

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$360,676.8
Total Land Available:	1.38 Acres
Price / Acre:	\$261,360
Zoning:	C-3
Market:	Yukon, OK

PROPERTY OVERVIEW

Invest in the future with this prime commercial property at 110 Yukon Crossing Ave. This property is a savvy investment opportunity. Zoned C-3 for maximum business potential. Whether you're seeking a promising retail space or a sound addition to your property portfolio, this versatile property offers a solid foundation for growth and success. Unlock the potential of this well-appointed commercial property in a flourishing market.

VERONICA BAKER

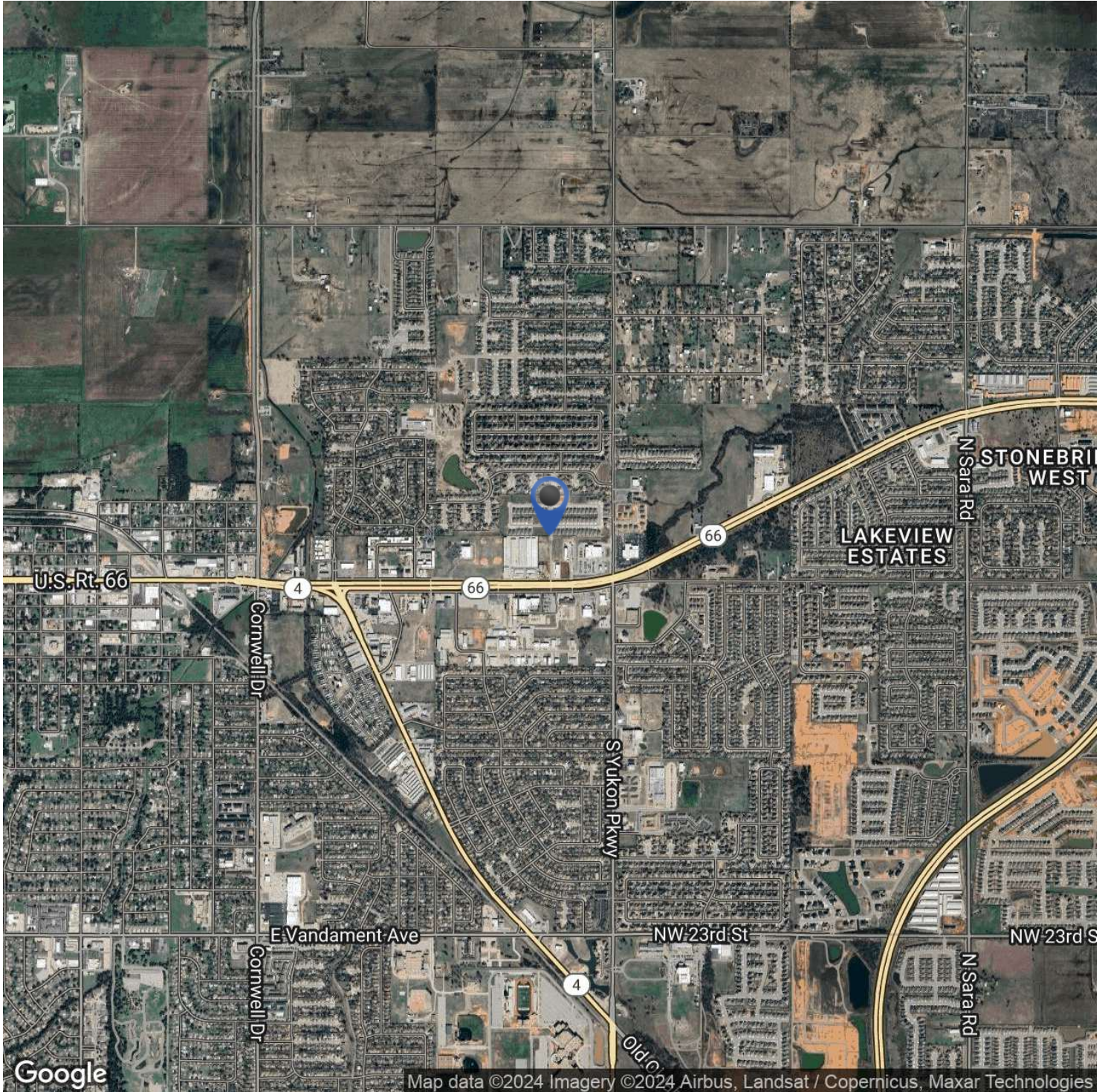
949.302.7142

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110 YUKON CROSSING AVE.
110 YUKON CROSSING AVE. | YUKON, OK 73099

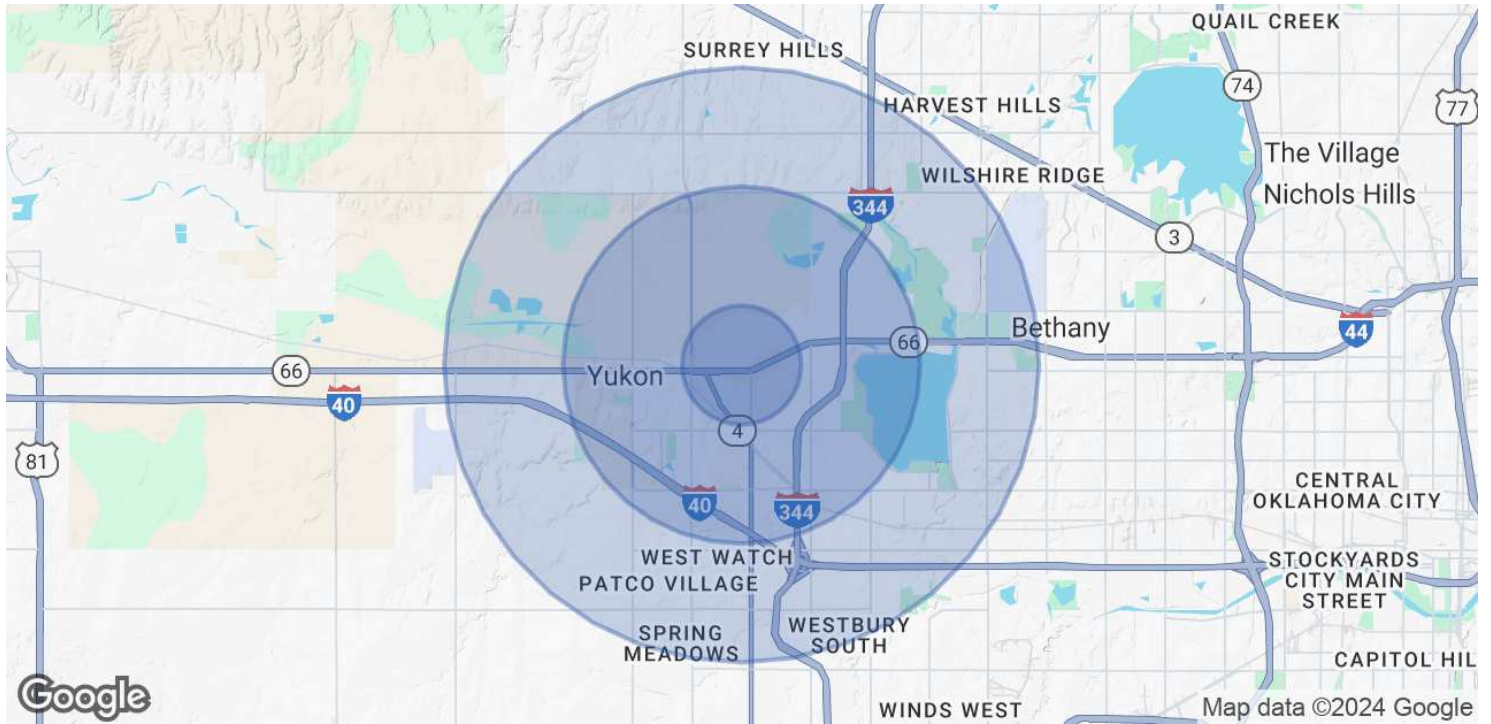


LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,333	39,150	104,797
Average Age	38	39	38
Average Age (Male)	37	38	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,634	15,264	39,806
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$95,417	\$98,325	\$94,222
Average House Value	\$238,289	\$263,211	\$265,016

Demographics data derived from AlphaMap

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RETAILER MAP



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