

# PRICE EDWARDS AND CO.

FOR SUBLEASE

## FORMER ARBY'S BUILDING

8 E MAIN ST, YUKON, OK 73099



### EV ERNST

retail specialist  
eernst@priceedwards.com  
O: 405.843.7474

### Lease Rate

\$22.00 SF/yr (NNN)

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### PROPERTY DESCRIPTION

- Situated prominently on the historic Route 66, the property benefits from exceptional visibility and exposure to high traffic – estimated at 17,000 vehicles per day on Main Street and 9,300 VPD on nearby Cornwell Drive.
- A freestanding single-tenant structure with 3,389 SF of space—originally built in 1984 and renovated in 2009.
- Approximately 3 miles west of the John Kilpatrick Turnpike, the location offers easy commuting and excellent regional connectivity.
- A varied and bustling retail environment with nearby businesses such as Braum's Ice Cream, McDonald's, Earl's BBQ, Sonic Drive-In, and a Walmart Neighborhood Market, offering complementary draw and synergy.

### PROPERTY HIGHLIGHTS

- Drive Thru
- Two Curb Cuts
- Pylon Signage Available
- Sublease expiration - December 4, 2038

### OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	3,389 SF
Lot Size:	0.58 Acres
Building Size:	3,389 SF

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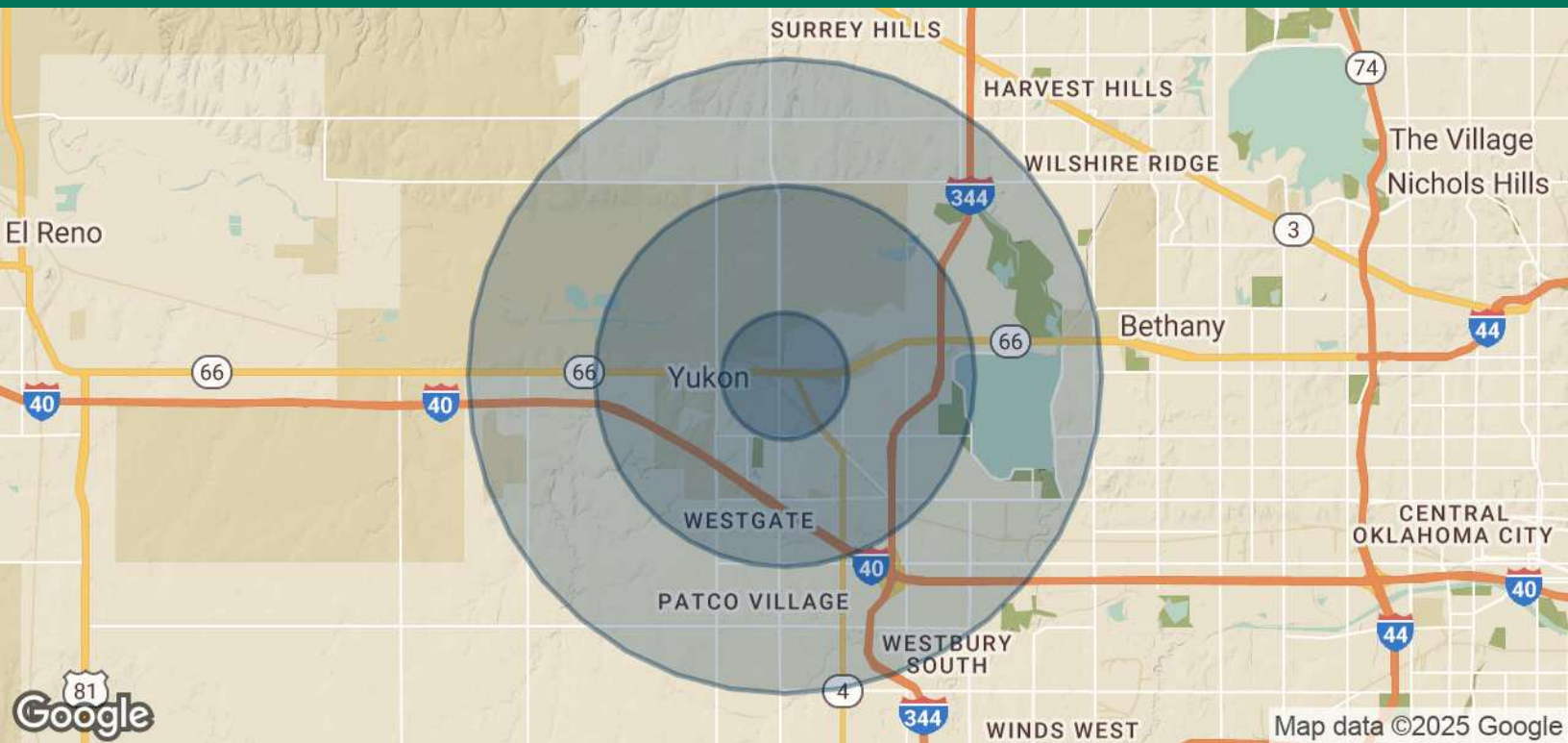
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,349	43,986	83,142
Average Age	38	39	38
Average Age (Male)	36	38	37
Average Age (Female)	39	40	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,127	17,158	31,587
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$84,605	\$98,013	\$96,938
Average House Value	\$210,792	\$263,911	\$268,596

Demographics data derived from AlphaMap

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