

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Located at the entrance of Surrey Hills right off NW Expressway, Surrey Hills Collective is a newly constructed retail center with 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 consistent customer flow. We are seeking restaurant or retail users for the remaining spaces, which offer great visibility and outdoor seating potential with a view of the nearby pond. Spaces can be leased individually or combined for up to 3,644 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 - 3,644 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

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ADDITIONAL PHOTOS



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SITE PLANS



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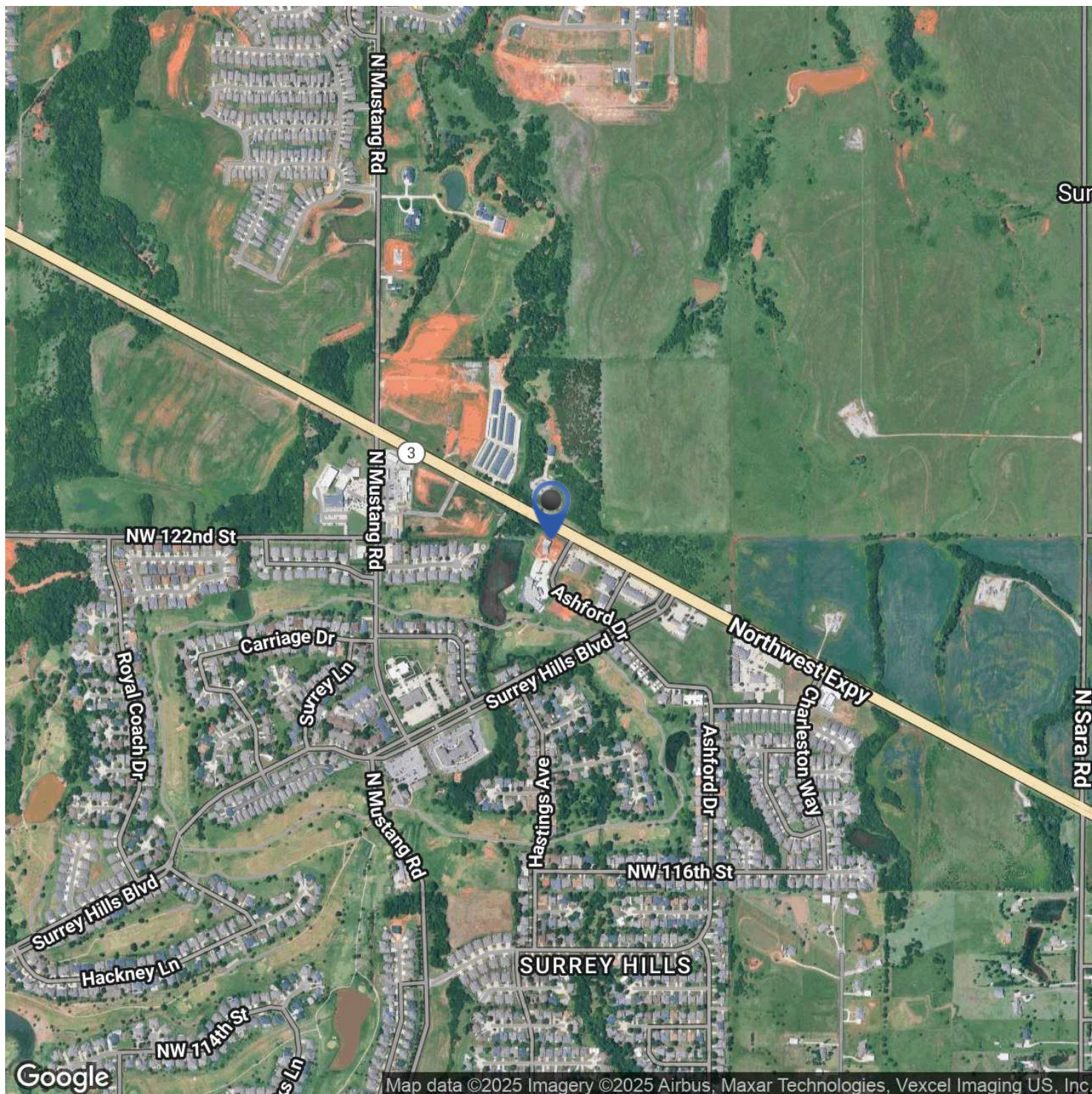
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12221 ASHFORD DRIVE
12221 ASHFORD DRIVE | YUKON, OK 73099



LOCATION MAP

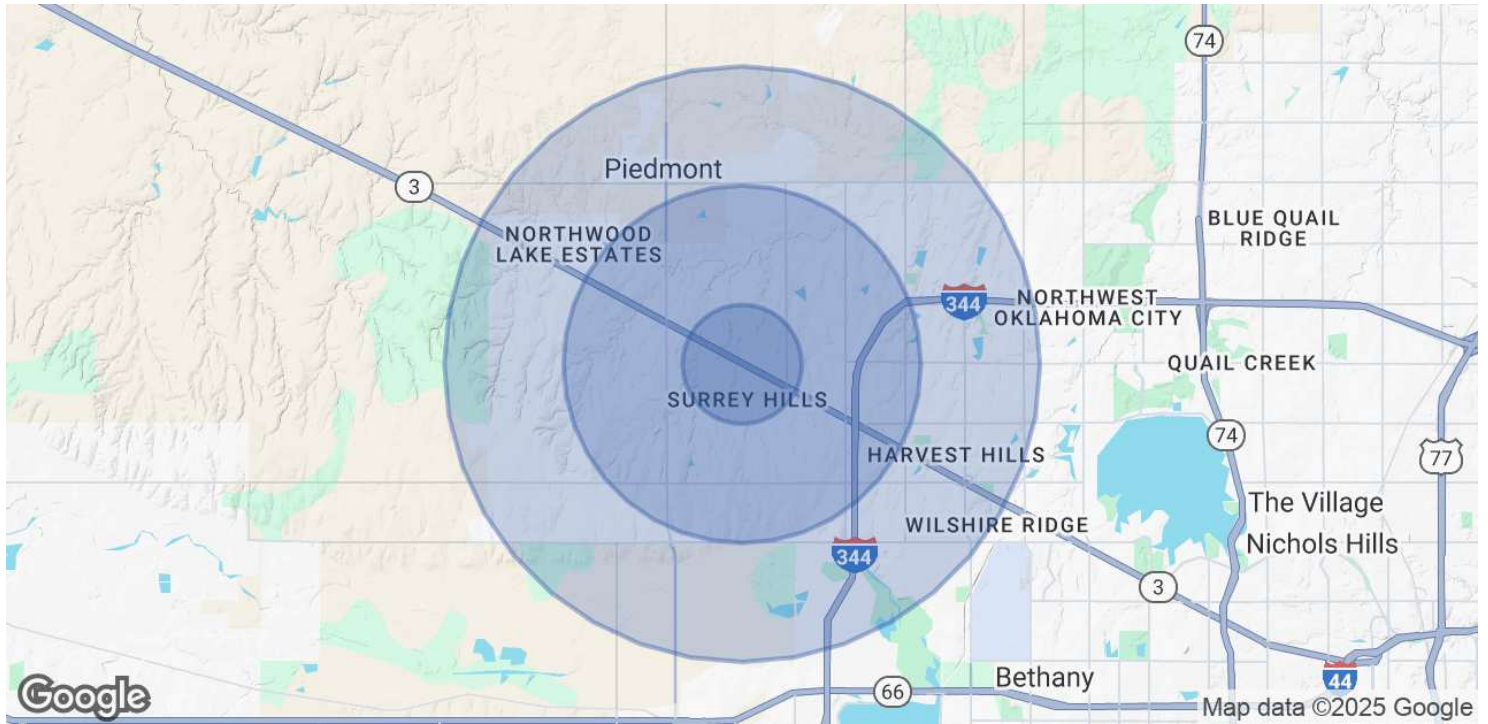


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DEMOGRAPHICS MAP & REPORT



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

Demographics data derived from AlphaMap

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