

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located at the entrance of Surrey Hills, right off NW Expressway, Surrey Hills Collective is a newly constructed retail center offering standout visibility and easy access. The property sits in front of a well-established, growing neighborhood and benefits from steady traffic along NW Expressway throughout the day.

Current co-tenant A Latte Love is a popular coffee shop with a drive-thru that attracts a consistent customer flow. We are seeking restaurant or retail tenants for the remaining spaces, which offer excellent visibility and potential for outdoor seating with a view of the nearby pond. Spaces can be leased individually or combined for up to 4,698 SF, with flexible options starting at 1,022 SF.

PROPERTY HIGHLIGHTS

- Excellent visibility and access right off NW Expressway
- Endcap space available—perfect for a restaurant
- Co-tenant is a high-performing coffee shop with drive-thru
- Scenic outdoor seating and patio potential overlooking a pond
- Flexible suite sizes from 1,022 SF up to 3,644 SF combined

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr
NNN Rate:	\$8.85/yr
Available SF:	1,022 - 2,067 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,556	6,624	29,968
Total Population	4,173	19,246	78,789
Average HH Income	\$111,312	\$110,464	\$109,809

AJ TOLBERT

630.843.1989
aj@creekcre.com

ETHAN SLAVIN

405.830.0252
ethan@creekcre.com

ADEN STRUBLE

405.210.3910
aden@creekcre.com

12221 ASHFORD DRIVE
12221 ASHFORD DRIVE | YUKON, OK 73099

ADDITIONAL PHOTOS

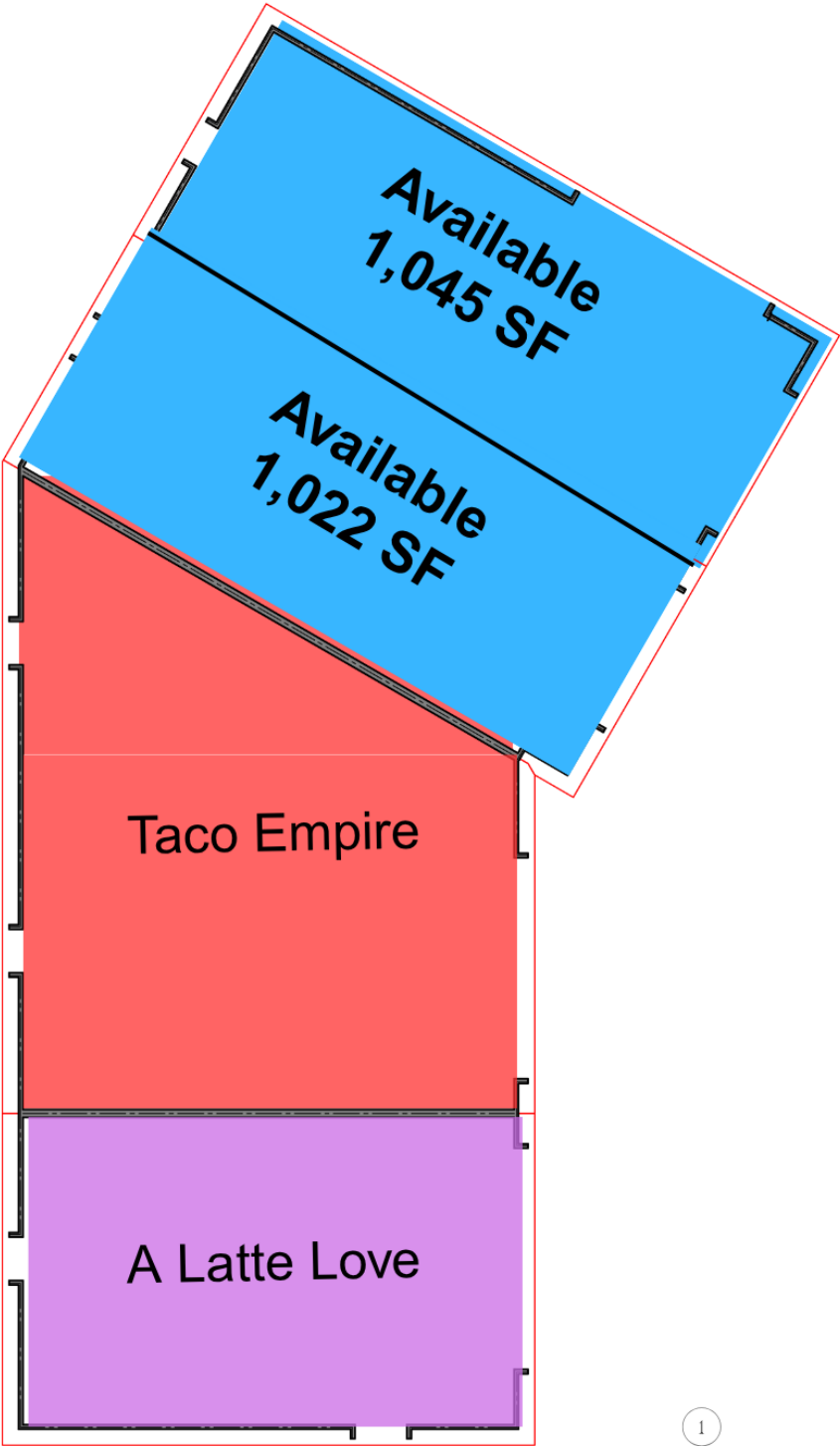


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SITE PLANS



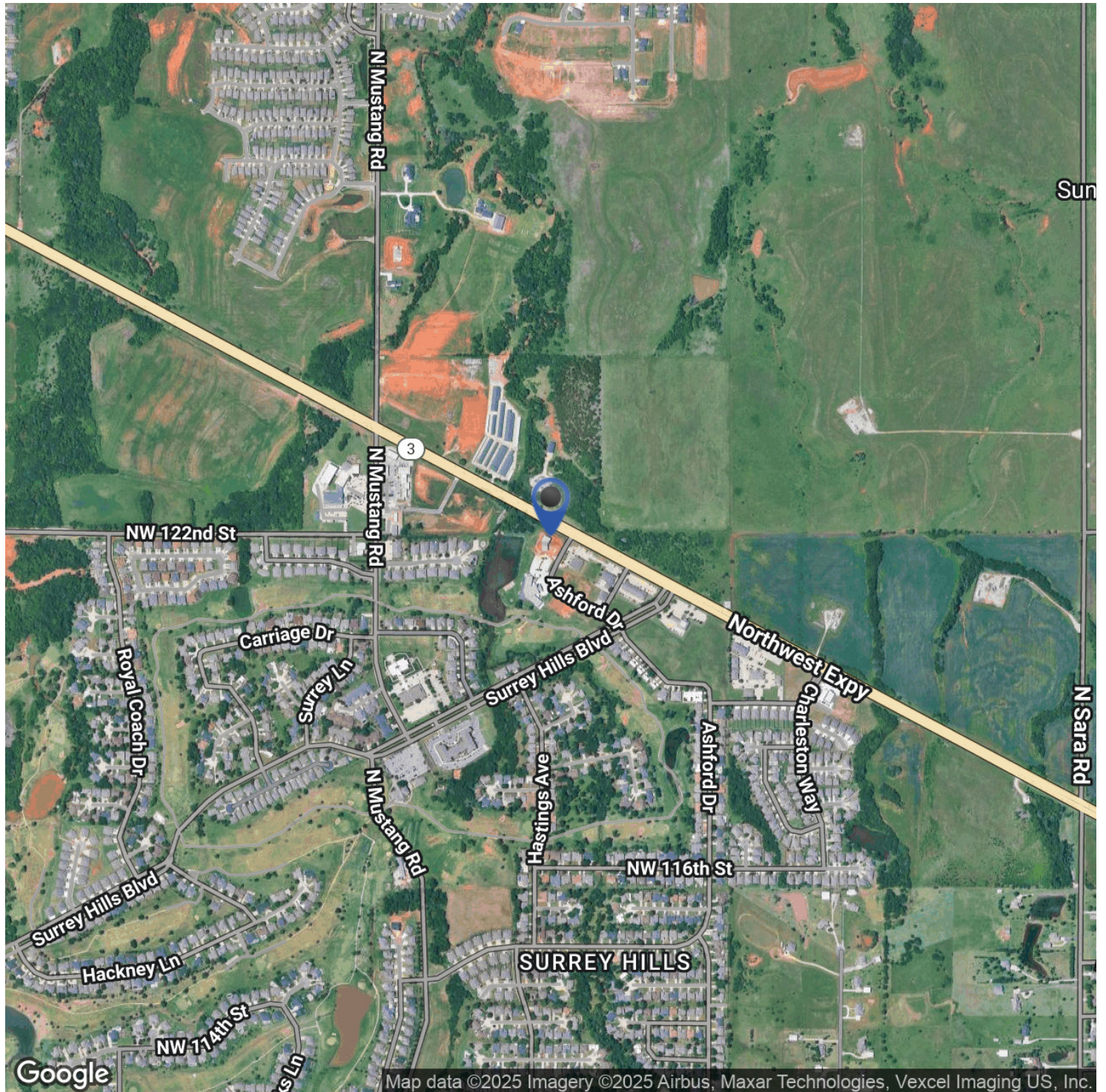
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LOCATION MAP

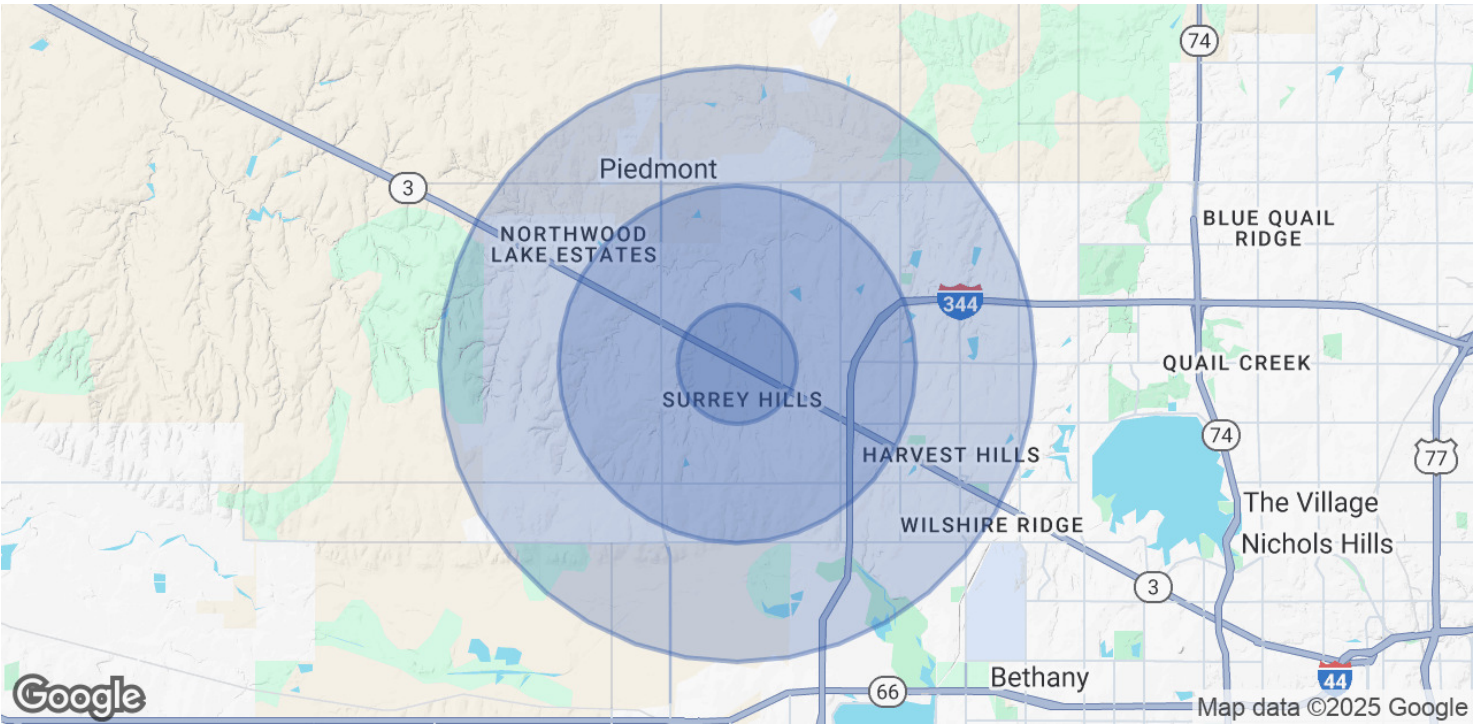


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,173	19,246	78,789
Average Age	39	36	39
Average Age (Male)	38	35	38
Average Age (Female)	40	36	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,556	6,624	29,968
# of Persons per HH	2.7	2.9	2.6
Average HH Income	\$111,312	\$110,464	\$109,809
Average House Value	\$272,780	\$316,211	\$305,469

Demographics data derived from AlphaMap