

Route 66 Plaza -Phase I

PRE-LEASING NOW



Highway 66 & Sara Road, Yukon, OK 73099



PRELEASING NOW AVAILABLE FOR PHASE I

Retail Space Available:	1,300 SF - 64, 000 SF PHASE 1- 1,307 SF - 3,921 SF
Lease Rate:	\$15.00 - 20.00 SF/yr (NNN) CAM rates to be determined
Lot Size:	10 Acres - MOL
Build-To-Suits Available:	5,000 SF - 15,000 SF
Outparcels Available:	1/2 Acre - 1.5 Acres
Zoning:	C-2
Cross Streets:	Highway 66 & Sara Rd

This tract is located at the southwest corner of Highway 66 & Sara Rd, Yukon, OK with great access to Kilpatrick Turnpike which offers easy access to North Oklahoma City.

This is a fast growing Retail and Residential area with high incomes, high traffic counts and excellent visibility. Ideal for any use!

All utilities to Site.

Current leases in place are Miracle Ear and The Nail Status

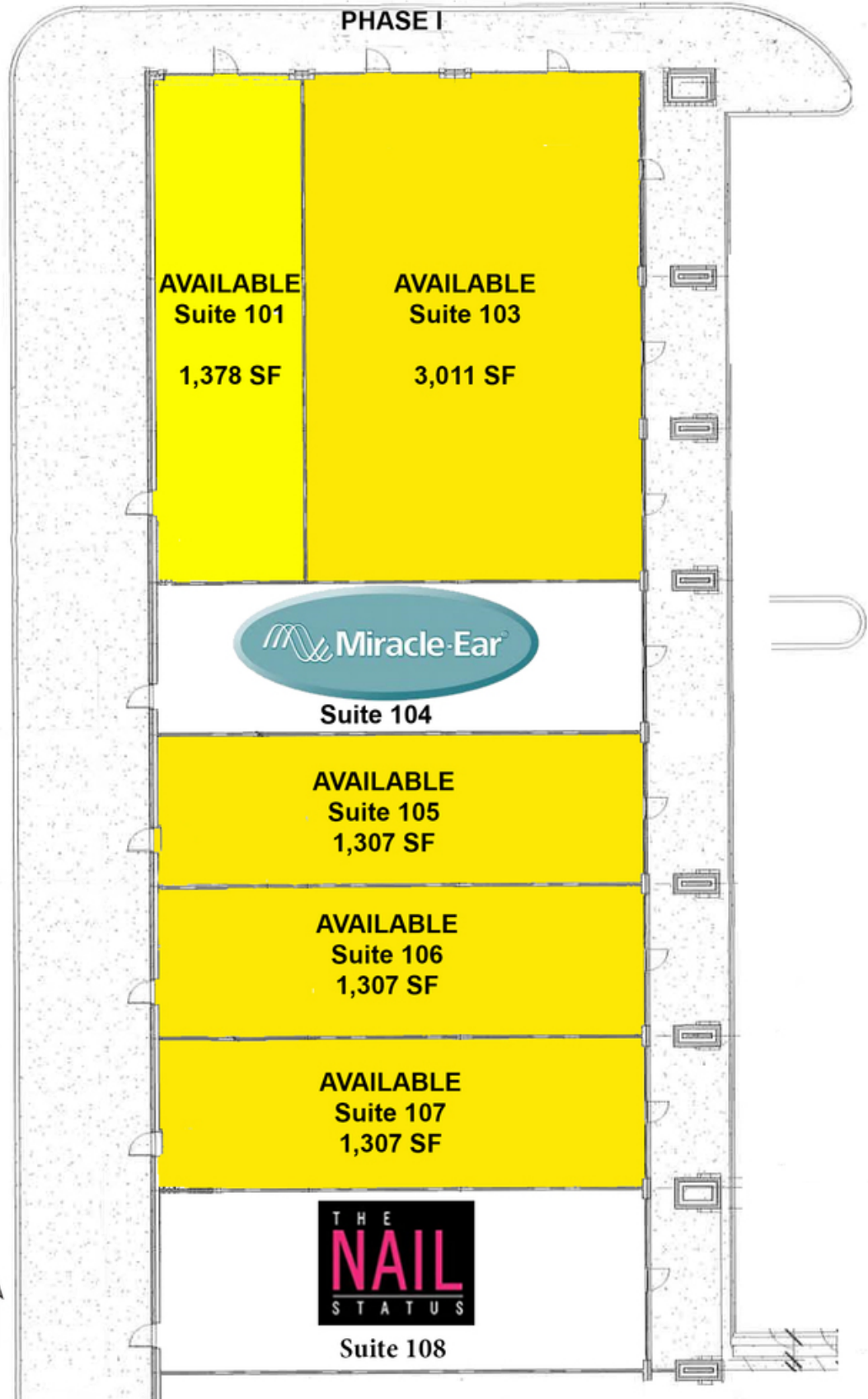
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FOR MORE INFORMATION, CONTACT

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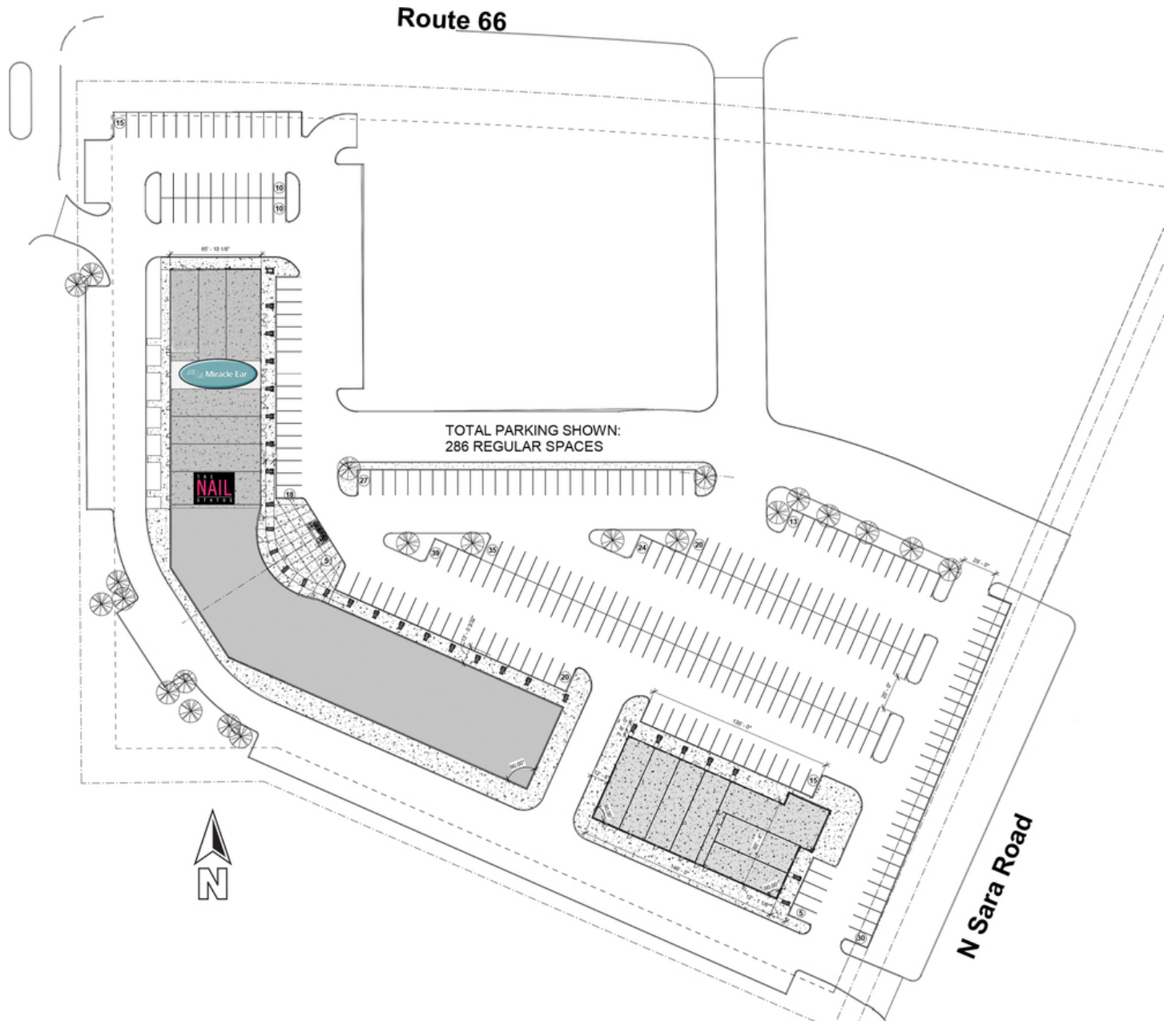
Route 66 Plaza - Phase I Site Plan

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Route 66 Plaza - Site Plan

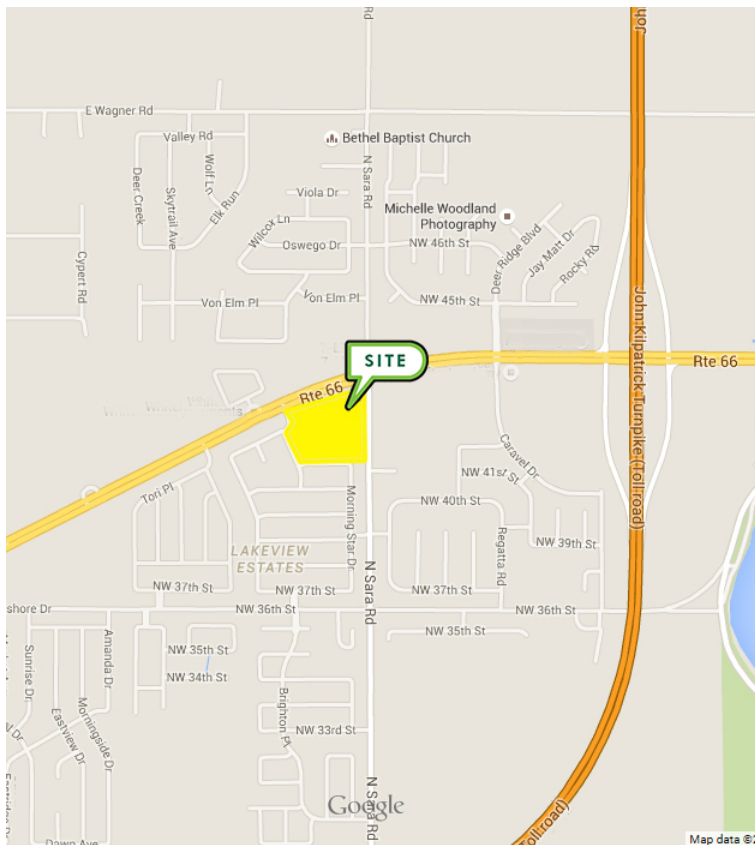
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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct 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	86,351
Population Density	86,351
Median Age	36.5
Median Age (Male)	36.1
Median Age (Female)	37.9
Total Households	33,010
# of Persons Per HH	2.6
Average HH Income	\$65,440
Average House Value	\$142,794

TRAFFIC COUNTS (per ACOG)

Route 66	east	20,333
Route 66	west	19,020
N Sara Rd	north/south	5,310