

YUKON, OK | AVAILABLE FOR SALE

11333 SW 44TH STREET YUKON, OK 73099

SHOP COS.



Kendra Roberts | KENDRA@SHOPCOMPANIES.COM | 405-806-7604

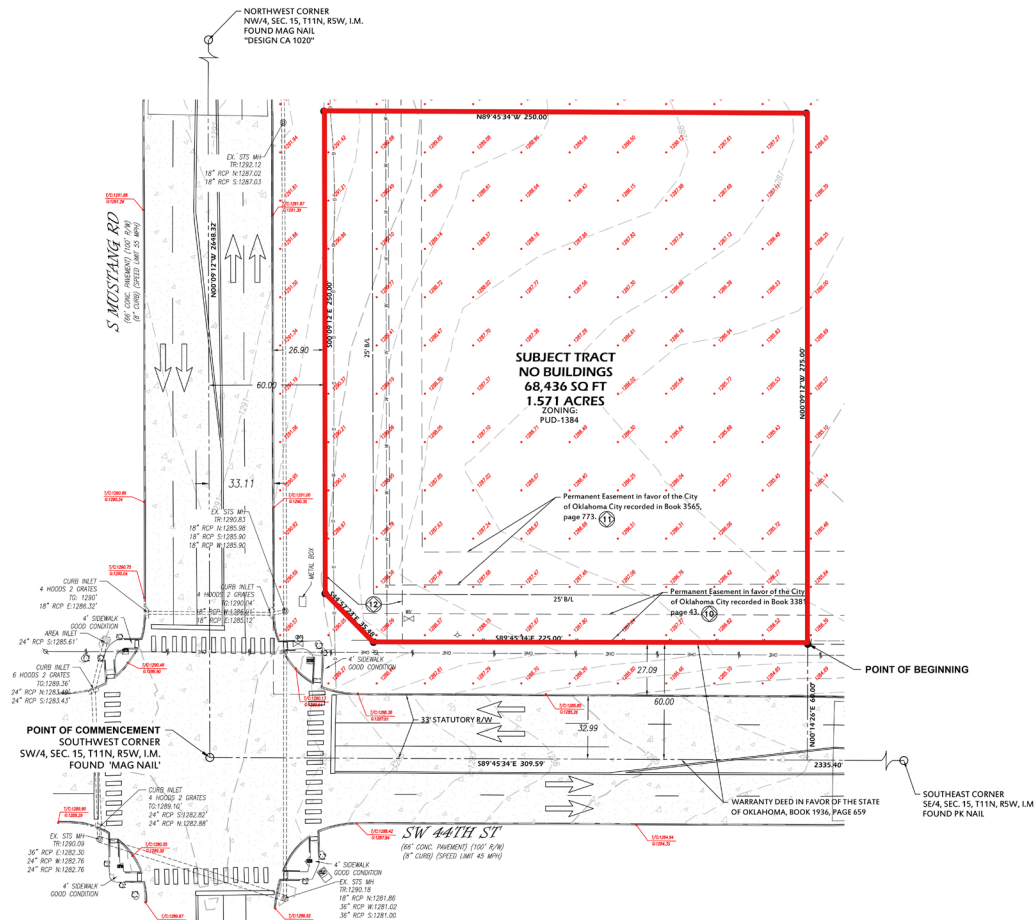
Jacob Logsdon | JACOB@SHOPCOMPANIES.COM | 405-806-7606

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PROJECT SCOPE

The site at 11333 SW 44th Street in Yukon, OK offers excellent visibility and access along a rapidly expanding retail corridor, just minutes from Highway 152 and well connected to the greater Oklahoma City MSA. Surrounded by growing residential neighborhoods and major nearby retailers, the property benefits from strong traffic exposure and a thriving commercial environment. Its location within a dynamic, fast-growing suburban market makes it an ideal opportunity for retail or mixed-use development.

PRICING

o Purchase Price: \$1,399,500.00

DETAILS

- o For Sale
- o ±68,436 SF, ±1.57 AC Available
- o Frontage: 225', Depth: 275'

TRAFFIC COUNTS

- o S Mustang Rd 19,147 VPD-25
- o SW 44th St 1,902 VPD-25

AREA RETAILERS



DEMOGRAPHICS

	1 mile	3 mile	5 mile
Est. Population	4,472	54,559	90,225
Avg. HH Income	\$110,915	\$109,713	\$108,317
Households	1,497	20,025	33,213
Daytime Population	2,275	37,922	80,310
Medium Home Value	\$295,599	\$258,258	\$265,551

CASEY'S STANDARD RESTRICTIONS:

For a period of fifteen (15) years from and after the date the Real Estate is conveyed, the Real Estate will not be used for, or in conjunction with, a convenience store, or any business that includes the sale of: gasoline or other motor fuels; a car wash; tobacco products, including cigarettes, electronic cigarettes and similar products; groceries; alcoholic beverages for off-premises consumption; and the following prepared foods: pizza, hot and cold sub sandwiches or wraps, salads, hamburgers, chicken products, breakfast sandwiches, breakfast burritos, donuts and pastries.

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