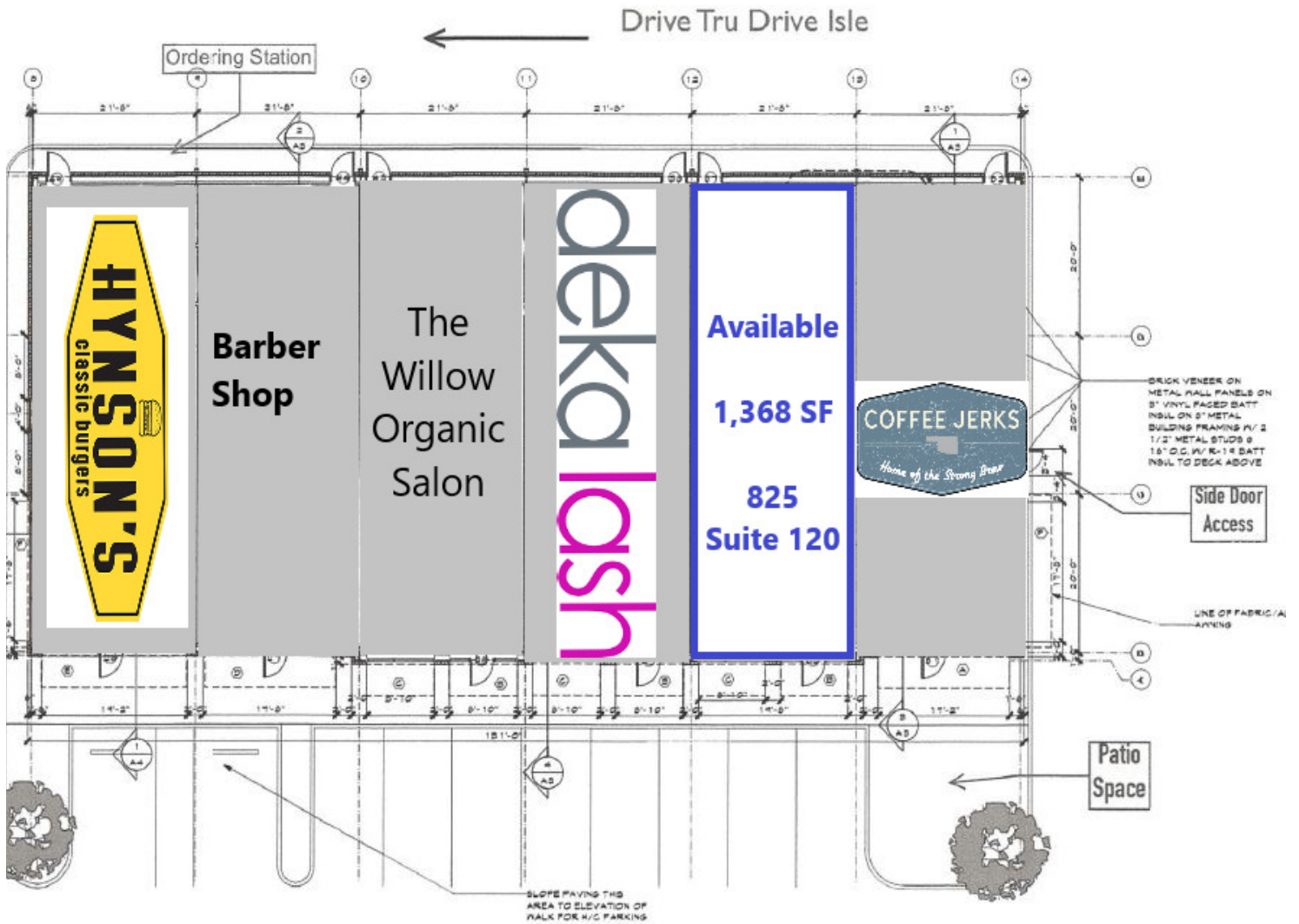
SITE PLANS



aj@creekcre.com
630.843.1989
AJ TOLBERT

aden@creekcre.com
405.210.3910
ADEN STRUBLE

SITE PLAN

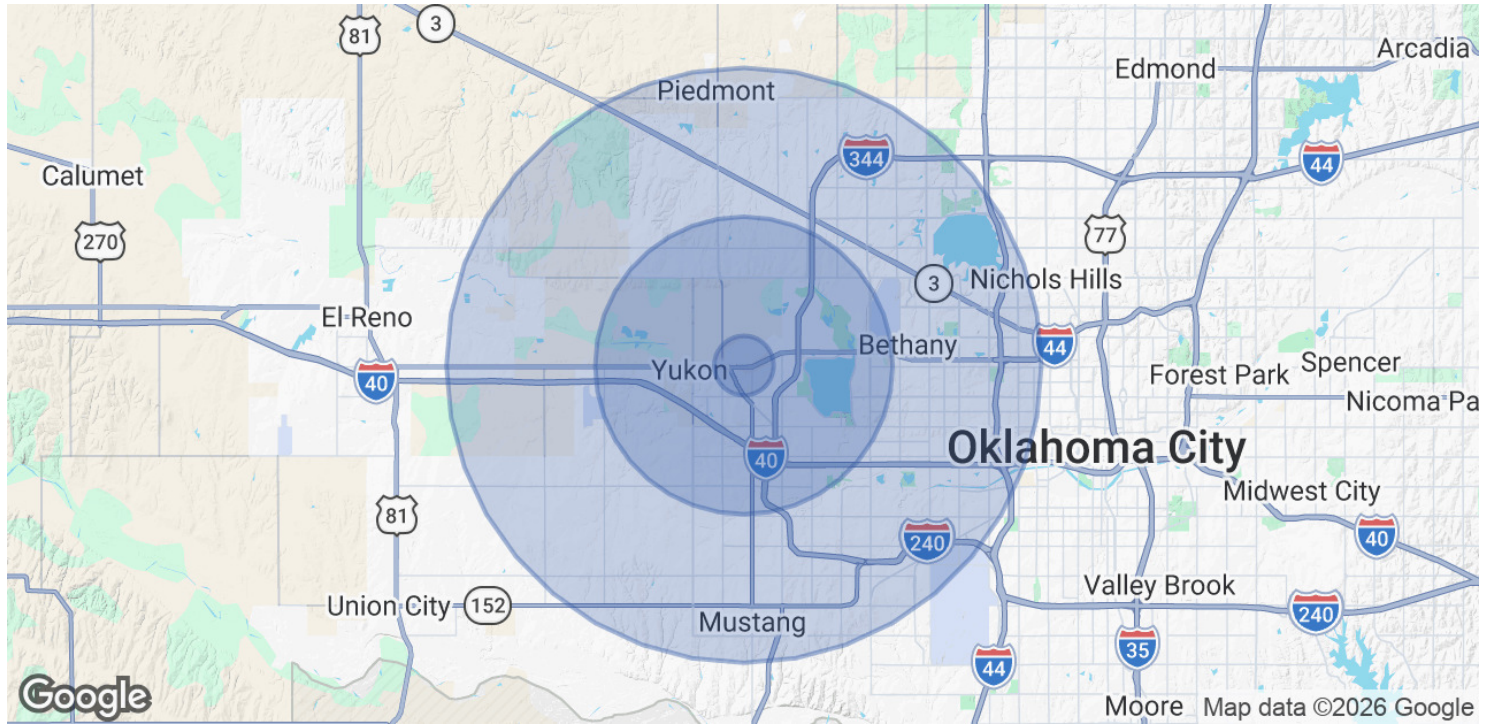


825 E MAIN STREET
YUKON OK 73099

aj@creekcre.com
630.843.1989
AJ TOLBERT

aden@creekcre.com
405.210.3910
ADEN STRUBLE

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,698	63,670	270,415
Average age	34.6	36.3	35.9
Average age (Male)	33.8	36.0	35.2
Average age (Female)	36.3	37.4	36.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,410	24,214	105,590
# of persons per HH	2.8	2.6	2.6
Average HH income	\$70,517	\$68,509	\$65,191
Average house value	\$115,348	\$147,201	\$155,857

* Demographic data derived from 2020 ACS - US Census

aj@creekcre.com
630.843.1989
AJ TOLBERT

aden@creekcre.com
405.210.3910
ADEN STRUBLE