

# YUKON CROSSING-PRELEASING AVAILABLE

1001 E. Main Street, Yukon, OK 73099



## RETAIL SPACE AVAILABLE

**Available SF:** 1,000 - 7,600 SF

**Lease Rate:** Negotiable

**Lot Size:** 1.82 Acres

**Building Size:** Building A - 7,600 SF  
Building B - 7,600 SF

**Sub Market:** Yukon

**Cross Streets:** Route 66 (E Main St)  
& Yukon Pwky

Preleasing!

Yukon Crossing is located in the heart of Yukon on historic Route 66 & Yukon Parkway.

Trade Area retailers include Wal-Mart, Braums, Arby's, Locke Supply and O'Reilly Auto Parts.

Spaces ranging from 1,000 SF to 7,600 SF are available in each building.

## LOCATION OVERVIEW

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Yukon Crossings is located near Route 66 and Yukon Pwky directly to the west of Neighborhood Walmart. The property has access on both heavily traveled roadways. Yukon is located in Canadian County and is a part of the Oklahoma City Metropolitan Area. The population of 22,709 was recorded in 2010 census. The City of Yukon has seen multiple new developments and major growth.

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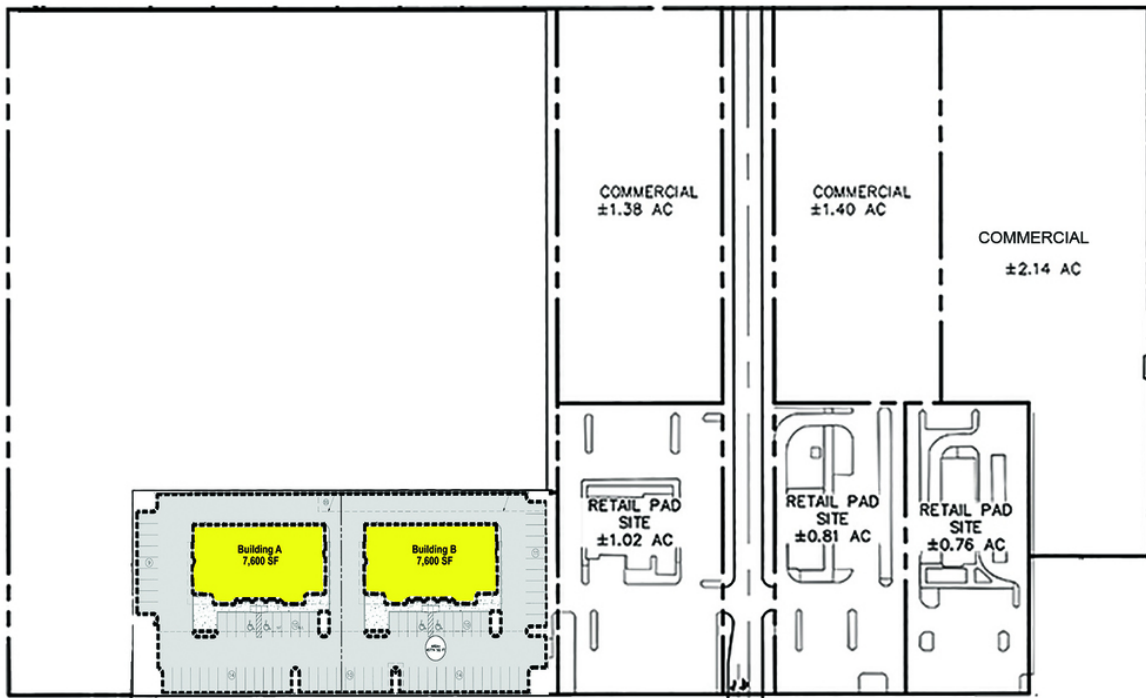
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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	192,833
Population Density	192,833
Median Age	35.4
Median Age (Male)	34.8
Median Age (Female)	36.6
Total Households	73,298
# of Persons Per HH	2.6
Average HH Income	\$66,316
Average House Value	\$168,480

## TRAFFIC COUNTS (per ACOG)

Route 66-Main St	east	18,034
Route 66-Main St	west	15,300

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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.