

Executive Summary



Details

Lease Rate:	\$16 SF/yr (NNN)
Available SF:	1,025 - 4,470 SF
Building Size:	24,239 SF
Submarket:	Yukon

Available Suites

- Suite 700 – 2,755 SF – Freestanding end-cap building with existing dental buildout and drive-thru availability
- Suite 704 – 1,025 SF
- Suite 718A – 1,573 SF
- Suite 718B – 1,701 SF
- Suite 722 – 1,196 SF – Second-generation restaurant space with vent hood in place
- Suites 730–734 – 2,919 SF

Overview

700–742 S Mustang Road is a 24,239 SF multi-tenant neighborhood service center built in 2008 on 2.58 acres. The center features brick construction, ample surface parking, monument signage on S Mustang Road, and a horseshoe layout with storefront visibility to every suite. Existing tenants include State Farm, 360 Physical Therapy, Study Hub, OneHealth Chiropractic, Bronde Salon, Luxe Nails, Kingsmen Barber Shop, and KM Aesthetics.

Available space ranges from 1,025 SF to 2,919 SF, with contiguous suites that can be combined for up to 4,470 SF. Availability includes a freestanding 2,755 SF end-cap building with an existing dental buildout and drive-thru availability, and a 1,196 SF second-generation restaurant space with vent hood in place. Suites are well suited for medical, dental, restaurant, professional office, fitness, salon and personal care, education, and other service-oriented uses.

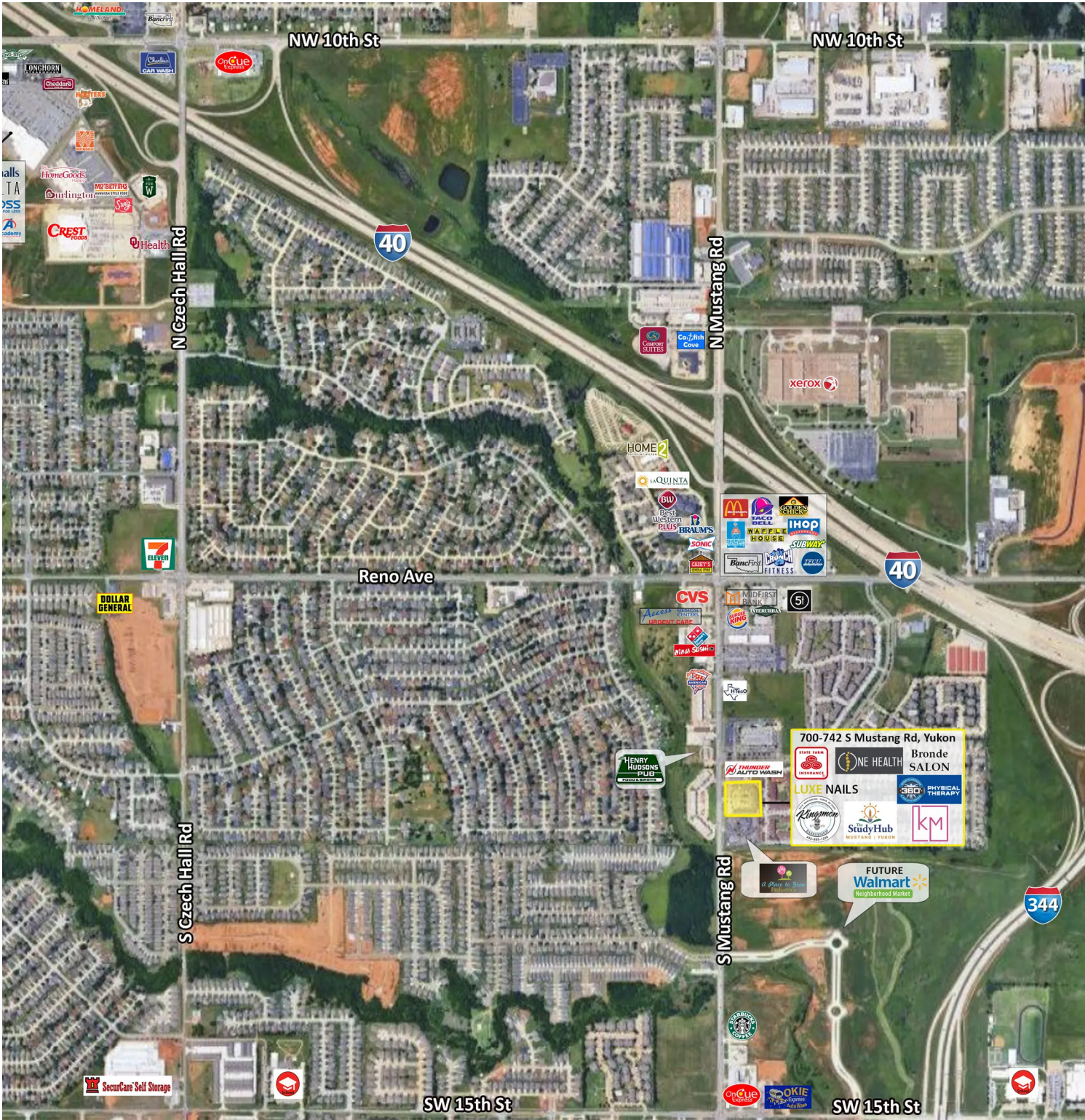
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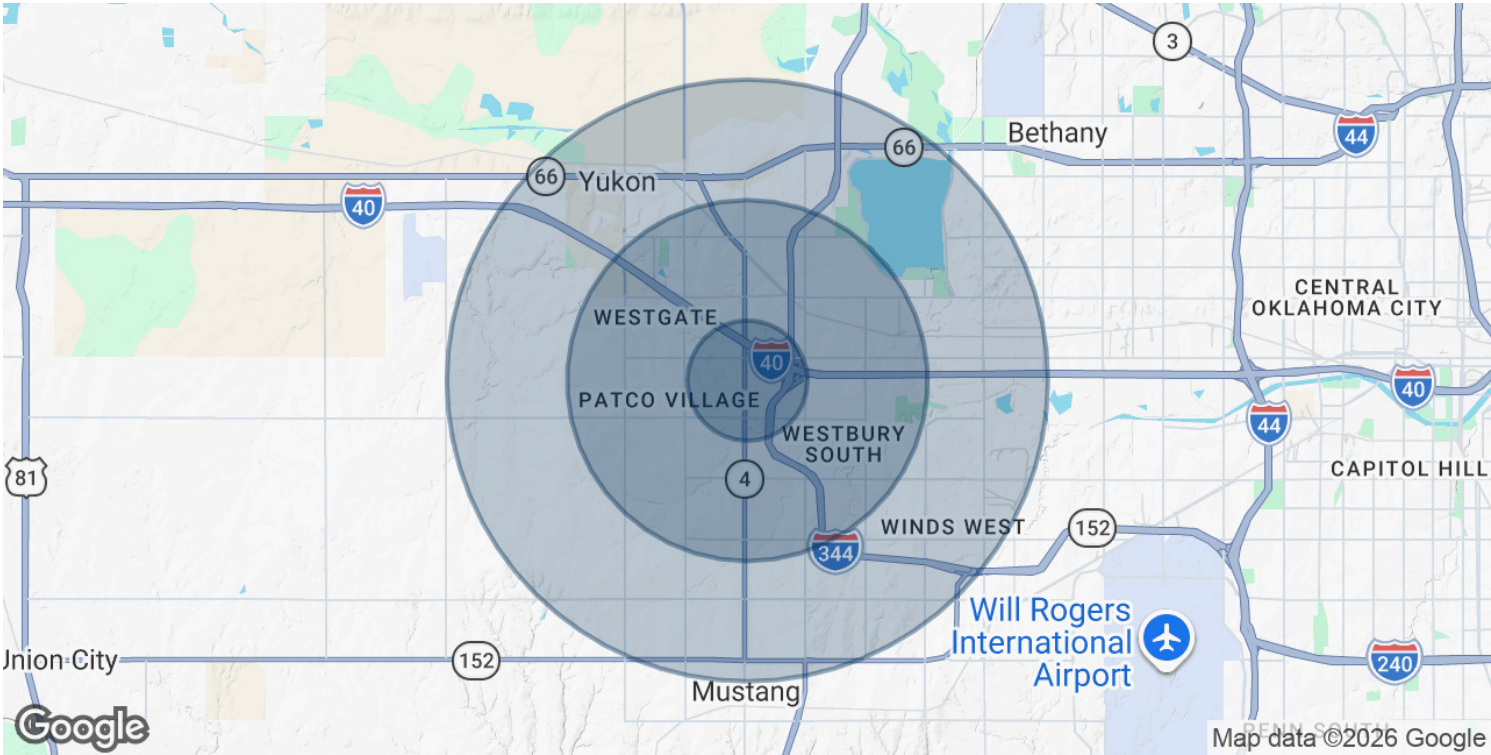


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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	7,554	26,557	60,518
Average Age	35.4	39.4	36.5
Average Age (Male)	34.5	38.6	36.5
Average Age (Female)	35.9	40.2	36.7
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,684	9,440	21,239
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$93,067	\$112,663	\$111,624
Average House Value	\$197,804	\$245,976	\$273,161

2023 American Community Survey (ACS)

10082026

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