



ROUTE 66 LANDING

Southwest corner of the John Kilpatrick Turnpike and Route 66

Property Information

Building Size:	10,031 SF
Year Built:	2024
Availability:	1,000 SF to 4,000 SF
Lease Type:	NNN
Rate:	\$30.00 to \$32.50 PSF
Allowance	Yes
Net Expenses:	Estimated @ 9.00 PSF

Property Highlights

- Strategically Located off the Kilpatrick Turnpike with north of 40,000 cars per day.
- White box delivery with HVAC Unit and Electrical Panel
- Build-out allowance provided
- 3 units remaining, including one drive-thru end cap, an ideal spot for a restaurant user.
- The development is anchored by Total Healthcare Partners (THP), a medical group seeing north of 400 patients a day. THP has started construction on their expansion space - a 3-story, 35,000 SF building.
- Developments growth has created the need for a four way stop light into the development – Construction underway, ETA March 2026



Availability

Suite 1 Drive-thru end cap that includes (2) 5-ton HVAC units, up to 400 AMPs of electrical service, and an available build-out allowance. Ideal location for a restaurant.

- Space Available: 2,000 SF
- Rental Rate: \$32.00 /SF/YR
- Contiguous Area: 4,000 SF
- Service Type: Triple Net (NNN)
- Space Type: New
- Space Use: Retail
- Lease Term: Negotiable

Suite 2 In-line unit that includes a 4-ton HVAC unit, up to 200 AMPs of electrical service, and an available build-out allowance. Great space for retail or office.

- Space Available: 1,000 SF
- Rental Rate: \$30.00 /SF/YR
- Contiguous Area: 4,000 SF
- Service Type: Triple Net (NNN)
- Space Type: New
- Space Use: Retail
- Lease Term: Negotiable

Suite 3 In-line unit that includes a 4-ton HVAC unit, up to 200 AMPs of electrical service, and an available build-out allowance. Great space for retail or office.

- Space Available: 1,000 SF
- Rental Rate: \$30.00 /SF/YR
- Contiguous Area: 4,000 SF
- Service Type: Triple Net (NNN)
- Space Type: New
- Space Use: Retail
- Lease Term: Negotiable

4501 Grant Blvd,
Yukon, OK 73099

REVISÉ FLOOR PLAN NOTES

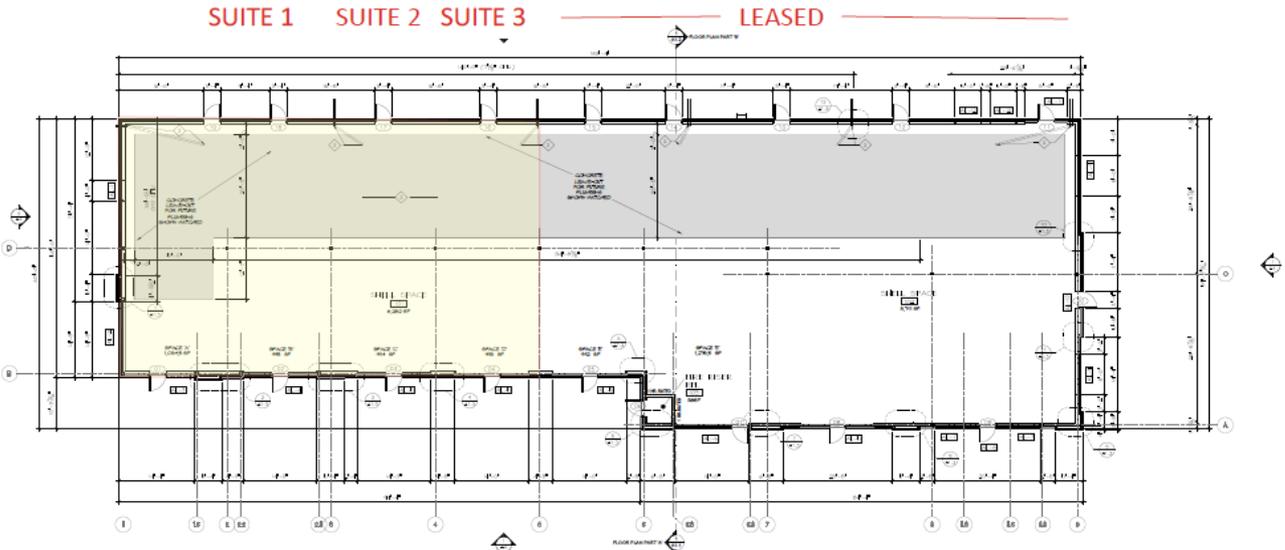
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GENERAL CONSTRUCTION NOTES

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OVERALL FLOOR PLAN



STRIP CENTER #2
ROUTE 66 LANDING
4501 GRANT AVE.
TUKON, OKLAHOMA

DANBERRY WATSON P.A., INC.
 ARCHITECTURAL COMPANY
 1000 North 101st Ave
 Oklahoma City, Oklahoma 73154
 Phone: (405) 233-1100

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DATE: 08/22/2022

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4401 Grant Blvd,
Yukon, OK 73099

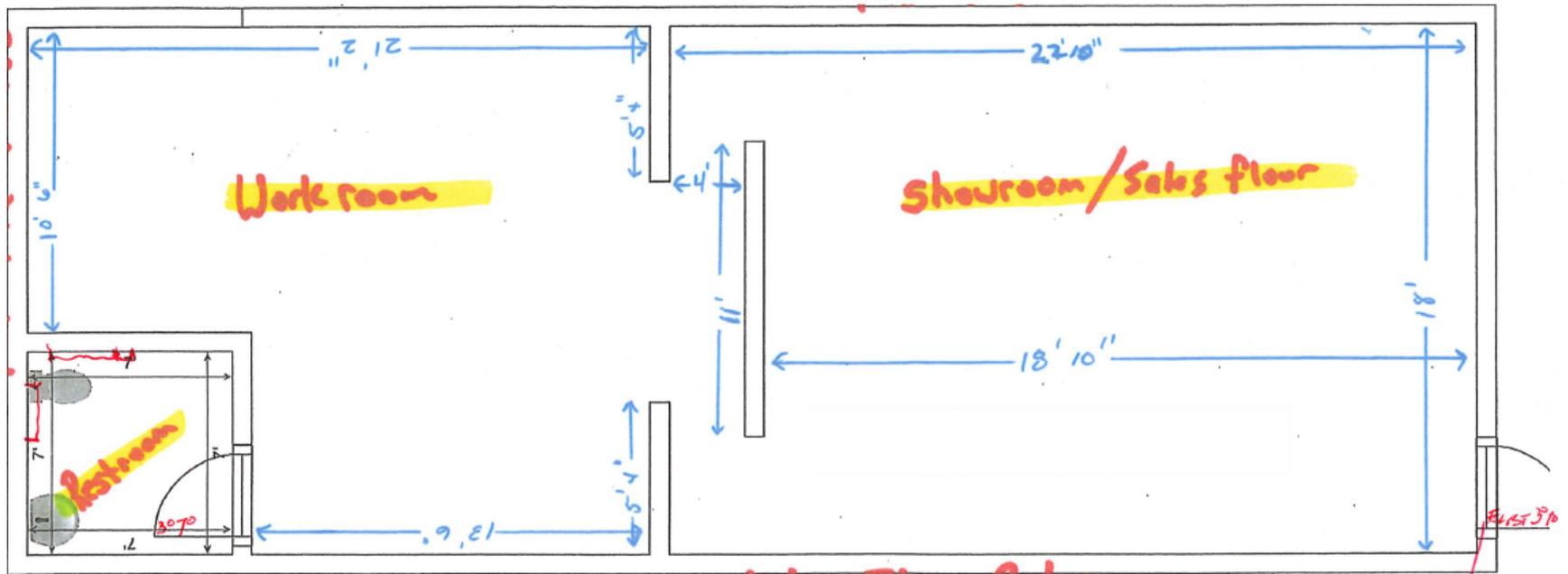
Availability

Suite 2

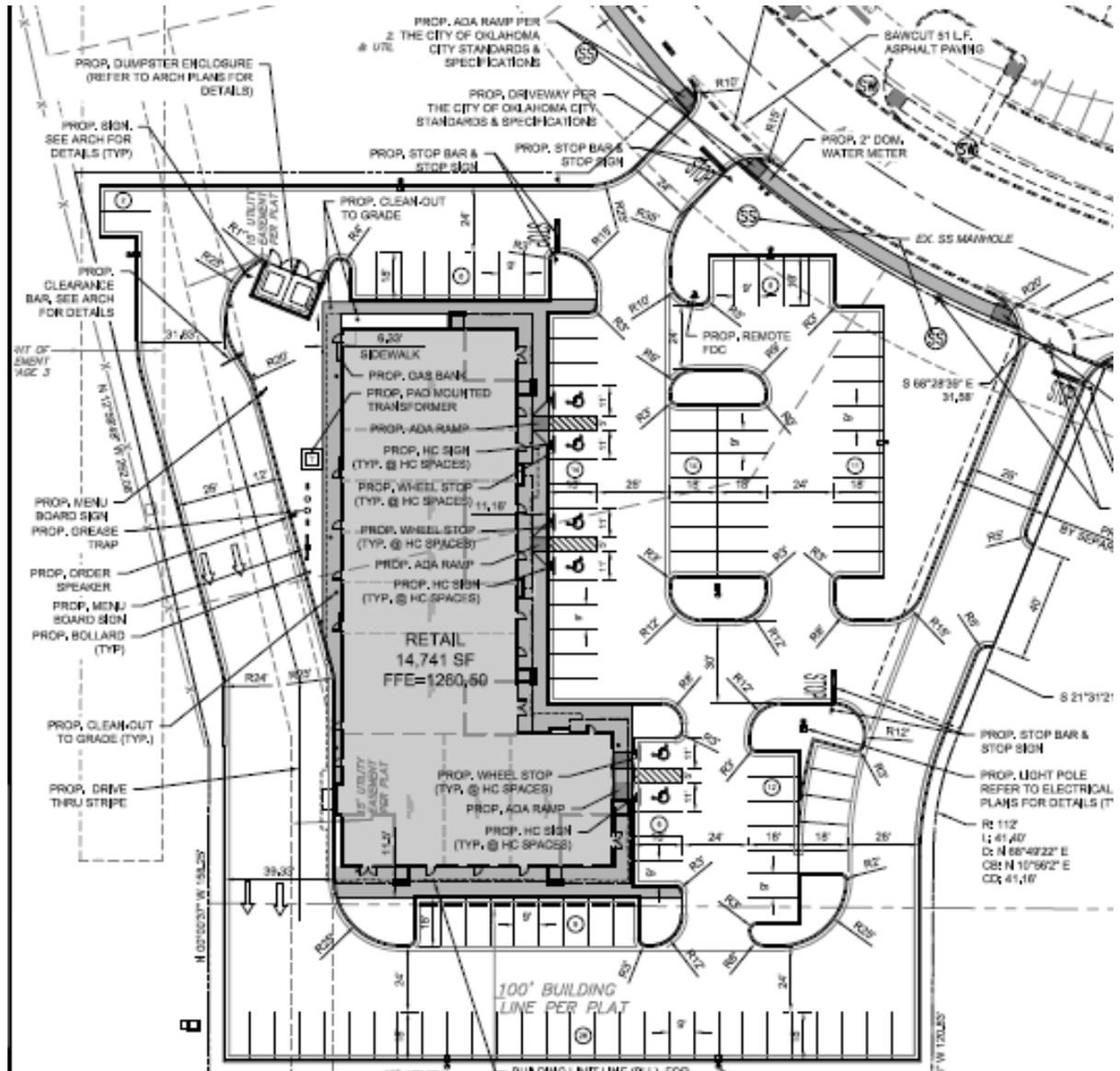
In-line space previously occupied by Jumptronics Phone Rescue.
Frontage to Route 66 Hwy.

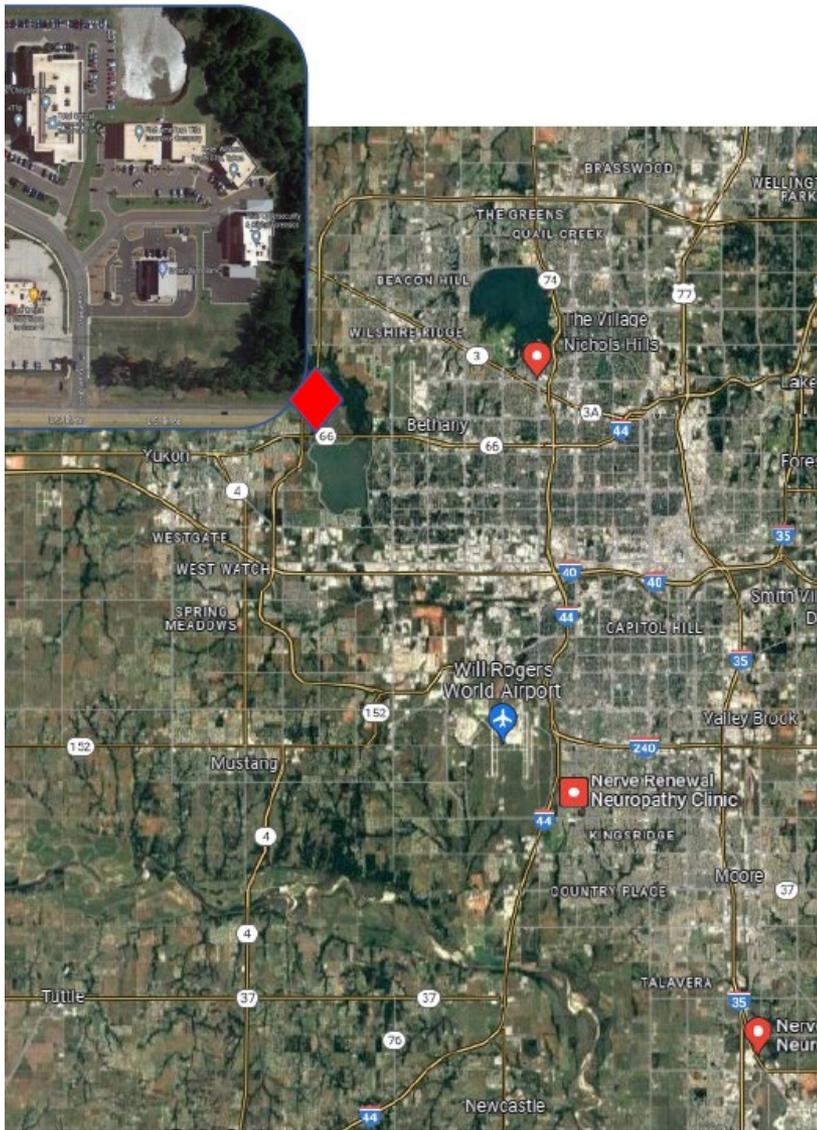
- Space Available: 890 SF
- Rental Rate: \$34.00 /SF/YR
- Service Type: Triple Net (NNN)
- Space Type: Built-out
- Allowance: No
- Lease Term: Negotiable

Suite 2 - Floor Plan



Site Plan











Contact



Eric Williams
ewilliams@mcgeecre.com
(405) 819-1638
McGee Commercial Real Estate
4324 Grant Blvd
Yukon, OK 73099