

# ROUTE 66 PLAZA - PHASE I & PHASE 2

Highway 66 & Sara Road, Yukon, OK 73099 (4301 N Sara Rd, OKC)



## SPACE NOW AVAILABLE

Available SF:	Phase 1 - 3,065 SF
Pre-leasing SF Available:	Phase 2 - 1,229; 1,307; 2,041 SF
Lease Rate:	\$15.00 - 20.00 SF/yr (NNN) \$4.00 PSF
Property Size:	10 Acres
Lot Sizes Available	.73 Acres - 1.50 Acres MOL
Build-To-Suits Available:	5,000 SF - 15,000 SF
Zoning:	C-2
Cross Streets:	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!

One space is left in Phase I of 3,065 sf. Miracle Ear, Route 66 Naman Liquor, The Nail Station and local retailers make up this Phase I building.

Phase 2 is beginning construction December 2018 - offering Suites ranging from 1,229 sf to 2,041 sf.

All utilities to Site.

Three Lots available: Lot 3 - .73 Acres ; Lot 4 - 1.50 Acres; Lot 5 - 1.42 Acres MOL are available For Sale, Lease or Build-To-Suit.

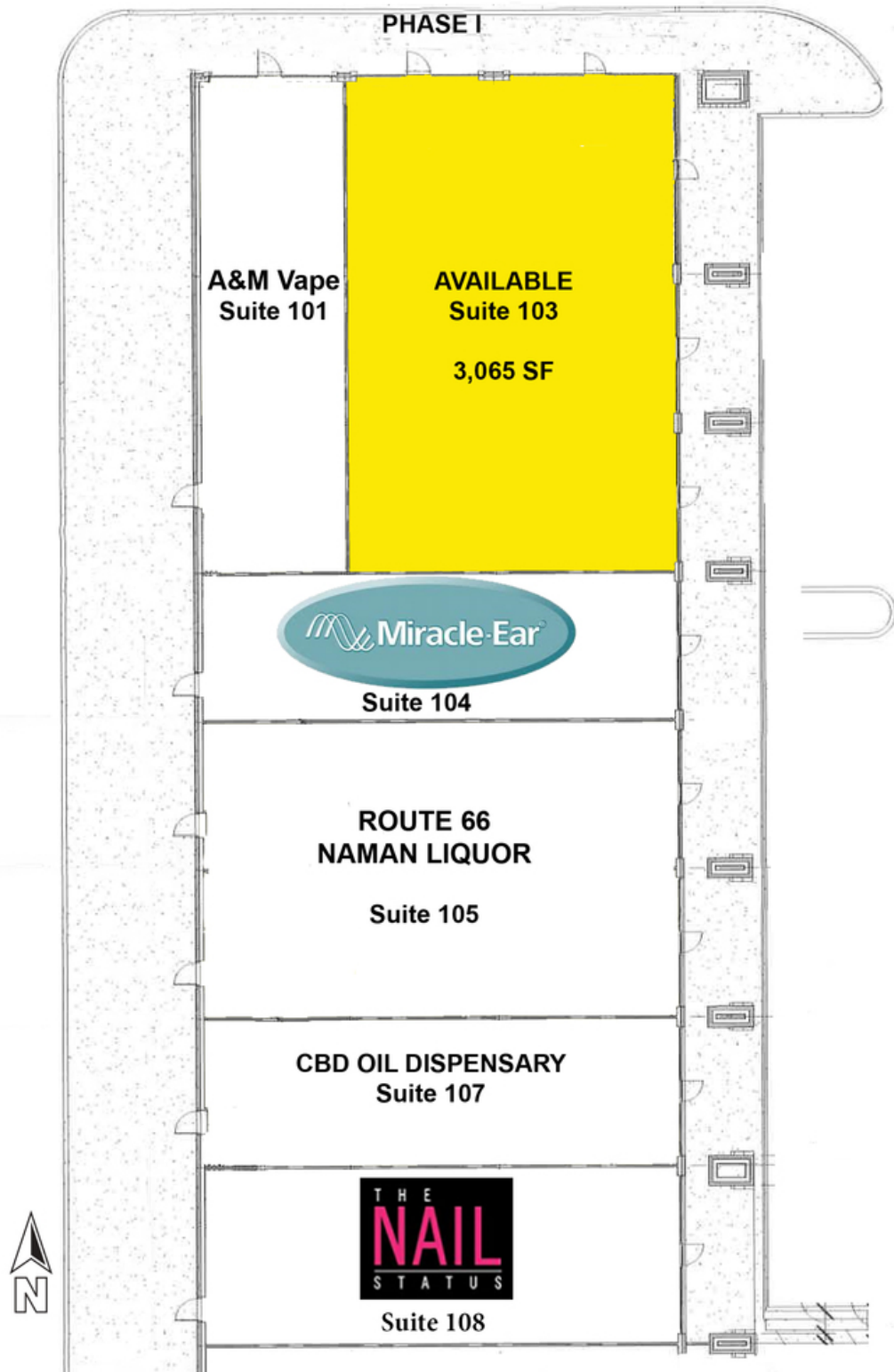
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## ROSHA WOOD

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# ROUTE 66 PLAZA - PHASE I SITE PLAN

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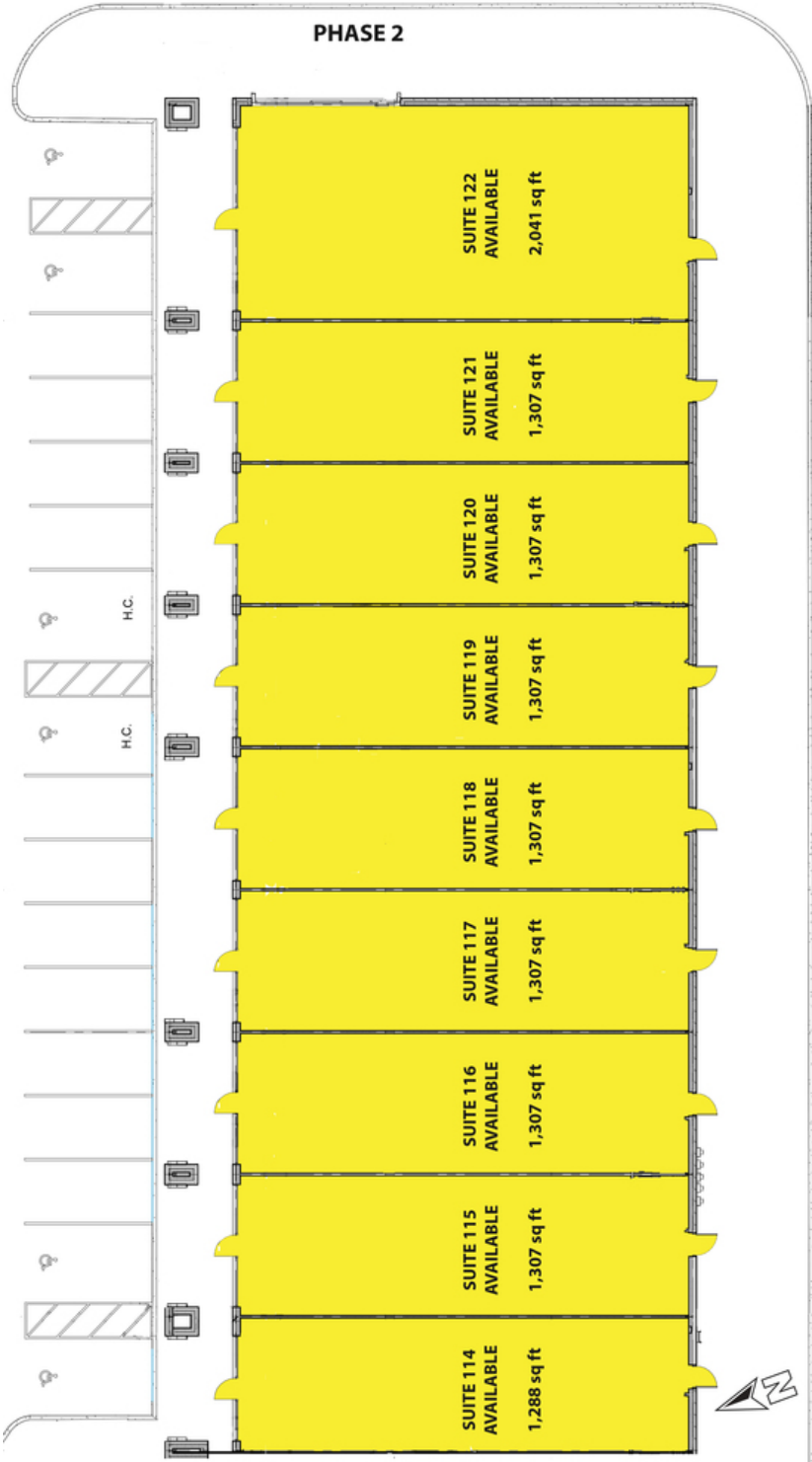
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# ROUTE 66 PLAZA - PHASE 2 - PRELEASING

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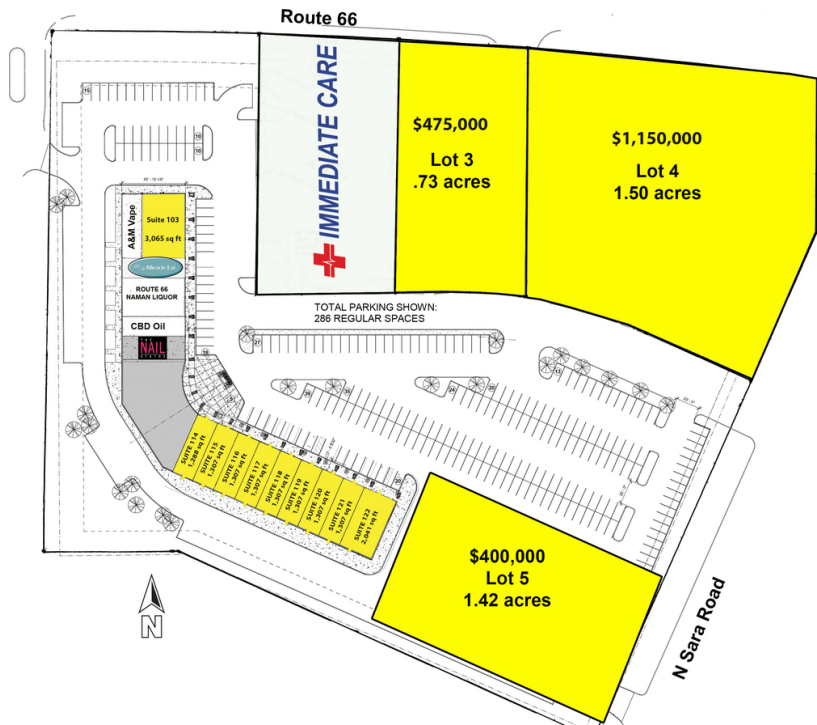


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# ROUTE 66 - LOTS SITE PLAN & DEMOGRAPHICS LOTS AVAILABLE - FOR LEASE, BUILD TO SUIT OF FOR SALE

Highway 66 & Sara Road, Yukon, OK 73099



## 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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