CREEK PRICE EDWARDS

Executive Summary



Details

Lease Rate:	$16 - 18 SF/yr (NNN)
Number of Units:	12
Available SF:	1,368 - 2,736 SF
Lot Size:	8.273 Acres
Building Size:	16,056 SF
Cross Streets:	E Main
Submarket:	Oklahoma City

Highlights

- New construction
- High visibility
- Strong Traffic Counts along US Rte 66
- Clear Span with 17 foot ceilings
- Modern design
- Exterior lighting
- Ample Parking

Overview

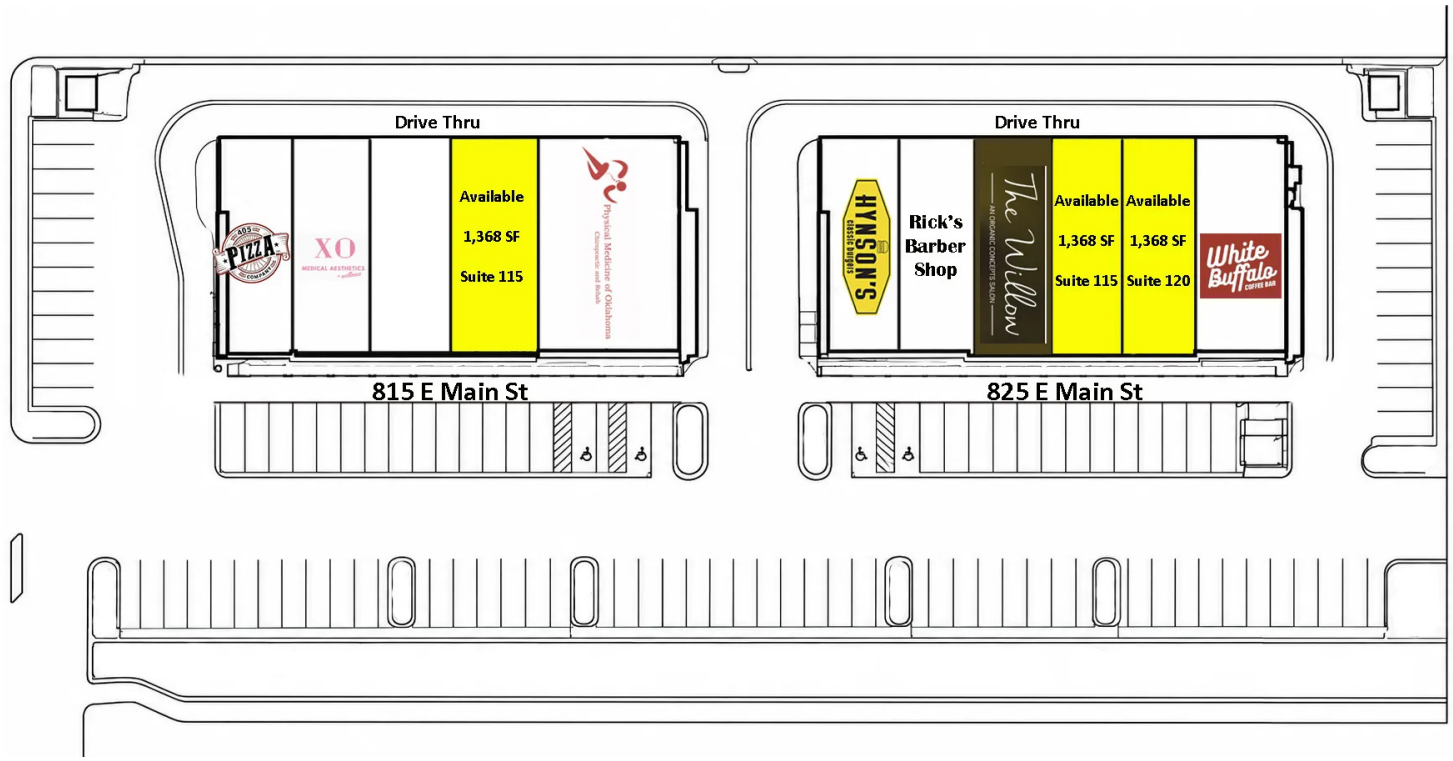
Located along historic US Rte 66 (know as E Main in Yukon) on the North side of the street, this brand new retail development features high traffic counts and ample parking. With easy visibility and access to the highway, this center makes for a variety of uses.

Space	Size	Rate
815-115	1,368 SF	$16 - $18 /yr NNN
825-115*	1,368 SF - 2,736 SF	$16 - $18 /yr NNN
825-120*	1,368 SF - 2,736 SF	$16 - $18 /yr NNN
*	**(Suites 825-115 & 825-120**	**Can Be Combined)**

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Site Plan & Overall Aerial





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Building 815 - 825





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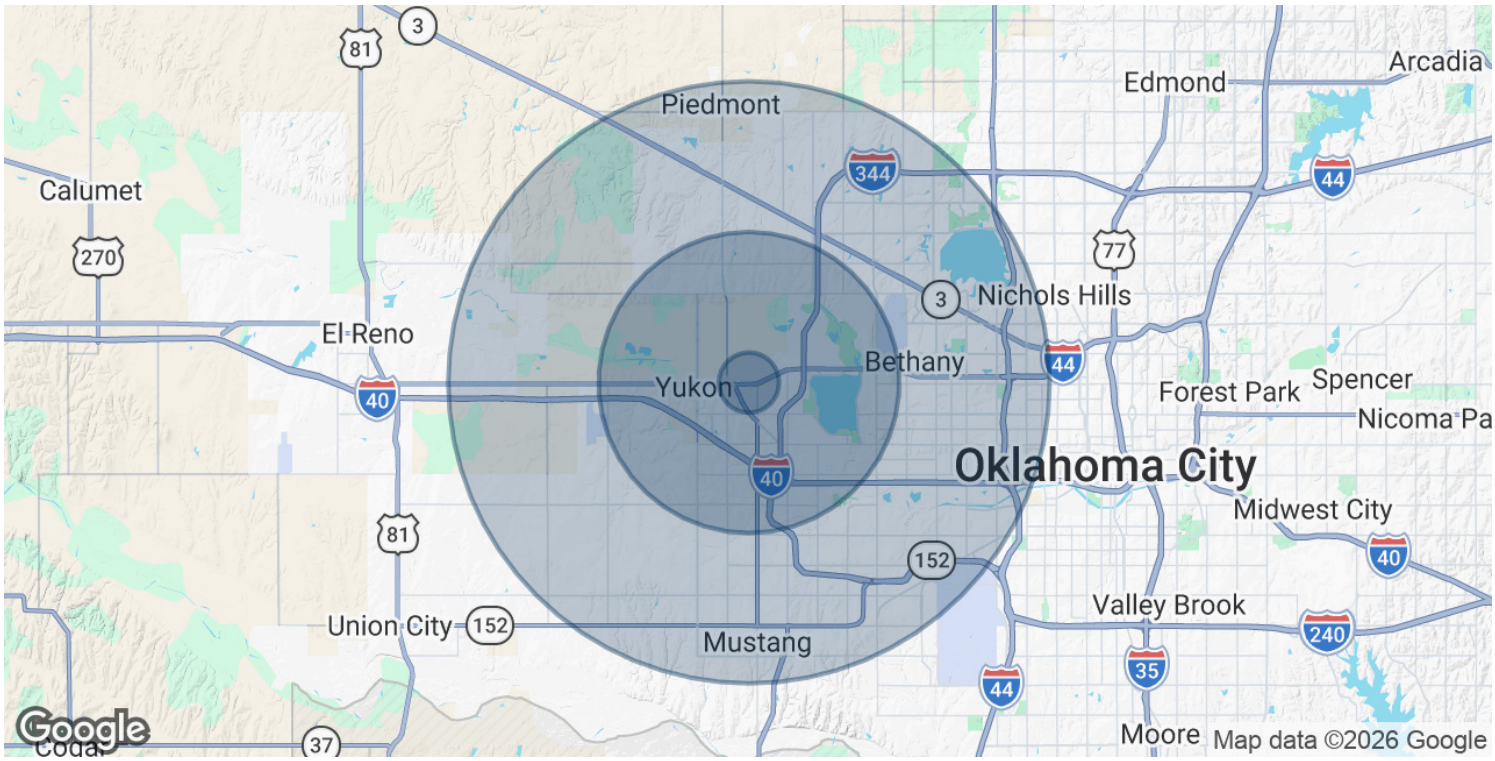
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Demographics Map & Report



Population	1 Mile	5 Miles	10 Miles
Total Population	6,698	63,670	270,415
Average Age	34.6	36.3	35.9
Average Age (Male)	33.8	36.0	35.2
Average Age (Female)	36.3	37.4	36.9

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	2,410	24,214	105,590
# of Persons per HH	2.8	2.6	2.6
Average HH Income	$70,517	$68,509	$65,191
Average House Value	$115,348	$147,201	$155,857

2020 American Community Survey (ACS) *10232026*

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