

# YUKON HILLS SHOPPING CENTER

1091 CORNWELL DRIVE, YUKON, OK



## PROPERTY OVERVIEW

Located at the NEC of Cornwell and Vandament, 1 mile north of the I-40 interchange.

Tenants include Ollie's Bargain Outlet, Four Star Fitness, Rent-A-Center, Mazzios, Dollar General, We Rock the Spectrum and others.

Yukon is located in Canadian County which is one of the top 50 fastest growing counties in the United States

The City of Yukon boasts an outstanding public school system and recently developed a new high school facility approximately 3/4 mile to the east of the shopping center

Property was recently updated with new paint, LED lighting and parking lot enhancement in the Spring of 2019

## TRAFFIC COUNTS

VANDAMENT AVE	18,975 VPD
CORNWELL RD	13,130 VPD

GLA: 125,465 SF

WEB LINK: [jahrealty.propertycapsule.com/yukonhillsshoppingcenter](http://jahrealty.propertycapsule.com/yukonhillsshoppingcenter)

## DEMOGRAPHICS

### 2025 ESTIMATES

3 MILE

5 MILE



TOTAL  
POPULATION

53,634

88,067



DAYTIME  
POPULATION

15,327

26,077



AVG. HH  
INCOME

\$90,850

\$88,315

## LEASING CONTACT

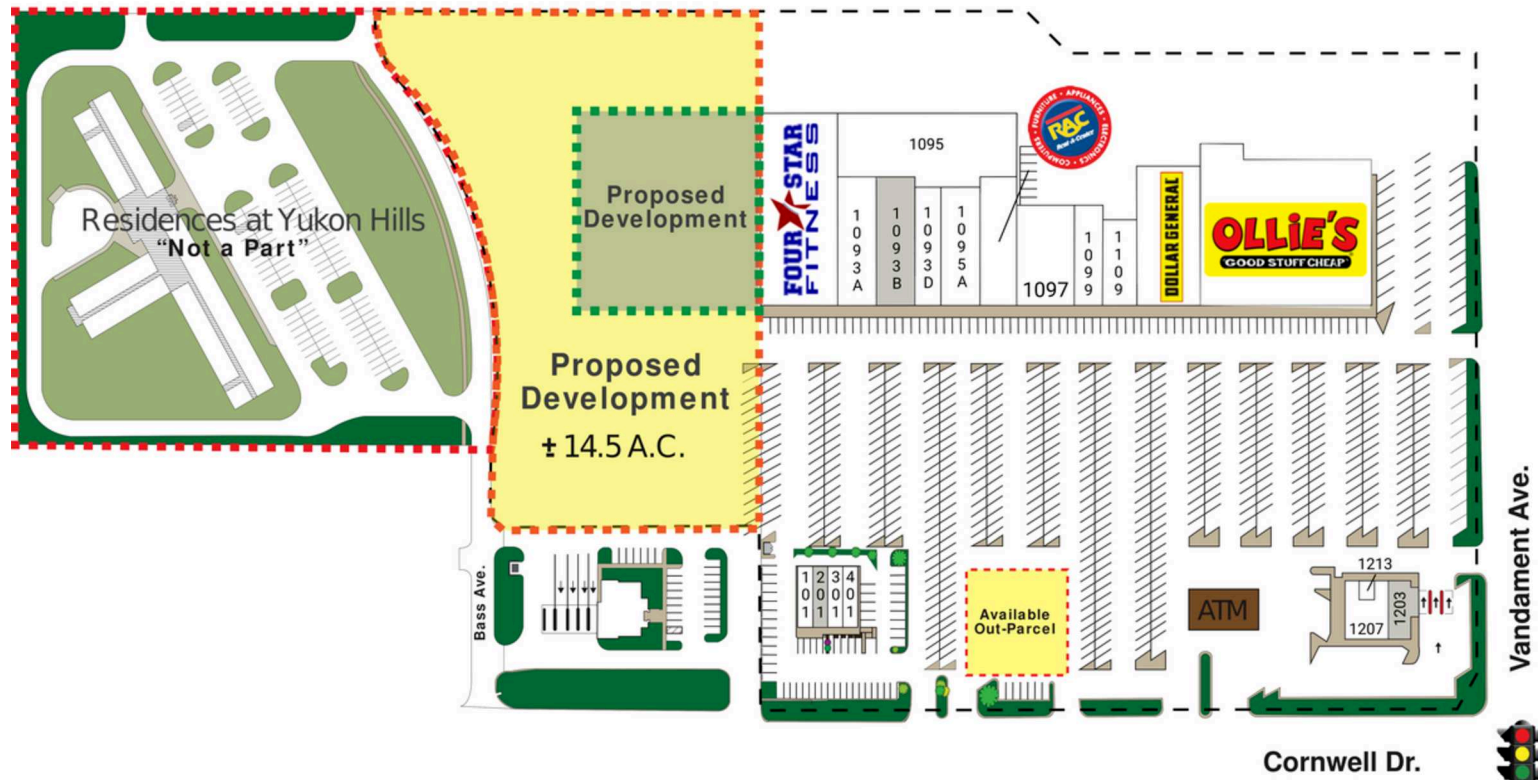
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**JAH**  
REALTY



TENANT	SQFT
101 Yukon Donuts	1,300
201 Available	1,430
301 ZT Cigars	1,170
401 Red River Credit C...	1,300
1091 Four Star Fitness	18,000
1093A New Image Hair Salon	3,750
1093B Available	7,500
1093D Four Star Fitcamp	3,000
1095 Chris Etheredge	15,756
1095A Studio 5678	4,500
1095B Rent-A-Center	5,754
1097 Mazzio's	4,338
1099 We Rock the Spectrum	5,506
1109 Betterway Adult Care	3,200
1111 Dollar General Store	10,500
1201 Ollie's Bargain Out...	30,050
1203 Available	2,738
1207 Legacy Eye Care	3,000
1213 Shears and Beards	600

Availability

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