

FREESTANDING RESTAURANT - FOR LEASE

8 E. Main St. Yukon, OK 73099



PROPERTY HIGHLIGHTS

- ◆ APPROX. ±3,391 SF
- ◆ LOT SIZE: ±0.58 ACRES
- ◆ RENT: NEGOTIABLE
- ◆ PYLON SIGN
- ◆ ROUTE 66: 17,000 VPD
- ◆ CORNWELL DR: 9,300 VPD

Freestanding 3,391 SF restaurant for lease on famous Route 66 near historic downtown Yukon. Conveniently located 3 miles west of John Kilpatrick Turnpike, easily accessible from Route 66, and excellent pylon signage visible to over 15,000 vehicles per day. The parking lot includes 21 standard and 2 handicapped parking spots. Well-positioned drive-through with easy access to designated entrance and exit to the lot. Good mix of local, regional, and national neighbors along Route 66. Operating business, please do not disturb the tenant.

Neighbors include Braum's Ice Cream, McDonald's, Earl's BBQ, Sonic Drive-In, & Wal-Mart Neighborhood Market.

2022 DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE
AVERAGE HH INCOME	\$95,962	\$95,878	\$92,477
TOTAL POPULATION	39,393	81,979	167,204
HOUSEHOLDS	15,356	31,174	63,672
DAYTIME WORKERS	12,475	26,626	58,804

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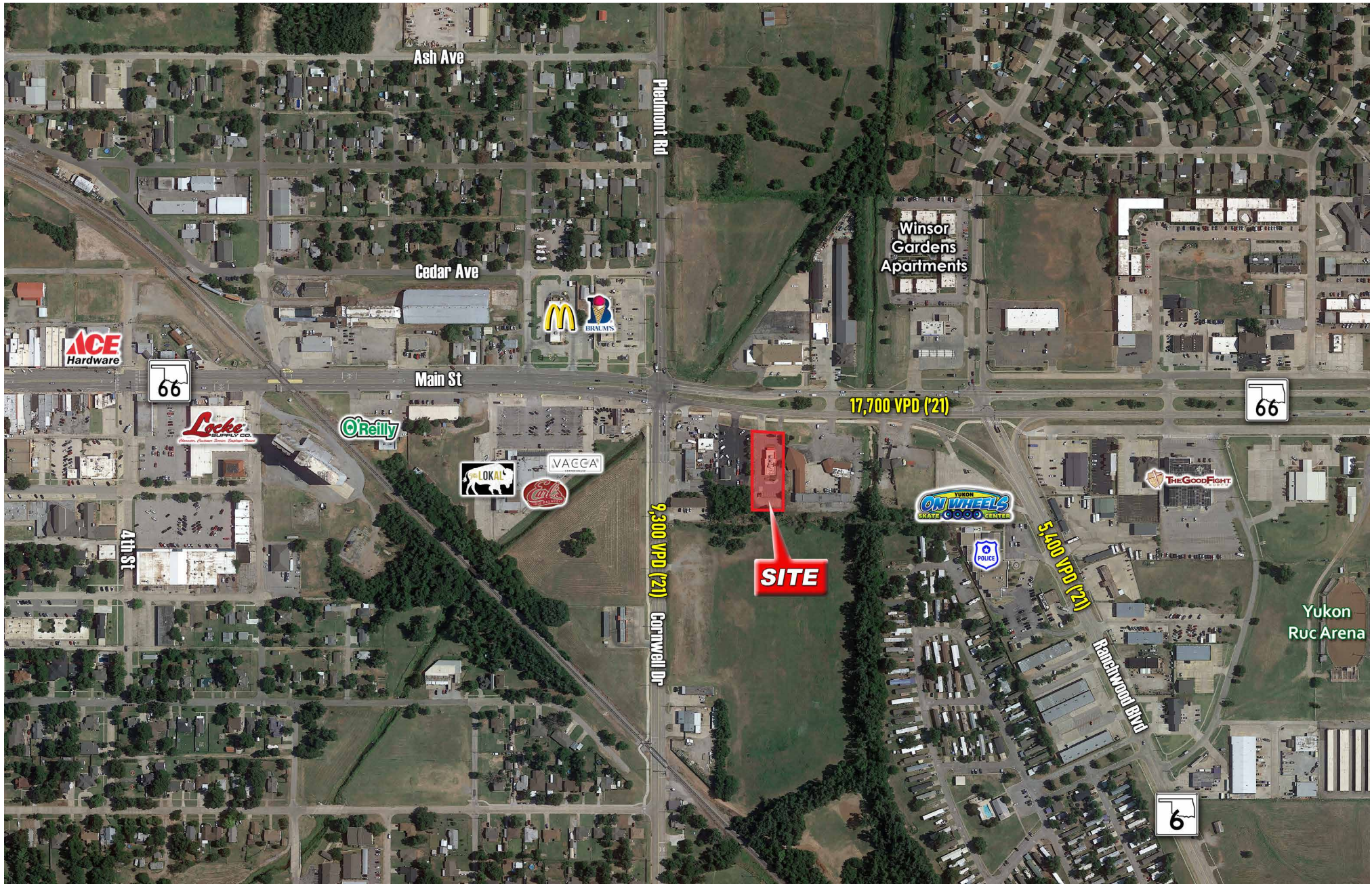
1301 CORNELL PKWY, STE 1000, OKLAHOMA CITY, OK 73108
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XTEAM
RETAIL ADVISORS

SITE AERIAL

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SITE PLAN

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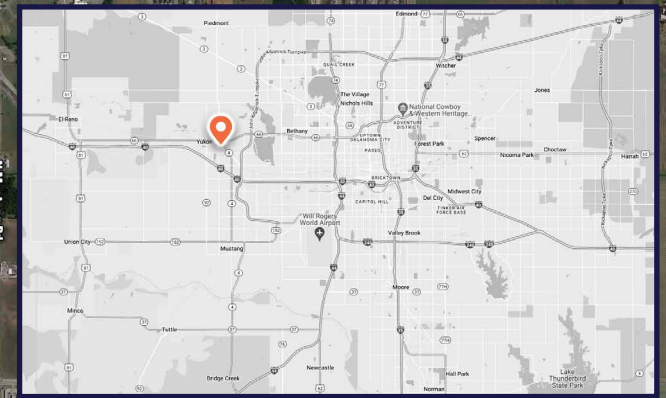
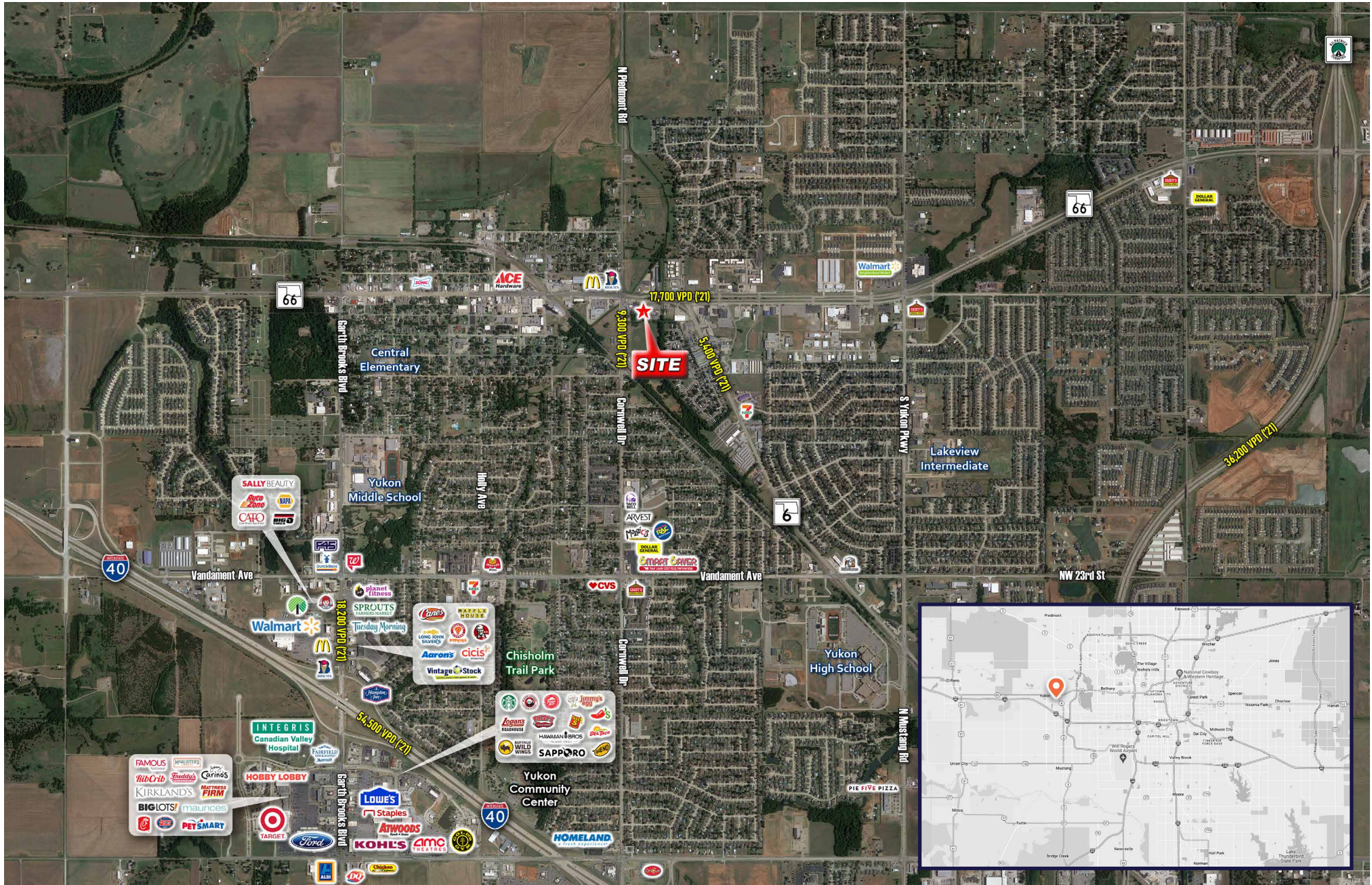
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WIDE AERIAL

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OKLAHOMA REAL ESTATE COMMISSION

DISCLOSURE TO SELLER OR BUYER OF BROKERAGE DUTIES, RESPONSIBILITIES AND SERVICES

This notice may be part of or attached to any of the following:

- Buyer Brokerage Agreement, Listing Brokerage Agreement, Option Agreement, Sales Agreement, Exchange Agreement, Other

1. Duties and Responsibilities. A Broker who provides Brokerage Services to one or both parties shall describe and disclose in writing the Broker's duties and responsibilities prior to the party or parties signing a contract to sell, purchase, option, or exchange real estate.

A Broker shall have the following duties and responsibilities which are mandatory and may not be abrogated or waived by a Broker, whether working with one party, or working with both parties:

- A. treat all parties to the transaction with honesty and exercise reasonable skill and care;
B. unless specifically waived in writing by a party to the transaction:
1) receive all written offer and counteroffers;
2) reduce offers or counteroffers to a written form upon request of any party to a transaction; and
3) present timely all written offers and counteroffers.
C. inform, in writing, the party for whom the Broker is providing Brokerage Services when an offer is made that the party will be expected to pay certain closing costs, Brokerage Service costs and the approximate amount of the costs;
D. keep the party for whom the Broker is providing Brokerage Services informed regarding the transaction;
E. timely account for all money and property received by the Broker;
F. keep confidential information received from a party or prospective party confidential.
G. disclose information pertaining to the Property as required by Residential Property Condition Disclosure Act;
H. comply with all requirements of the Oklahoma Real Estate Code and all applicable statutes and rules;
I. when working with one party or both parties to a transaction, the duties and responsibilities set forth in this section shall remain in place for both parties.

2. Brokerage Services provided to both parties to the transaction. The Oklahoma broker relationships law (Title 59, Oklahoma Statutes, Section 858-351 – 858-363) allows a real estate Firm to provide brokerage services to both parties to the transaction.

3. Broker providing fewer services. If a Broker intends to provide fewer Brokerage Services than those required to complete a transaction, the Broker shall provide written disclosure to the party for whom the Broker is providing services.

4. Confirmation of disclosure of duties and responsibilities. The duties and responsibilities disclosed by the Broker shall be confirmed in writing by each party in a separate provision, incorporated in or attached to the contract to purchase, option or exchange real estate.

I understand and acknowledge that I have received this notice on _____ day of _____, 20_____.

(Print Name) _____ (Signature) _____

(Print Name) _____ (Signature) _____