

10932 N.W. EXPRESSWAY
YUKON, OK 73099



Investment Opportunity
Office Building For Sale

6,347 SF on 0.62 Acres MOL

Sales Price: \$1,450,000

100% Occupied

NAIRED COMMERCIAL
REAL ESTATE
405.840.0600 | NAIRED.COM

MATTHEW PIERCE
405.203.3636
MATT@NAIRED.COM

CADE FLESNER
760.889.2305
CADE@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF	6,347 SF
LOT SIZE	0.62 ACRES +/-
YEAR BUILT	2016
ZONING	C-2

- Tenant Mix: Insurance Company, Salon & CBD
- Pylon Signage
- Ample Parking
- Parking Ratio: 4.73/1,000 SF
- Located in Magnolia Square
- Easy Access to Kilpatrick Turnpike
- Retail & Restaurants Nearby

DEMOGRAPHICS



POPULATION

1 MILE: 4,569
3 MILES: 25,443
5 MILES: 75,145



AVERAGE HOUSEHOLD INCOME

1 MILE: \$109,727
3 MILES: \$107,958
5 MILES: \$102,103



TOTAL HOUSEHOLDS

1 MILE: 1,711
3 MILES: 8,784
5 MILES: 28,342



0.10 MILE FROM
KILPATRICK
TURNPIKE
8 MILES FROM I-40
9 MILES FROM I-44

10932 N.W. EXPRESSWAY AERIAL



MATTHEW PIERCE
405.203.3636
MATT@NAIRED.COM

CADE FLESNER
760.889.2305
CADE@NAIRED.COM