

10952 N.W. EXPRESSWAY
YUKON, OK 73099

Value Add Opportunity

Office Building For Sale

8,420 SF on 0.29 Acres MOL

\$1,800,000

50% Occupied



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COMMERCIAL
REAL ESTATE

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405.840.0600

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MATTHEW PIERCE

405.203.3636

MATT@NAIRED.COM

CADE FLESNER

760.889.2305

CADE@NAIRED.COM



PROPERTY HIGHLIGHTS

- Salon Occupies: 4,210 SF
- 4,210 SF Vacant
- Pylon Signage
- Ample Parking
- Parking Ratio: 4.75/1,000 SF
- Built in 2016
- Zoned: C-2

LOCATION HIGHLIGHTS

- Located in Magnolia Square
- Easy Access to Kilpatrick Turnpike
- Retail & Restaurants Nearby

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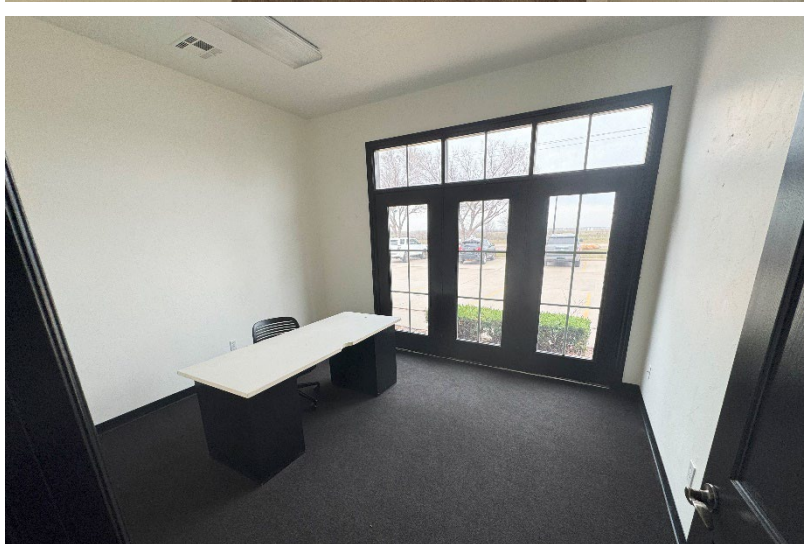
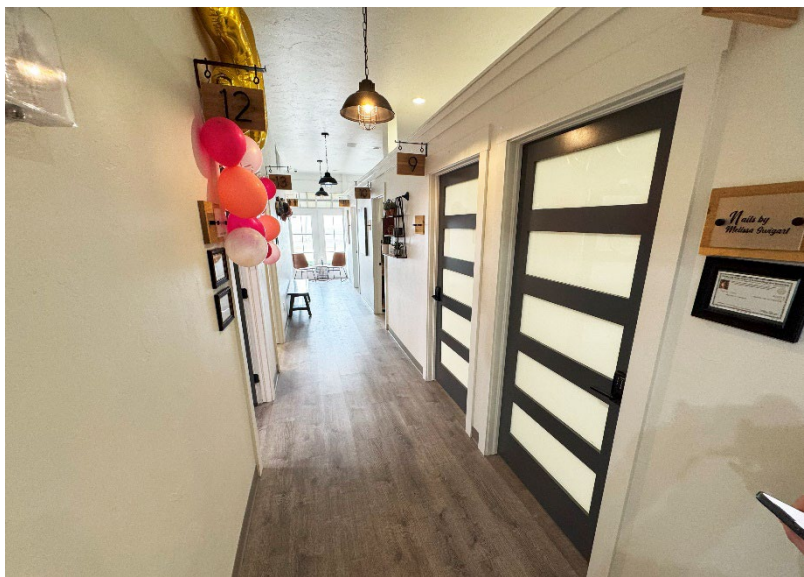
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DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	4,480	25,769	75,753
AVERAGE HOUSEHOLD INCOME	\$110,447	\$108,009	\$102,115
TOTAL HOUSEHOLDS	1,680	8,900	28,601

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