

# ROUTE 66 PLAZA - PHASE I

Highway 66 & Sara Road, Yukon, OK 73099



## SPACE NOW AVAILABLE

<b>Available SF:</b>	1,307 - 3,011 SF Phase 1 - 1,307 Sf - 3,921 SF
<b>Lease Rate:</b>	\$15.00 - 20.00 SF/yr (NNN) CAM rates to be determined
<b>Property Size:</b>	10 Acres
<b>Lot Sizes Available</b>	.73 Acres - 1.50 Acres MOL
<b>Build-To-Suits Available:</b>	5,000 SF - 15,000 SF
<b>Zoning:</b>	C-2
<b>Cross Streets:</b>	Highway 66 & Sara Rd

## PROPERTY OVERVIEW

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!

Current leases in place are Miracle Ear, Route 66 Naman Liquor and The Nail Status.

All utilities to Site.

Lot 2 - .73 Acres; Lot 3 - .79 Acres ; Lot 4 - 1.50 Acres MOL are available for Lease or Build-To-Suit.

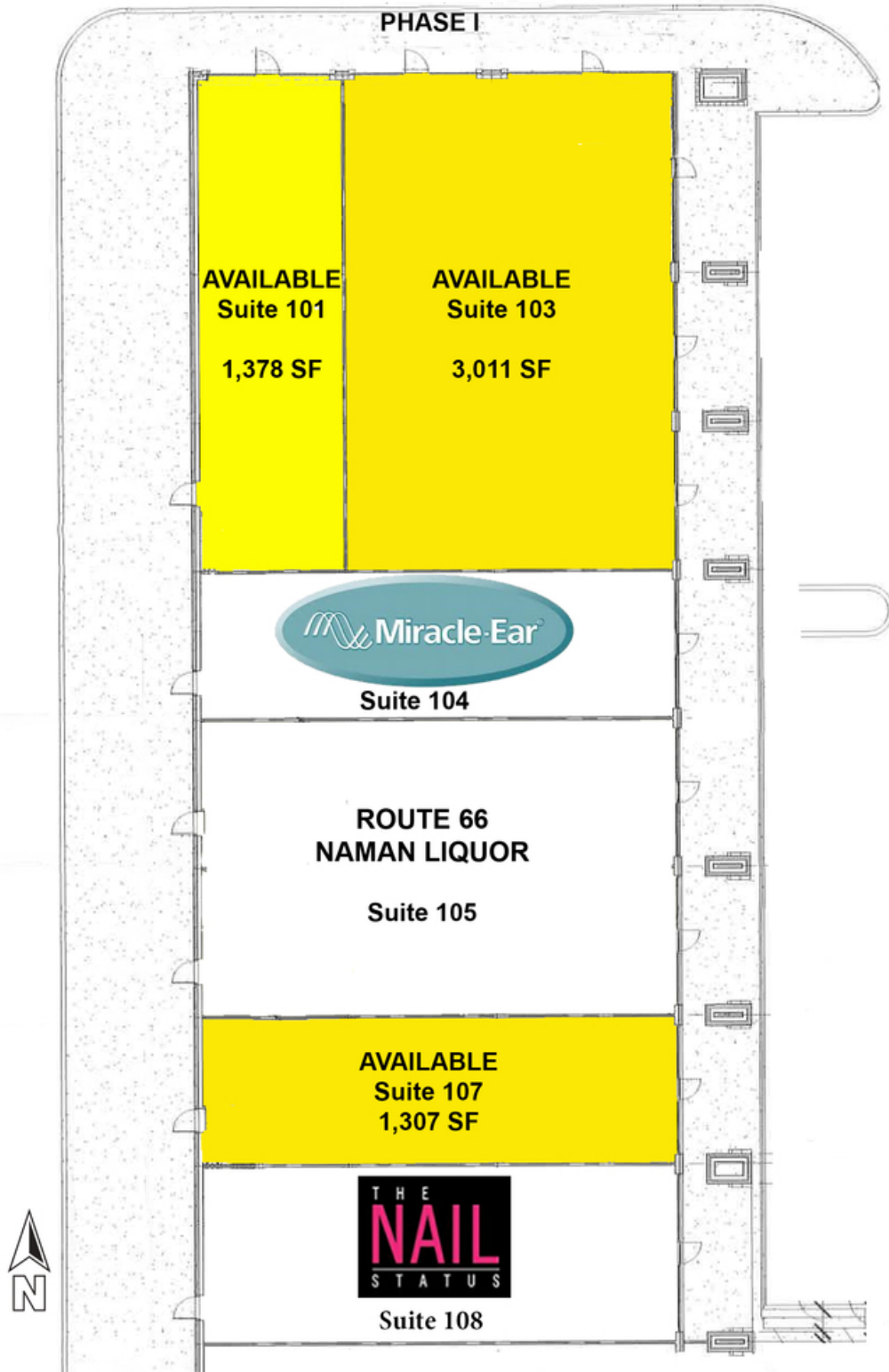
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## ROSHA WOOD

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# ROUTE 66 PLAZA - PHASE I SITE PLAN

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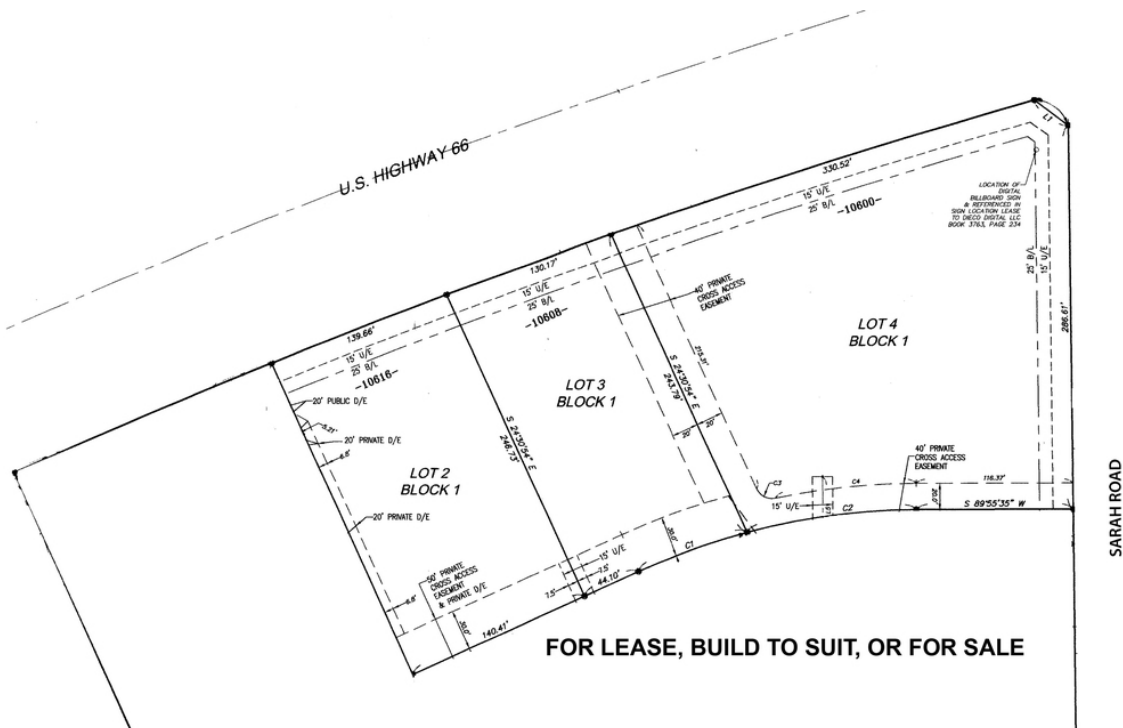
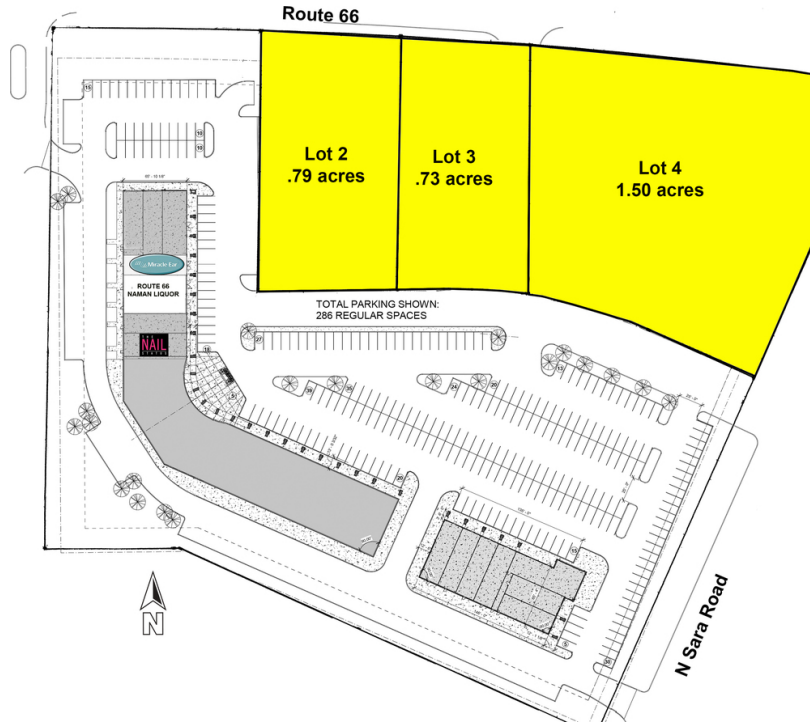
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# ROUTE 66 PLAZA - LOTS SITE PLAN

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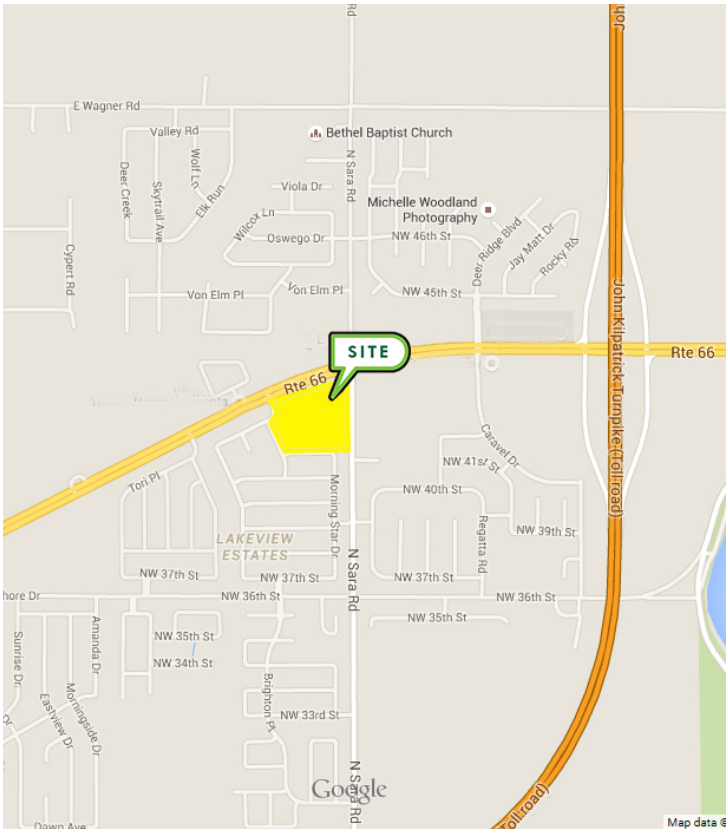
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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

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	22,191
Route 66	west	18,034
N Sara Rd	north/south	6,635

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