



1210 W. Vandament
Yukon, Oklahoma 73099

PROPERTY HIGHLIGHTS

- Investment Property
- 10 Year Lease in Place
- New Construction 2014
- Nice Placement on Vandament
- Close to Red Rock Commercial Center
- Ample Parking
- Easy Access to Garth Brooks Blvd.
- High Density Residential Area
- Financials Available Upon Request



TOTAL SF	5,600 SF MOL
LAND IN ACRES	0.79 MOL
ZONING	C-3
GENERAL USE	Retail
2014 TAXES	\$10,848

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DEMOGRAPHICS

Population

1 Mile:	3 Mile:	5 Mile:
5,458	35,724	57,930

Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$49,504	\$59,952	\$60,122

Total Households

1 Mile:	3 Mile:	5 Mile:
2,248	13,584	21,923

LOCATION HIGHLIGHTS

- Vibrant Commercial District
- Close to I-40
- Location is Close to the Integris Medical Center



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