



OFFERING SUMMARY

Lease Rate:	\$25.00 PSF + NNN
Available SF:	2,800 SF
Year Built:	2018
Sublease Expiration:	3/31/2022
2 - 5 yr renewal options	

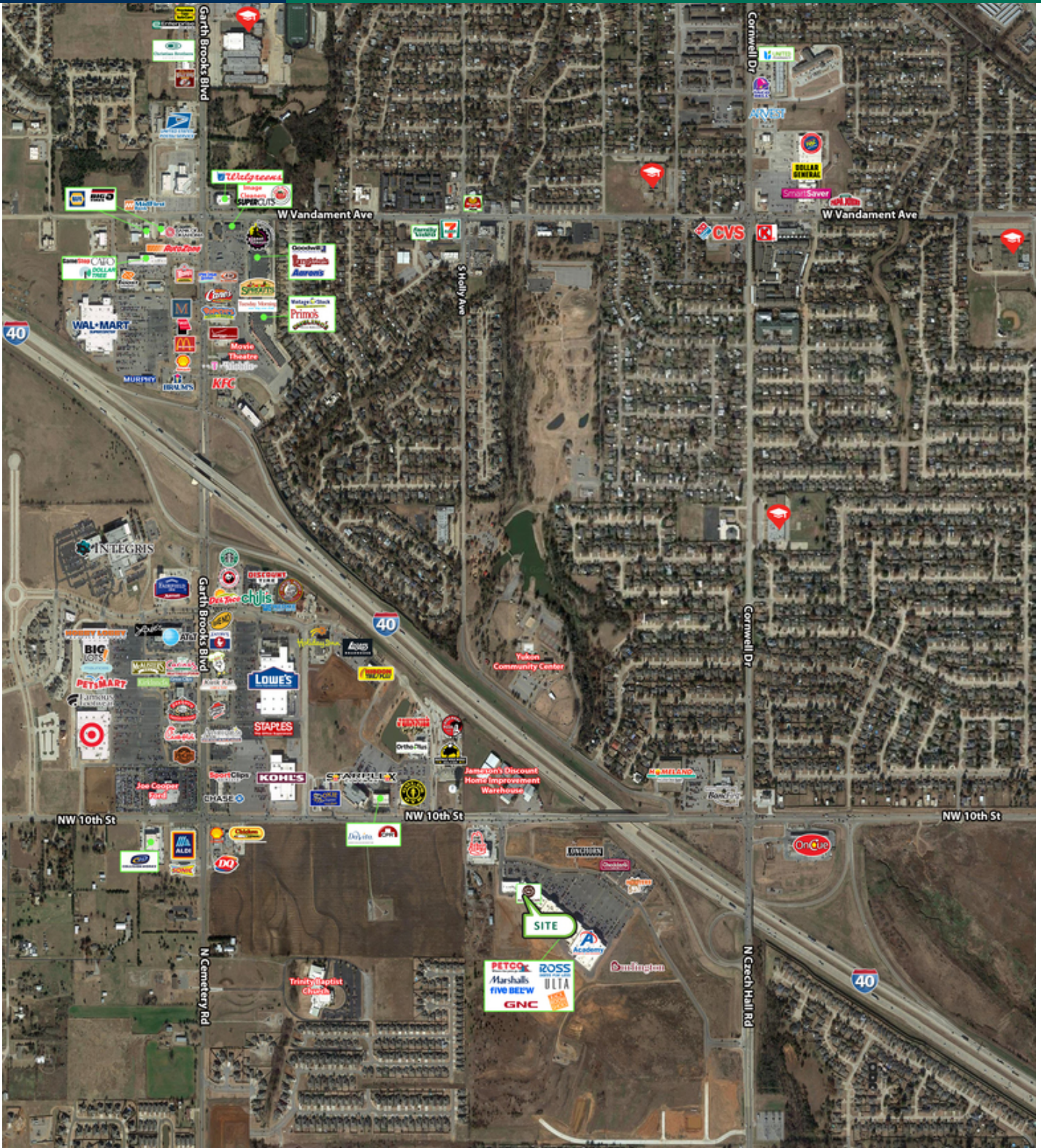
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BUSINESS FOR SALE - REBRANDING OPPORTUNITY

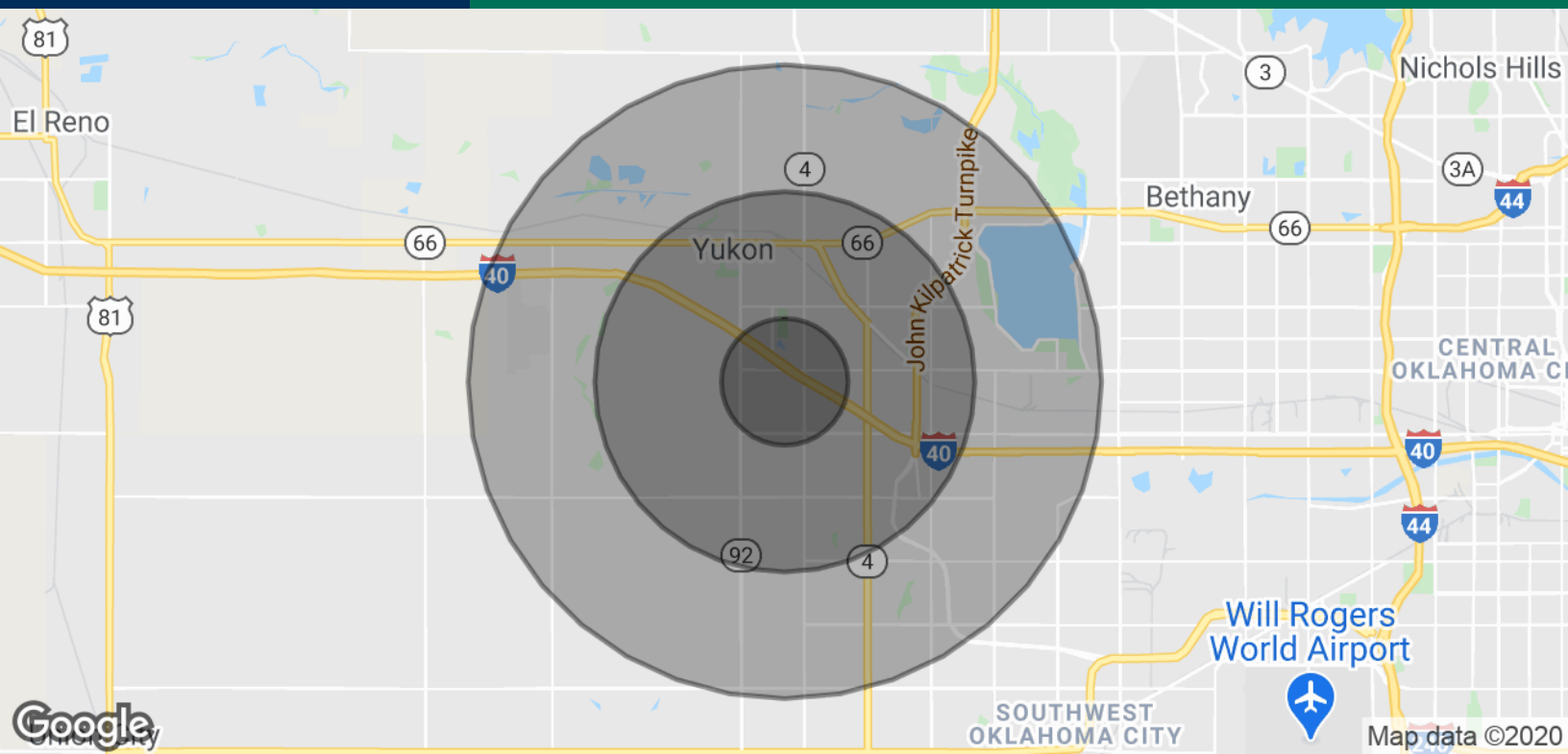
Franchise Business For Sale for \$500k, or as an opportunity for someone to rebrand – Highly desirable End-Cap consisting of 2,800 SF with private patio located in the fastest growing retail area on the southern side of Yukon, Oklahoma. All equipment, appliances, dining chairs, tables, coolers, outside patio furniture, stays! This is one of the highest producing All About Cha's in the metro! Gross monthly income ranging from \$40,000-\$50,000 a month.

Co-Tenants include: Academy, Ross, Petco, Ulta, Marshalls, Rack Room Shoes, Five Below, GNC, Pearle Vision, and the UPS Store – Total intersection traffic count of 67,900 cars per day – Great visibility from I-40 + Neighbors include: Dustees, Rib Crib, Johnny Carino's, Lowe's, Target, Kohl's, Staples, Hobby Lobby, Petsmart, Gold's Gym, Famous Footwear, Starbucks, Logan's, Freddy's, Buffalo Wild Wings, Taco Bueno, Hibdon Tires Plus, Dental Depot, Weokie Credit Union.





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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,600	38,396	57,363
Average age	33.9	34.3	35.2
Average age (Male)	33.6	33.7	35.0
Average age (Female)	34.5	35.3	36.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,983	14,496	21,560
# of persons per HH	2.5	2.6	2.7
Average HH income	\$70,894	\$67,868	\$71,417
Average house value	\$129,467	\$129,604	\$157,309

* Demographic data derived from 2010 US Census

HEADER 1	HEADER 2	HEADER 3	HEADER 4
I-40	east	west	67,100 45,900
NW 10th St	east/west		14,148
Czech Hall Rd	north/south		14,025