

# YUKON HILLS PLAZA

101 VANDAMENT, YUKON, OK



## PROPERTY OVERVIEW

Shopping center located NEC of Cornwell and Vandament, which is 1 mile north of the I-40 interchange. Outstanding visibility and head-in parking.

Paint and exterior facades were updated in 2019.

Tenants mix: Jackson Hewitt, Dr. Jim Downing DC, Yukon Tag, Subway, Papa John's, and Thomason Law.

The property is shadow anchored by the Yukon Hills Shopping Center, which is anchored by Smart Saver Grocery, Rent-A-Center, and Dollar General.

## TRAFFIC COUNTS

VANDAMENT AVE	11,720 VPD
CORNWELL RD	11,480 VPD

GLA: 7,200 SF    WEB LINK: [jahrealty.propertycapsule.com/yukonhillsplaza](http://jahrealty.propertycapsule.com/yukonhillsplaza)

## DEMOGRAPHICS

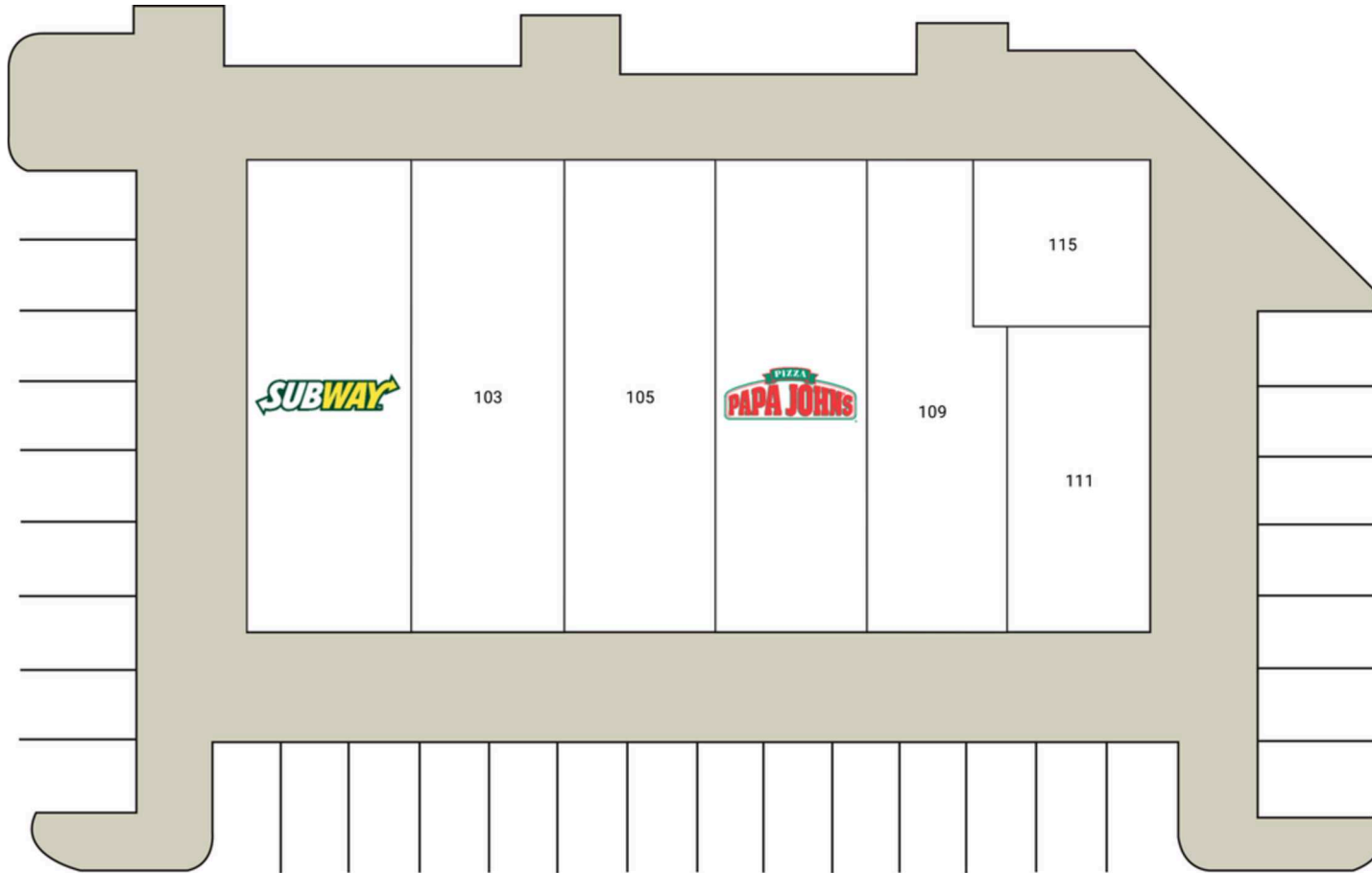
2023 ESTIMATES	TOTAL POPULATION	DAYTIME POPULATION	AVG. HH INCOME
3 MILE	49,241	42,358	\$83,586
5 MILE	73,795	65,434	\$82,662

## LEASING CONTACT

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TENANT	SQFT
101 Subway	1,200
103 Yukon Tag Agency	1,200
105 James W. Downing D...	1,200
107 Papa John's	1,200
109 Jackson Hewitt Tax...	1,100
111 Shelter Insurance	800
115 Thomason Law, PLLC	500

## Vandament

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