

10932 N.W. EXPRESSWAY  
YUKON, OK 73099

Investment Opportunity

Office Building For Sale

6,347 SF on 0.62 Acres MOL

\$1,600,000

100% Occupied



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COMMERCIAL  
REAL ESTATE

**NAIRED**

405.840.0600  
NAIRED.COM

MATTHEW PIERCE  
405.203.3636  
MATT@NAIRED.COM

CADE FLESNER  
760.889.2305  
CADE@NAIRED.COM





## PROPERTY HIGHLIGHTS

- Tenant Mix: Insurance Company, Salon & CBD
- Pylon Signage
- Ample Parking
- Parking Ratio: 4.73/1,000 SF
- Built in 2016
- Zoned: C-2

## LOCATION HIGHLIGHTS

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

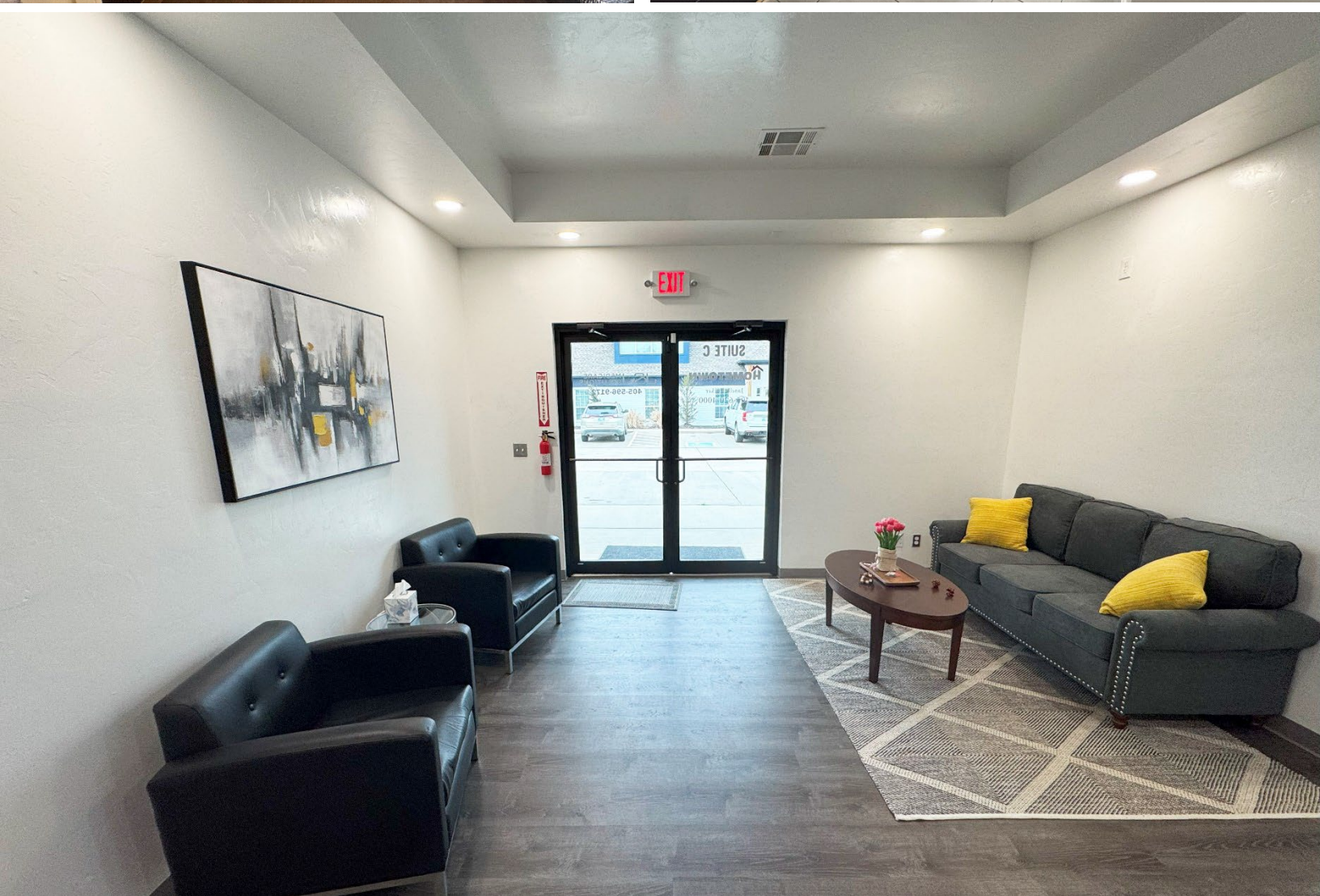
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# DEMOGRAPHICS

	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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