

RETAIL SPACE FOR LEASE

10 N Kimbell Rd, Yukon, OK 73099



OFFERING SUMMARY

Available SF: 2,562 SF

Lease Rate: \$20.00 SF/yr (NNN)

Lot Size: 0.33 Acres

Building Size: 2,562

Market: Yukon

060619

PROPERTY OVERVIEW

Located directly north of E Main St (historic Route 66) in Yukon. This building is available for lease to Retailers, including Medical Marijuana Dispensary operators who have strong financials. Landlord will allow growing and processing on site.

Surrounding Retailers: Yukon Veterinary Hospital, Carlitos Cafe, Mae's Home Cooking, Penwright Insurance Agency, and many more.

PROPERTY HIGHLIGHTS

- Retail Space
- Strong Traffic Counts
- Pylon Sign Available
- Building Delivered in As-Is Condition
- Minimum 5-year lease term

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DISPENSARY SPACE FOR LEASE

Demographics Map & Report - 10 N Kimbell Rd, Yukon, OK 73099



POPULATION	1 MILE	5 MILES	10 MILES
Total population	6,610	58,275	253,373
Median age	34.0	35.9	35.9
Median age (Male)	33.4	35.7	35.1
Median age (Female)	35.5	37.0	36.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	2,522	22,117	98,186
# of persons per HH	2.6	2.6	2.6
Average HH income	\$62,867	\$69,020	\$65,883
Average house value	\$115,798	\$148,984	\$159,499

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS		
E Main St (Route 66)	east	18,034
E Main St (Route 66)	west	15,300

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