

ALMONTE SHOPPING CENTER

2906 - 2958 SW 59TH OKC, OK 73119



PROPERTY DESCRIPTION

Almonte Shopping Center offers Small Shop space ideal for restaurant or service retail as well as 30,107 sf space for anchor tenant.

National tenants include Planet Fitness, Family Dollar and Octapharma Plasma. Close proximity to Will Rogers World Airport and easily accessible from I-240 and I-44. I-44 / Will Rogers Expressway is conveniently located 0.6 miles to the west with easy access.

1 Acre +/- Pad Site is available for Ground Lease.

| SPACES | LEASE RATE | SPACE SIZE |
|--------|------------|------------|
| 2946 | Negotiable | 5,856 SF |
| 2956 | Negotiable | 30,107 SF |

OFFERING SUMMARY

| | |
|-------------------------|-------------------|
| Lease Rate: | Negotiable |
| Available SF: | 5,856 - 30,107 SF |
| Building Size: | 115,225 SF |
| Pad Site- Ground Lease: | 1 Acres +/- |

TRAFFIC COUNTS

| | | |
|-----------|-------|--------|
| S May Ave | north | 16,960 |
| S May Ave | south | 18,069 |
| SW 59th | east | 14,894 |
| SW 59th | west | 13,249 |

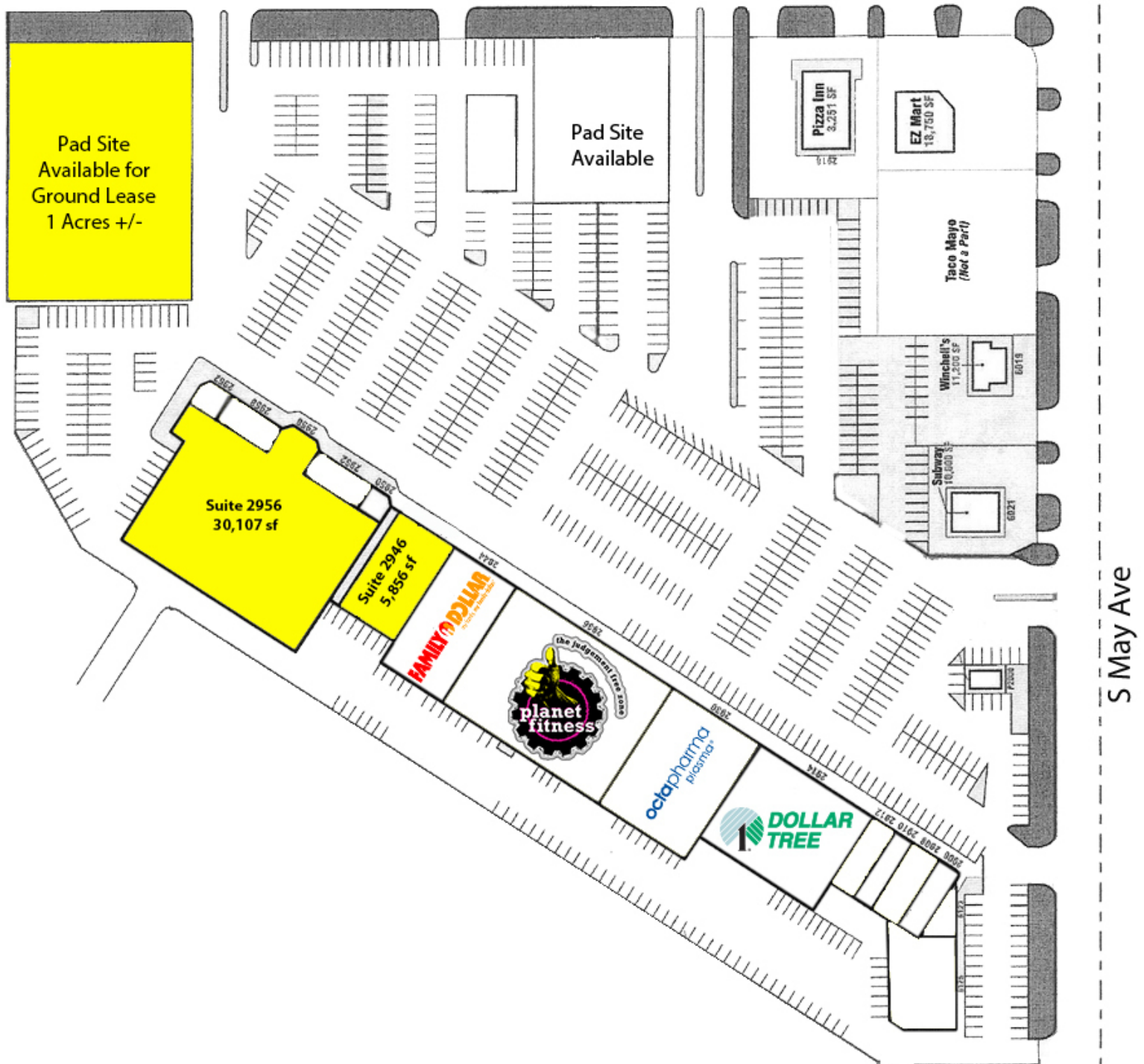
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SW 59th St



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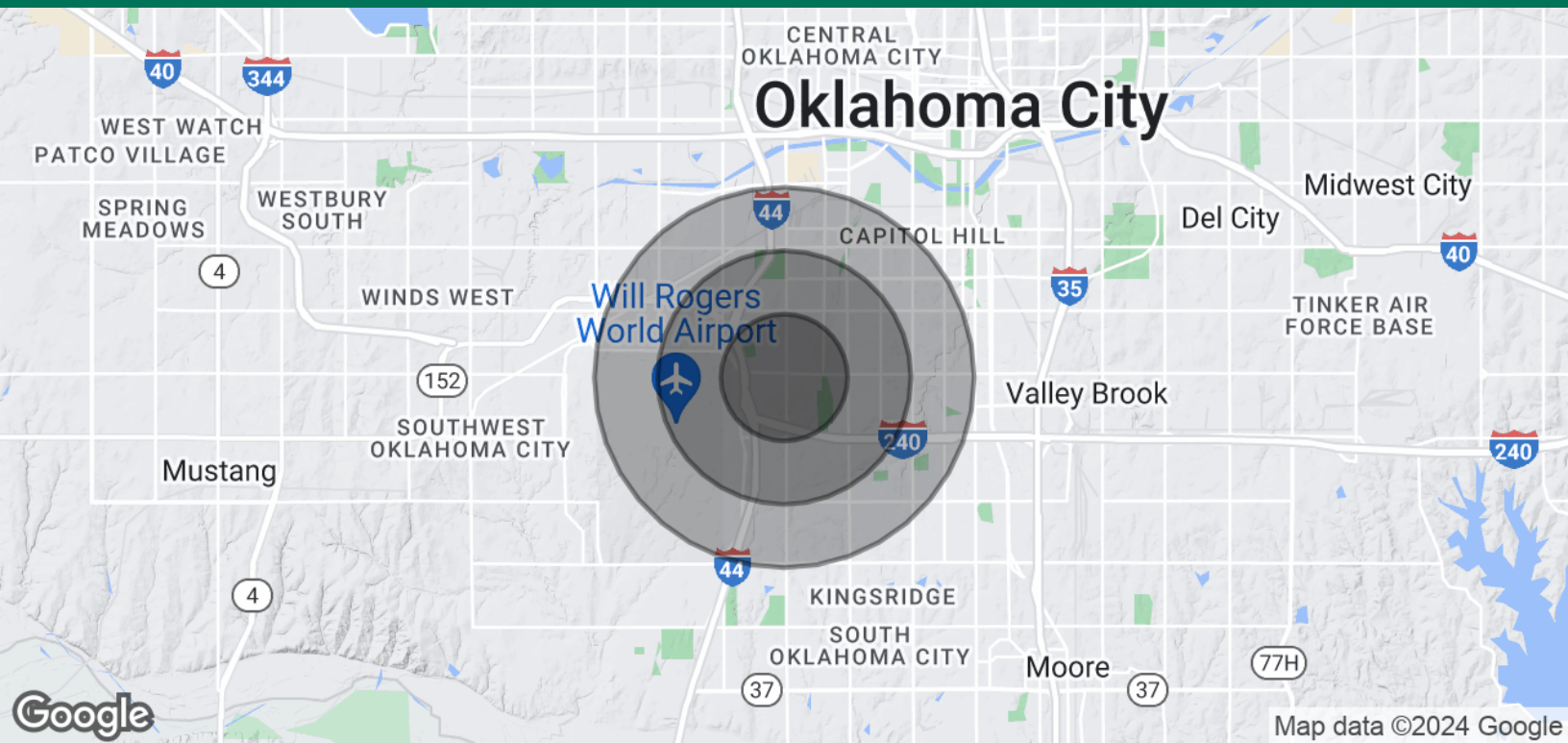
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| POPULATION | 1 MILE | 2 MILES | 3 MILES |
|----------------------|----------|----------|----------|
| Total Population | 17,459 | 48,713 | 97,953 |
| Average Age | 31.4 | 31.1 | 31.5 |
| Average Age (Male) | 30.0 | 29.7 | 30.6 |
| Average Age (Female) | 33.4 | 33.4 | 32.8 |
| HOUSEHOLDS & INCOME | 1 MILE | 2 MILES | 3 MILES |
| Total Households | 6,701 | 18,383 | 35,831 |
| # of Persons per HH | 2.6 | 2.6 | 2.7 |
| Average HH Income | \$37,315 | \$38,665 | \$40,876 |
| Average House Value | \$78,567 | \$82,828 | \$79,818 |

* Demographic data derived from 2020 ACS - US Census

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