

# ALMONTE SHOPPING CENTER

2906 - 2958 SW 59th, Oklahoma City, OK 73119



## RETAIL SPACE NOW AVAILABLE

Available SF: 1,936 - 30,107 SF

Lease Rate: Negotiable

Building Size: 115,225 SF

Sub Market: South

Built: 1964/2017

Cross Streets: SW 59th St & S May Ave

## PROPERTY OVERVIEW

Small Shop space available ideal for restaurant or service retail. 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.

## SUITES AVAILABLE

Suite 6125	5,240 sf	Suite 2952	2,500 sf
Suite 2946	3,920 sf	Suite 2956	30,107 sf
Suite 2948	1,936 sf		

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## EV ERNST

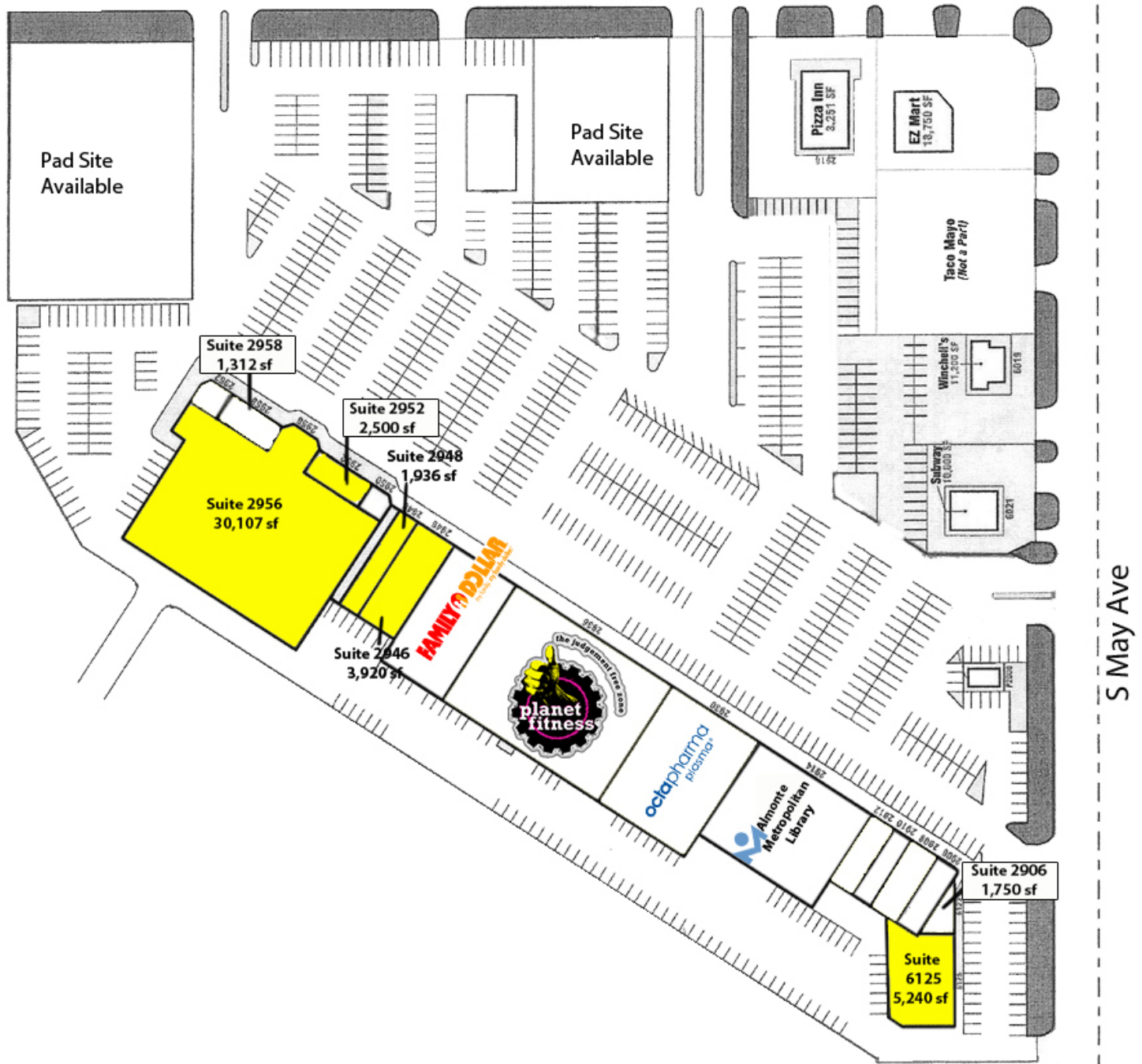
Retail Specialist  
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 405.843.7474  
 210 Park Ave, Suite 700, Oklahoma City, OK 73102  
 priceedwards.com

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SW 59th St



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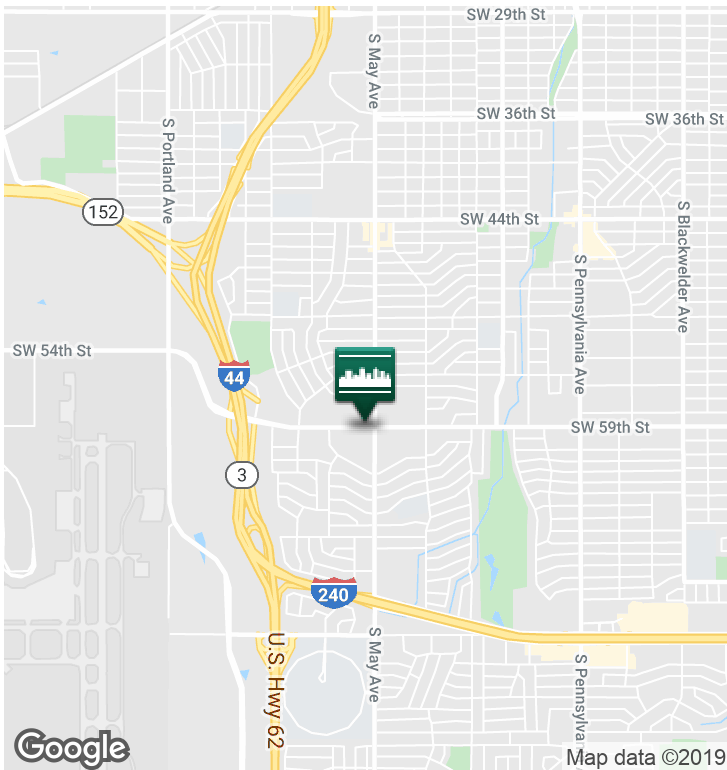
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## DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	97,953
Population Density	97,953
Median Age	31.5
Median Age (Male)	30.6
Median Age (Female)	32.8
Total Households	35,831
# of Persons Per HH	2.7
Average HH Income	\$40,876
Average House Value	\$79,818

## TRAFFIC COUNTS (per ACOG)

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

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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.