

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Located at the entrance of Surrey Hills, right off NW Expressway, Surrey Hills Collective is a newly constructed retail center offering standout visibility and easy access. The property sits in front of a well-established, growing neighborhood and benefits from steady traffic along NW Expressway throughout the day.

Current co-tenant A Latte Love is a popular coffee shop with a drive-thru that attracts a consistent customer flow. We are seeking restaurant or retail tenants for the remaining spaces, which offer excellent visibility and potential for outdoor seating with a view of the nearby pond. Spaces can be leased individually or combined for up to 4,698 SF, with flexible options starting at 1,022 SF.

### PROPERTY HIGHLIGHTS

- Excellent visibility and access right off NW Expressway
- Endcap space available—perfect for a restaurant
- Co-tenant is a high-performing coffee shop with drive-thru
- Scenic outdoor seating and patio potential overlooking a pond
- Flexible suite sizes from 1,022 SF up to 3,644 SF combined

### OFFERING SUMMARY

|               |                  |
|---------------|------------------|
| Lease Rate:   | \$20.00 SF/yr    |
| NNN Rate:     | \$8.85/yr        |
| Available SF: | 1,022 - 2,067 SF |

| DEMOGRAPHICS      | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------|-----------|-----------|-----------|
| Total Households  | 1,556     | 6,624     | 29,968    |
| Total Population  | 4,173     | 19,246    | 78,789    |
| Average HH Income | \$111,312 | \$110,464 | \$109,809 |

aj@creekcre.com  
630.843.1989  
AJ TOLBERT

aden@creekcre.com  
405.210.3910  
ADEN STRUBLE

12221 ASHFORD DRIVE  
12221 ASHFORD DRIVE | YUKON, OK 73099



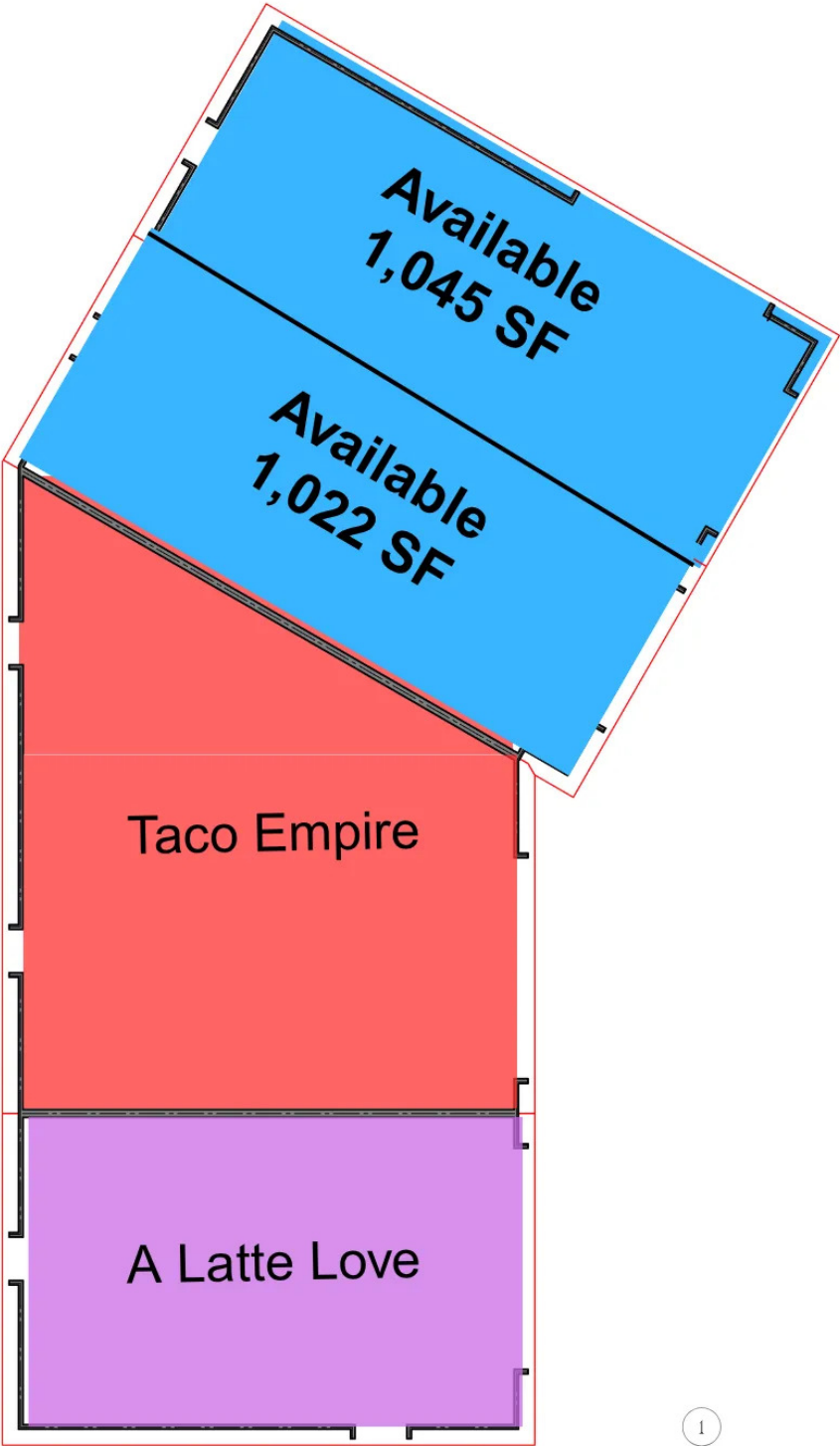
## ADDITIONAL PHOTOS



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SITE PLANS

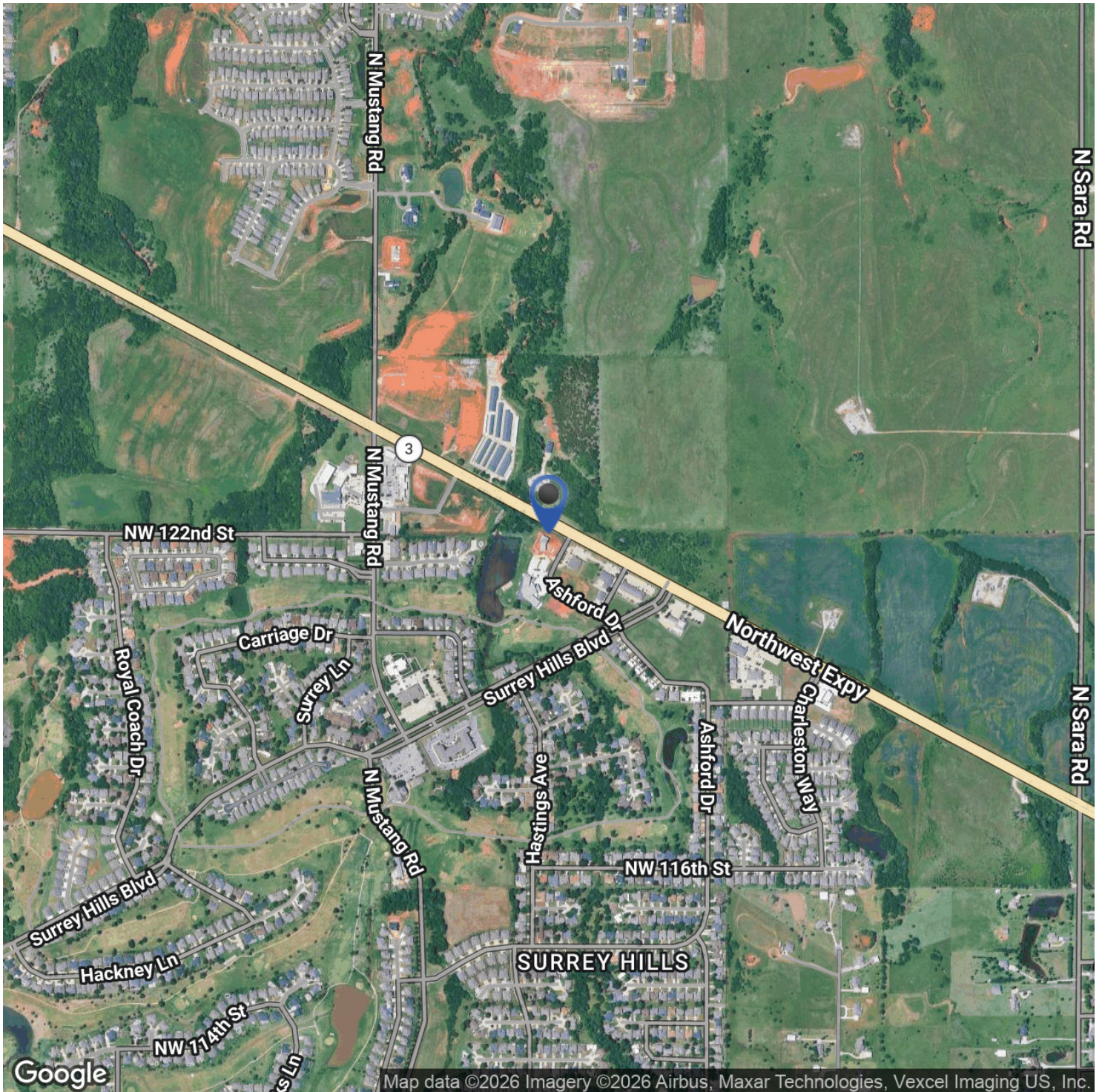


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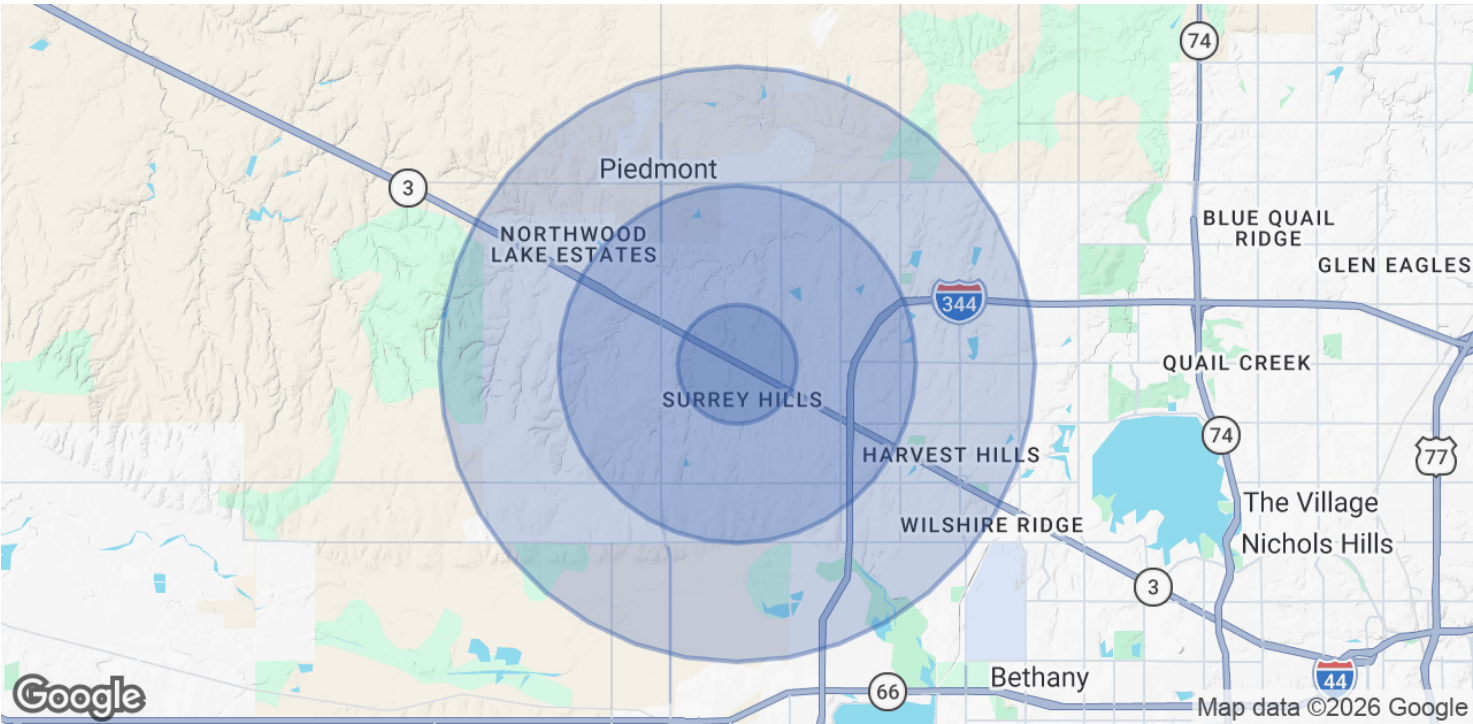
## LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 4,173  | 19,246  | 78,789  |
| Average Age          | 39     | 36      | 39      |
| Average Age (Male)   | 38     | 35      | 38      |
| Average Age (Female) | 40     | 36      | 40      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,556     | 6,624     | 29,968    |
| # of Persons per HH | 2.7       | 2.9       | 2.6       |
| Average HH Income   | \$111,312 | \$110,464 | \$109,809 |
| Average House Value | \$272,780 | \$316,211 | \$305,469 |

2020 American Community Survey (ACS)

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