

425 W. MAIN STREET

425 W Main Street. Yukon, OK 73099



OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	11,684 SF
Available SF:	11,684 SF
Lot Size:	0.34 Acres
Price / SF:	\$85.16
Zoning:	CB (Central Business District)

PROPERTY OVERVIEW

Beautiful retail/venue building with frontage on Main Street (Route 66) in Yukon. The first floor is 6,684 square feet with two staircases and a brand new elevator to access 5,000 additional square feet on the second floor. The building has been renovated and updated, but still charms with 1920 original brickwork, wood floors, tile approach and retail window display boxes. This building boasts high ceilings and an open floor plan allowing for a wide array of uses. With a robust traffic count of 15,300 daily drivers along Main Street, this building provides excellent signage and visibility opportunity. The building includes an adjacent lot that can be utilized for additional parking.

PROPERTY HIGHLIGHTS

- Frontage on Main Street (Route 66) in Yukon
- Daily traffic count of 15,300
- Renovated and updated
- Well preserved original features from 1920
- Excellent visibility and signage opportunities
- Open floor plan and high ceilings
- Additional lot for parking



Adept Commercial Real Estate, LLC
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ADDITIONAL PHOTOS

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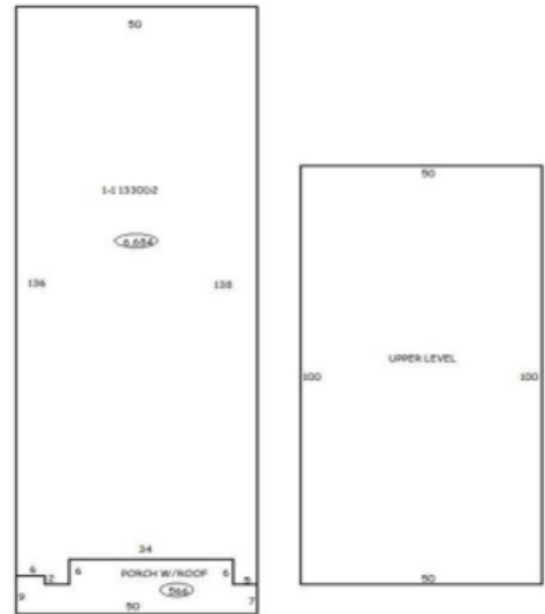
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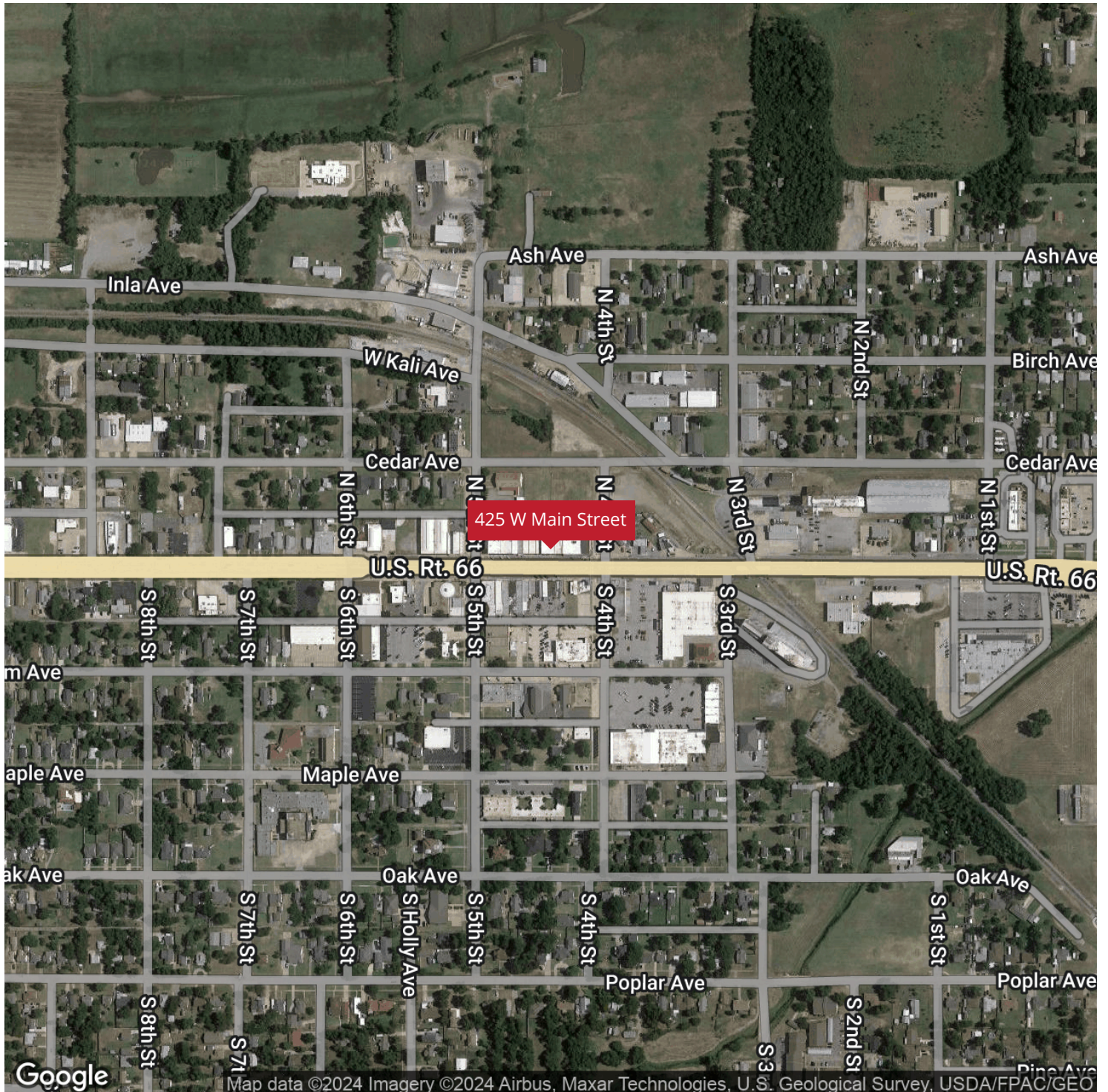
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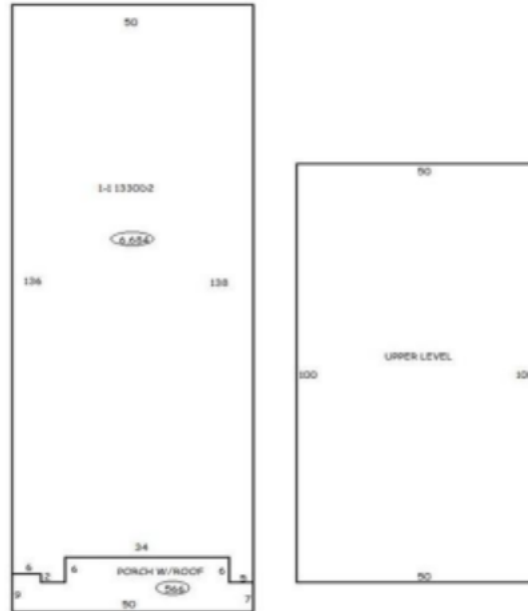
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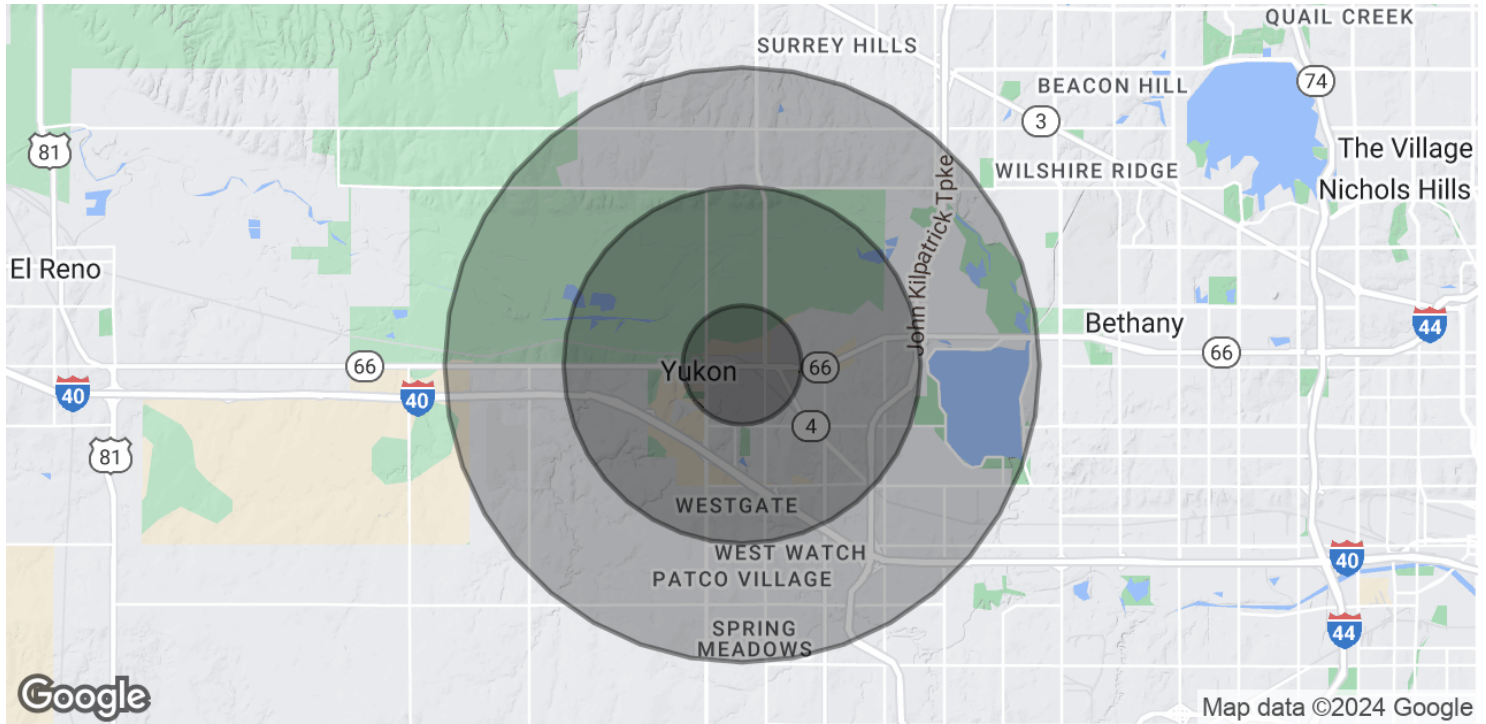
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,152	36,258	63,858
Average Age	36.3	36.8	35.6
Average Age (Male)	38.8	37.6	35.8
Average Age (Female)	36.9	37.6	36.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,253	11,912	21,180
# of Persons per HH	2.8	3.0	3.0
Average HH Income	\$64,281	\$82,787	\$82,486
Average House Value	\$133,590	\$159,452	\$162,943

* Demographic data derived from 2020 ACS - US Census



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RYAN GILLILAND

Advisor

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OK #185009

PROFESSIONAL BACKGROUND

Ryan Gilliland is an Advisor with ADEPT Commercial Real Estate. Ryan made the shift into commercial real estate in 2020 after a decade in the oil and gas industry as a landman and operations manager. Starting his real estate career learning from his grandfather Joe Gilliland, a veteran commercial broker in Oklahoma, Ryan joined the ADEPT team in 2021. With extensive experience in lease and purchase contract analysis, Ryan has enjoyed working with clients ranging from site selection, retail leasing and industrial sales.

EDUCATION

Oklahoma State University - BS in Business Administration with an emphasis in Entrepreneurship and Business Development

MEMBERSHIPS

Commercial Real Estate Council
Certified Commercial Investment Member - Oklahoma Chapter
Edmond Business Developers



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