

DELONG NEIGHBORHOOD CENTER 46 - 50 NORTH KIMBELL RD, YUKON, OK 73099



PROPERTY DESCRIPTION

Value Add Property available For Sale and Lease. This property is located in the heart of Yukon, with strong traffic counts and visibility! Great investment opportunity in a fast growing market.

TRAFFIC COUNTS

| | | |
|----------------------------|------|--------|
| Route 66 (N Ranchwood Bvd) | east | 18,034 |
| Route 66 (N Ranchwood Bvd) | west | 15,300 |

OFFERING SUMMARY

| | |
|----------------|---------------------|
| Sale Price: | \$425,000 |
| Lease Rate: | \$10.00 SF/yr (NNN) |
| Available SF: | 960 - 2,264 SF |
| Lot Size: | 0.35 Acres |
| Building Size: | 5,120 SF |

| SPACES | LEASE RATE | SPACE SIZE | |
|----------|---------------|------------|--------------|
| Suite 48 | \$10.00 SF/yr | 2,264 SF | Office Space |
| Suite 50 | \$10.00 SF/yr | 960 SF | End Cap |

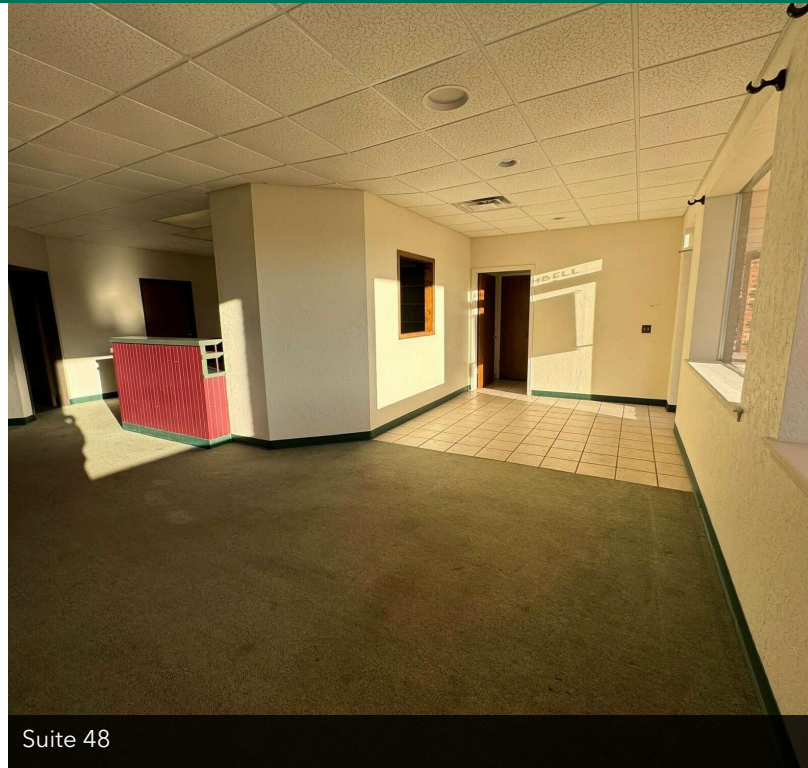
ROSHA WOOD

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O: 405.239.1219 C: 405.902.8181

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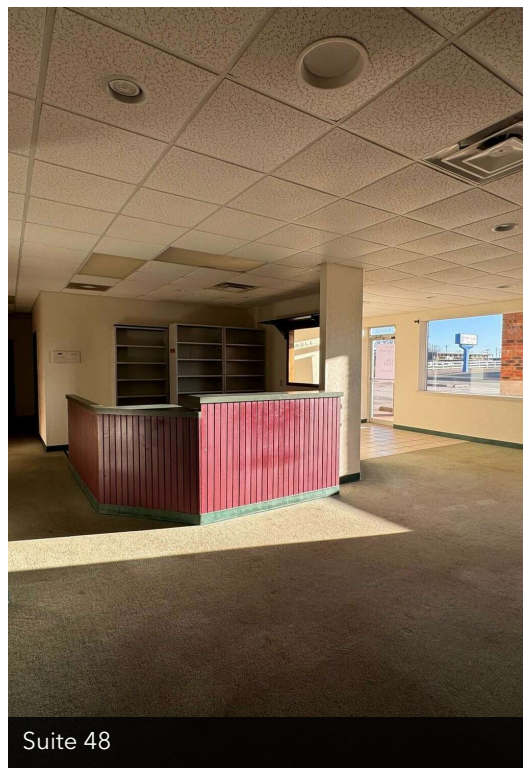
Suite 48



Suite 48



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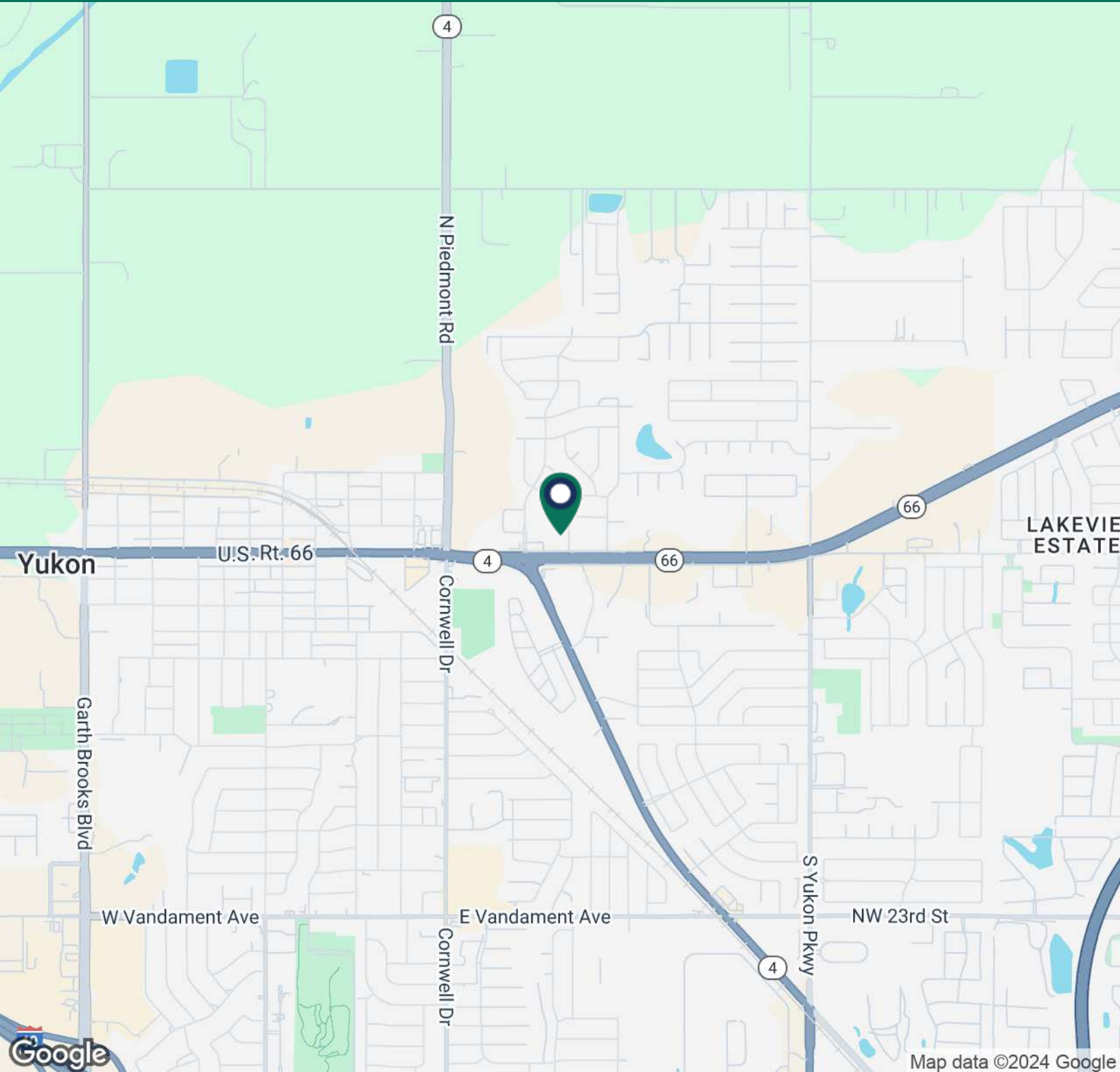
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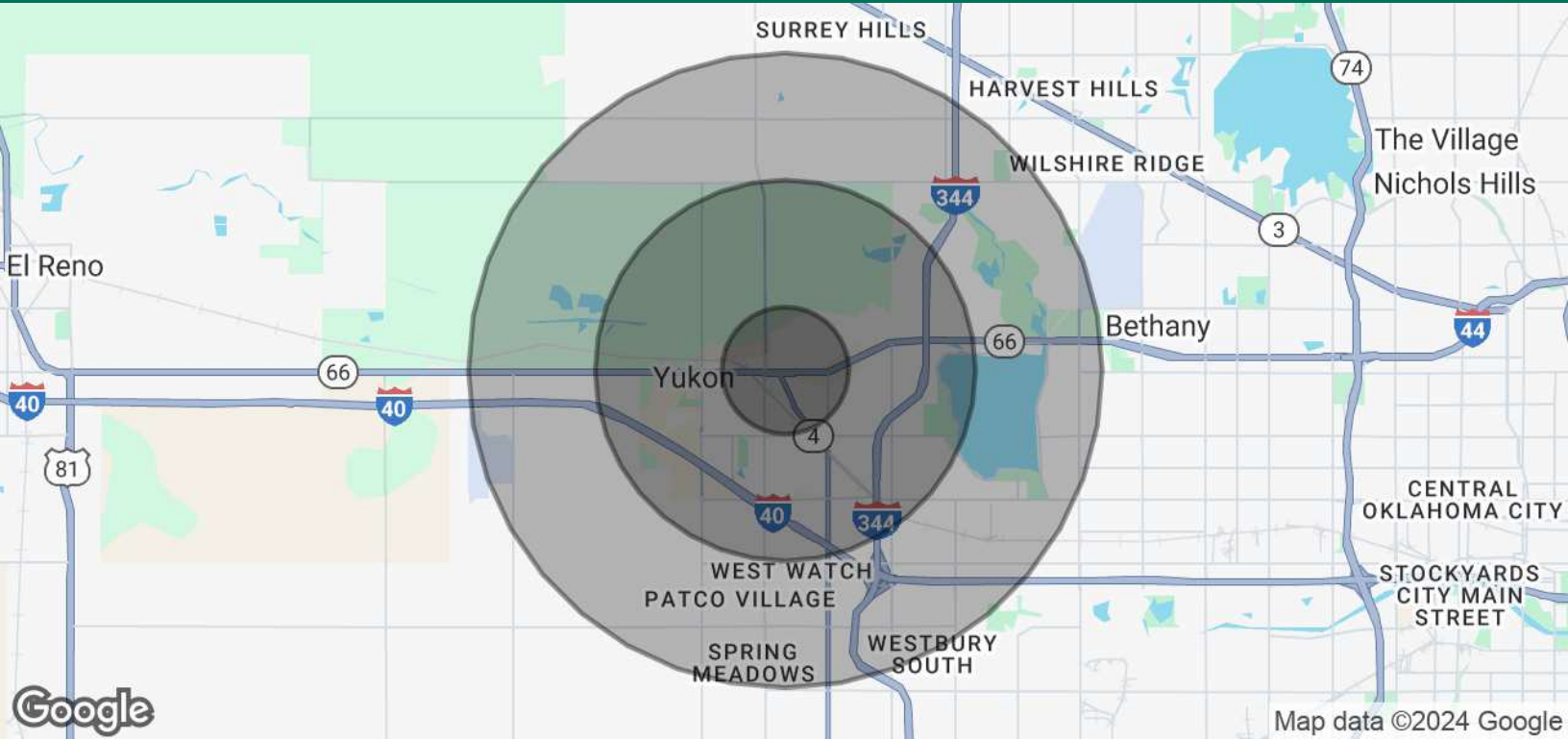


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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 11,608 | 37,811 | 73,702 |
| Average Age | 35.1 | 36.7 | 36.0 |
| Average Age (Male) | 37.2 | 37.7 | 36.2 |
| Average Age (Female) | 35.7 | 37.4 | 36.7 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 3,920 | 12,425 | 24,915 |
| # of Persons per HH | 3.0 | 3.0 | 3.0 |
| Average HH Income | \$69,993 | \$82,549 | \$82,544 |
| Average House Value | \$132,436 | \$158,832 | \$172,504 |

* Demographic data derived from 2020 ACS - US Census

09162024

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