

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	MTM-30 day notice

ROSHA WOOD

rwood@priceedwards.com
O: 405.239.1219 C: 405.902.8181

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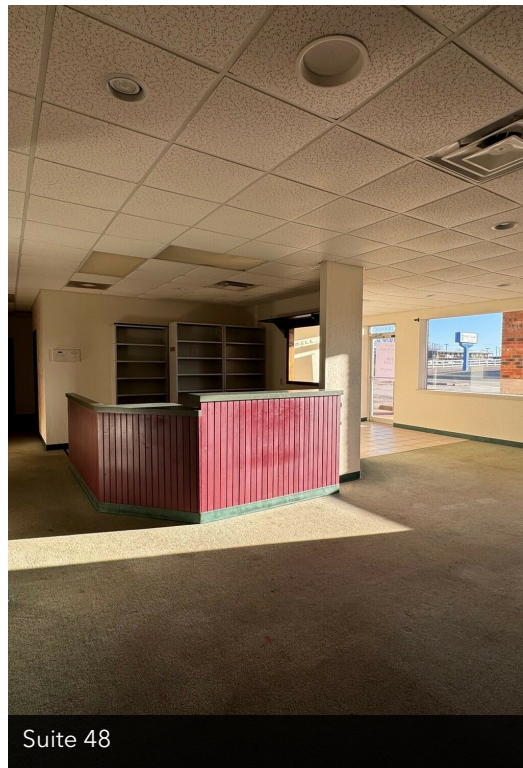
Suite 48



Suite 48



Suite 48



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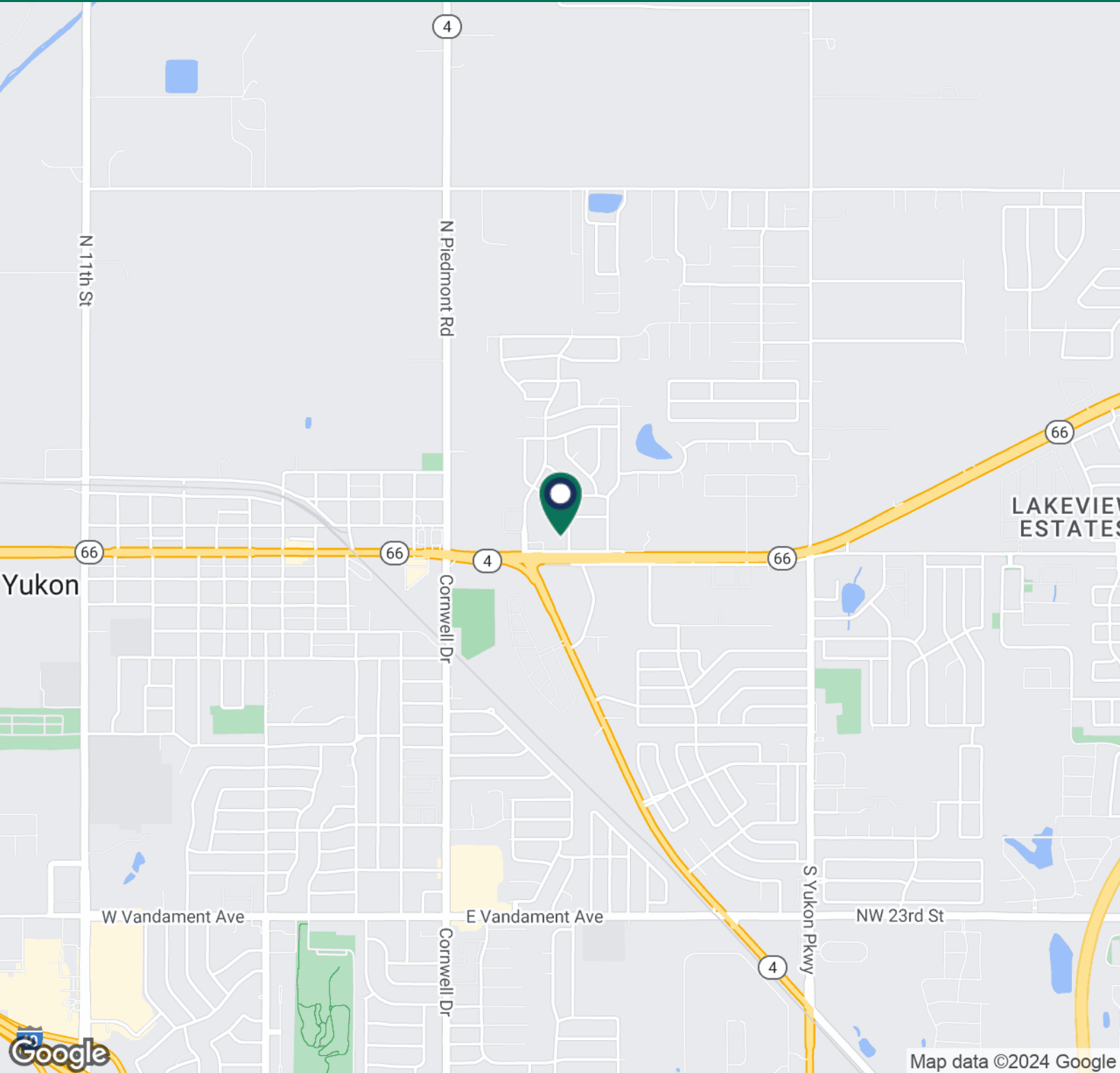
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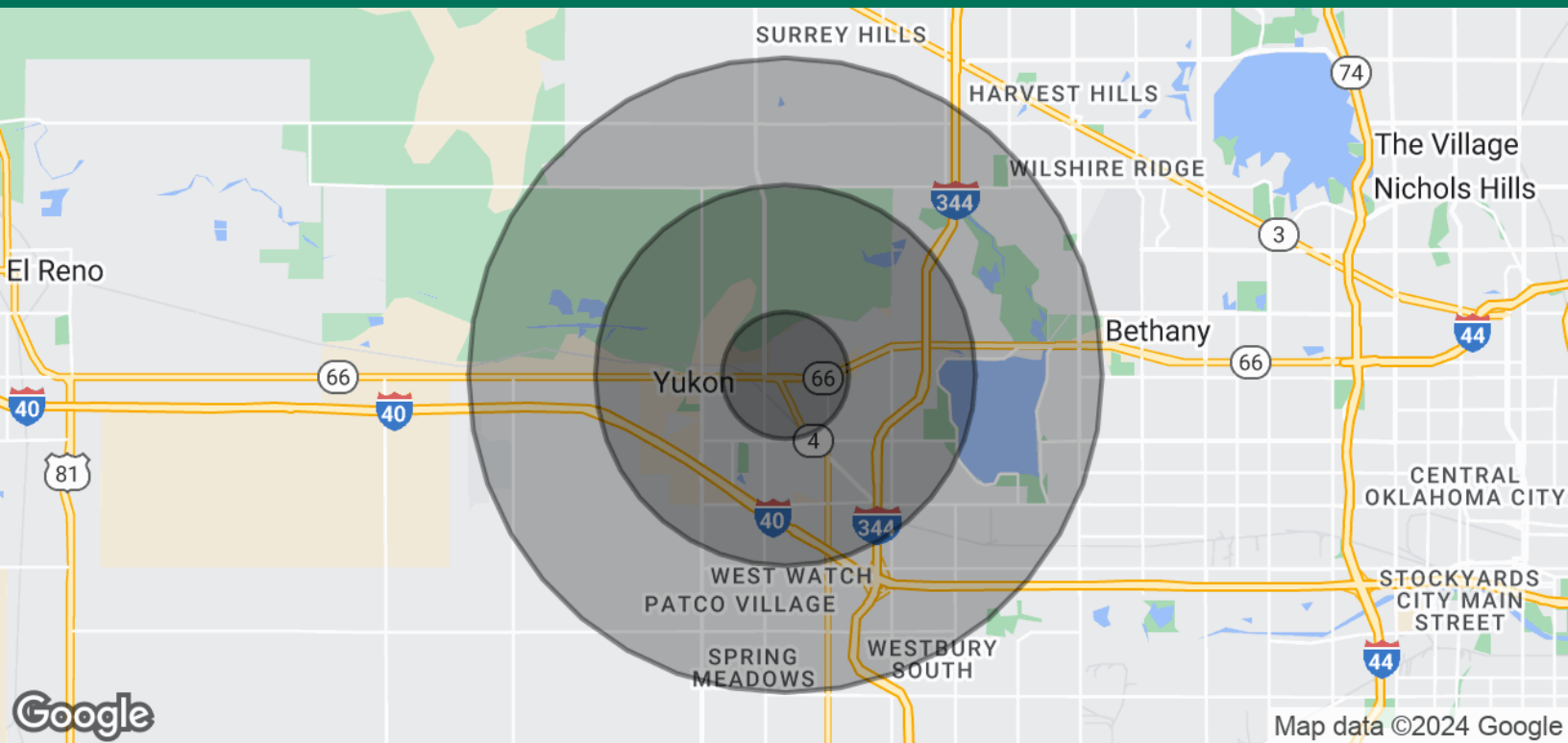


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,608	37,811	73,702
Average Age	35.1	36.7	36.0
Average Age (Male)	37.2	37.7	36.2
Average Age (Female)	35.7	37.4	36.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,920	12,425	24,915
# 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

04252024

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