

RESTAURANT PROPERTY FOR LEASE (AVAILABLE: AUGUST 2019)

1301 S Garth Brooks Blvd, Yukon, OK 73099



RETAIL SPACE AVAILABLE AUGUST 2019

Available SF: 2,430 SF
Lease Rate: Negotiable
Lot Size: 0.48 Acres
Building Size: 2,430 SF
Year Built: 1999
Zoning: UC - Urban Commercial
Cross Streets: Garth Brooks Blvd & Andrew Dr
091918

TENANT IS OPEN & OPERATING - DO NOT DISTURB

This free standing building is located in the heart of Yukon's retail corridor, just north of Interstate 40. Offering easy access and excellent visibility.

Easily accessible Drive Thru

Currently leased to KFC until August 2019. Please do not disturb Tenant

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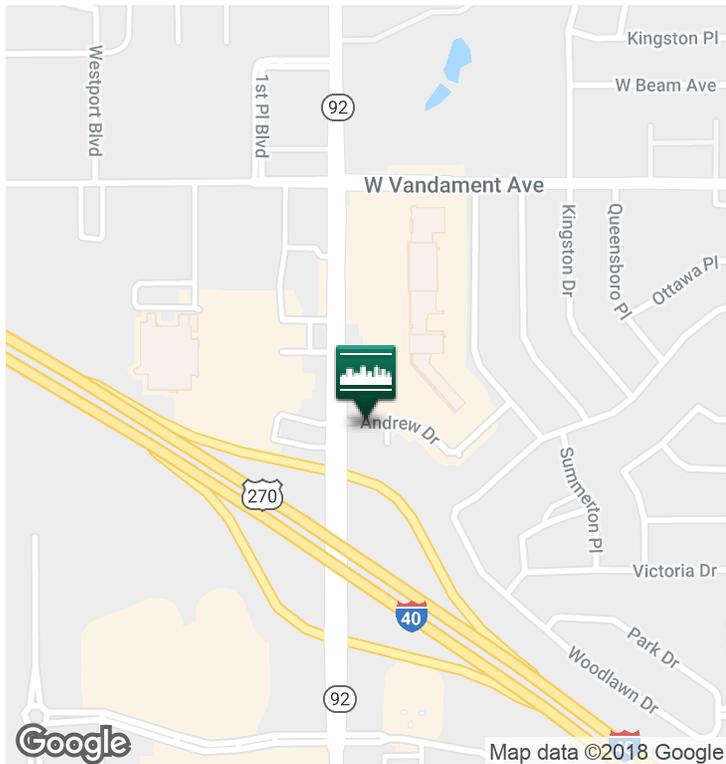
EV ERNST

Retail Specialist
ernst@priceedwards.com
405.843.7474
210 Park Ave, Suite 700, Oklahoma City, OK 73102
priceedwards.com

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

| | |
|---------------------|-----------|
| Total Population | 52,513 |
| Population Density | 52,513 |
| Median Age | 35.2 |
| Median Age (Male) | 34.9 |
| Median Age (Female) | 36.1 |
| Total Households | 19,854 |
| # of Persons Per HH | 2.6 |
| Average HH Income | \$70,102 |
| Average House Value | \$152,282 |

TRAFFIC COUNTS (per ACOG)

| | | |
|---------------------|-----------|--------|
| S Garth Brooks Blvd | north | 10,500 |
| S Garth Brooks Blvd | south | 11,600 |
| I-40 | east/west | 66,700 |

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