

The Stacks

12708 NW 10th St, Yukon, OK 73099

For Lease



- 8,968 Sq Ft +/- Retail Space Available
- 8,758 Sq Ft +/- Office | Retail Preleasing Available
- 2nd floor offers direct access via stairs or elevator
- Enclosed & Exterior Patio on 2nd floor

Details

Lease Rate:	Negotiable
Available SF:	1,200 - 8,758 SF
Lot Size:	3.39 Acres
Building Size:	34,541 SF

Highlights

- 8,968 Sq Ft +/- Retail Space Available
- 8,758 Sq Ft +/- Office | Retail Preleasing Available
- 2nd floor offers direct access via stairs or elevator
- Enclosed & Exterior Patio on 2nd floor

AJ Tolbert

atolbert@creekpe.com
630.843.1989

Aden Struble

aden@creekcre.com
405.210.3910

Overview

The Stacks is a two-story property conveniently located just off Interstate 40 on 10th Street, between Garth Brooks Boulevard and Czech Hall Road. The property is strategically positioned between a newly developed, grocery-anchored power center and a Target-anchored shopping center.

The Stacks serves a growing trade area that includes Oklahoma City, Yukon, Mustang, and El Reno, providing convenient access to residents throughout the region.

The property is surrounded by a strong mix of national and regional retailers, including Crest Foods, HomeGoods, Academy Sports + Outdoors, Ulta Beauty, Rack Room Shoes, Marshalls, Petco, and many more. A first-class apartment community is planned directly behind the property, adding to the area's continued growth and increasing customer base.



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Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 8,758 SF	Lease Rate:	Negotiable

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ Suite 203	Available	4,316 SF	NNN	Negotiable	This space includes an 983 sq ft Enclosed Patio and an 981 sf Exterior Patio
■ Suite 208	Available	4,652 SF	NNN	Negotiable	-
■ Pre-Leasing - Building 2	Available	1,200 - 8,758 SF	NNN	Negotiable	-

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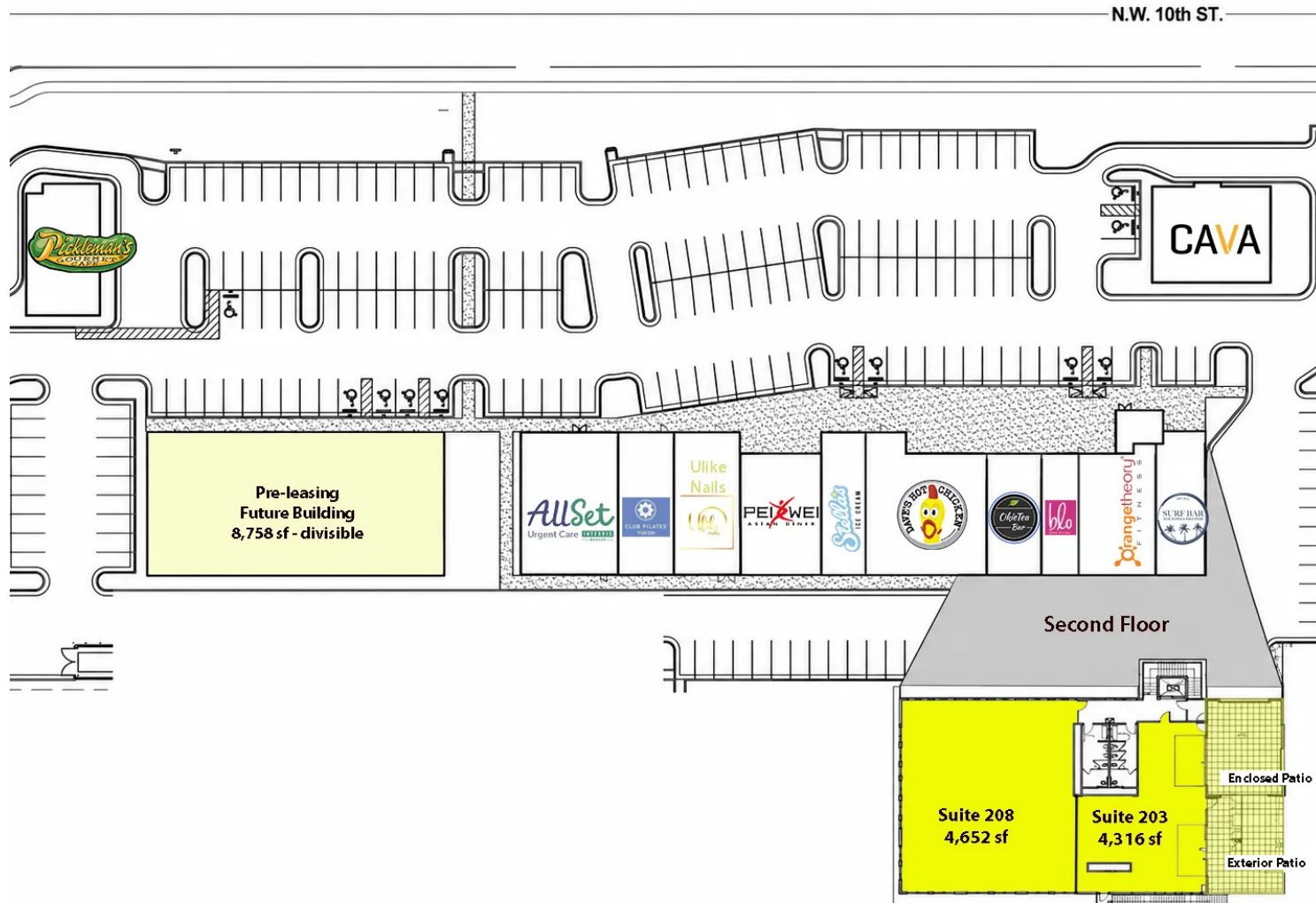
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For Lease

Population	1 Mile	3 Miles	5 Miles
Total Population	7,312	46,240	79,155
Average Age	36.7	37.0	36.2
Average Age (Male)	37.8	36.0	35.2
Average Age (Female)	36.8	37.9	37.8

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,536	17,143	28,958
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$95,837	\$95,019	\$98,393
Average House Value	\$206,833	\$233,447	\$262,335

2023 American Community Survey (ACS)

09292026



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