

FOR LEASE

1.4
AC

FINAL
DEVELOPMENT
PAD | WALMART-
ANCHORED
ROUTE 66
CORRIDOR

115 YUKON CROSSING AVE, YUKON, OK 73099



BANTA
Property Group

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OFFERING SUMMARY

Lease Rate:	\$1.05 SF/yr (Ground) \$5,350 per month
Lot Size:	1.40 AC / 60,984 SF
Zoning: Overlay:	C-3 Commercial Yukon CX Phase II PUD
Development Type:	Retail/Service Pad
Condition:	Surveyed, Platted, Level & Cleared
Surroundings:	Walmart-Anchored Retail & Dense Residential
Opportunity:	Final Pad in 42-AC Master Plan
Utilities:	Existing infrastructure
Submarket:	Canadian County Yukon

PROPERTY OVERVIEW

Yukon Crossing is a planned commercial district supported by nearby residential growth, new development, and established daily-needs traffic. The area is already performing as intended, creating a strong environment for retail, service, office, medical, and other neighborhood-serving commercial users. Surrounding tenants include Walmart Neighborhood Market, fuel/convenience, AutoZone, Dollar Tree, salons, dental, and other daily-needs retail and service users.

This 1.40-acre outparcel is not raw speculative land, it is a surveyed and platted commercial pad within an established retail environment, with no existing buildings on-site and existing traffic drivers already in place. The parcel is intended for C-3 commercial uses including retail, service, food, medical, automotive, and other neighborhood-serving concepts.

For a tenant or developer, this is a clean starting point: a final-pad position, strong internal project visibility, Route 66 proximity, and a ready-made customer base from the surrounding retail corridor and nearby residential neighborhoods. Reach out to Zack to discuss fit, structure, and timing.

PROPERTY HIGHLIGHTS

- Walmart Neighborhood Market-anchored development just off Route 66 / Main Street
- Level, cleared outparcel with no existing buildings on-site
- Approximately 379 feet of frontage along Yukon Crossing Avenue

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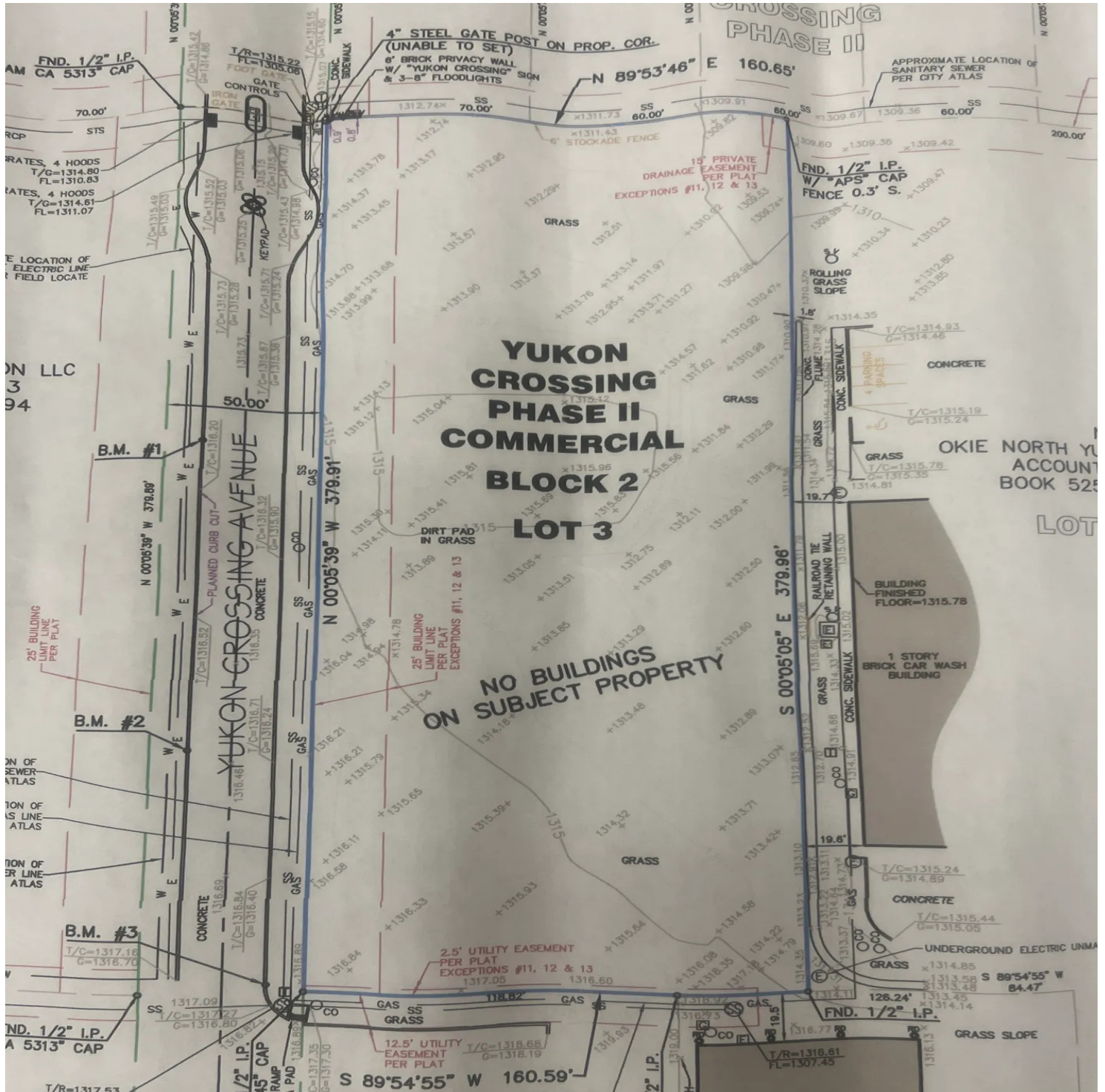
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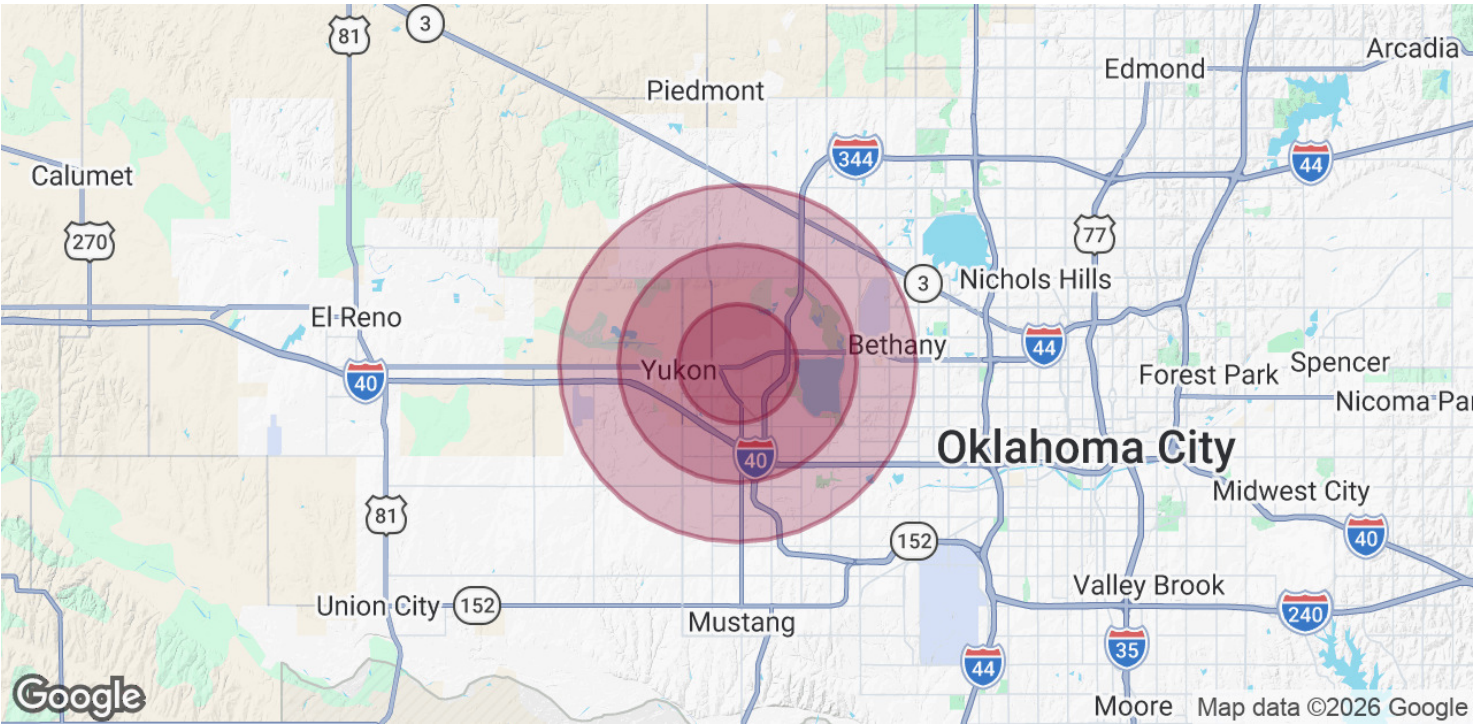
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POPULATION	2 MILES	4 MILES	6 MILES
Total Population	25,199	60,808	141,588
Average Age	38.9	37.0	35.8
Average Age (Male)	37.0	35.8	34.6
Average Age (Female)	41.5	38.5	37.1

HOUSEHOLDS & INCOME	2 MILES	4 MILES	6 MILES
Total Households	9,305	22,304	52,525
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$96,371	\$96,050	\$90,104
Average House Value	\$211,379	\$223,408	\$237,028

2023 American Community Survey (ACS)