

## 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.

### OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	2,500 - 30,107 SF
<b>Building Size:</b>	115,225 SF
<b>Pad Site- Ground Lease:</b>	1 Acres +/-

### TRAFFIC COUNTS

<b>S May Ave</b>	north	16,960
<b>S May Ave</b>	south	18,069
<b>SW 59th</b>	east	14,894
<b>SW 59th</b>	west	13,249

### EV ERNST

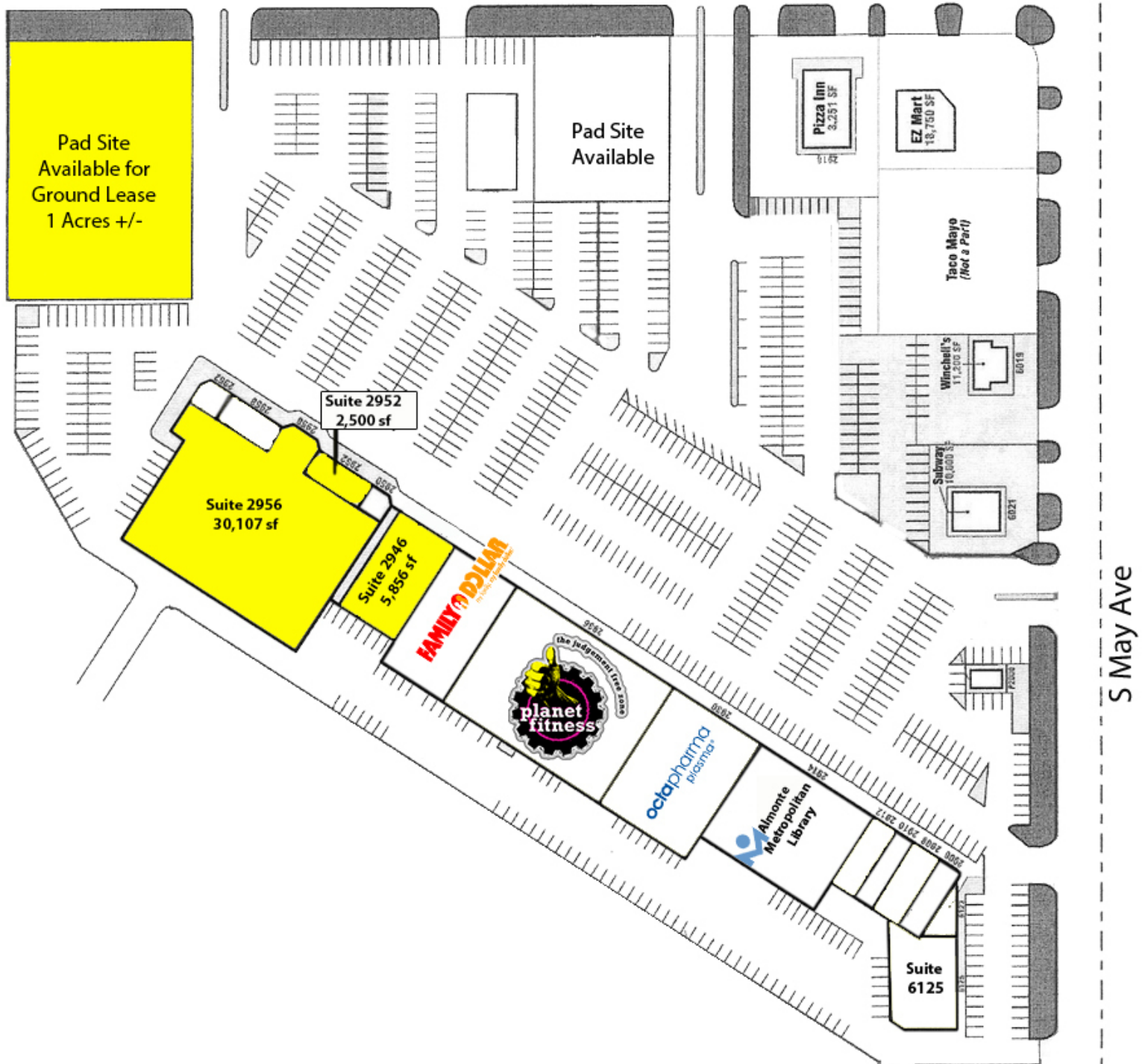
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SW 59th St



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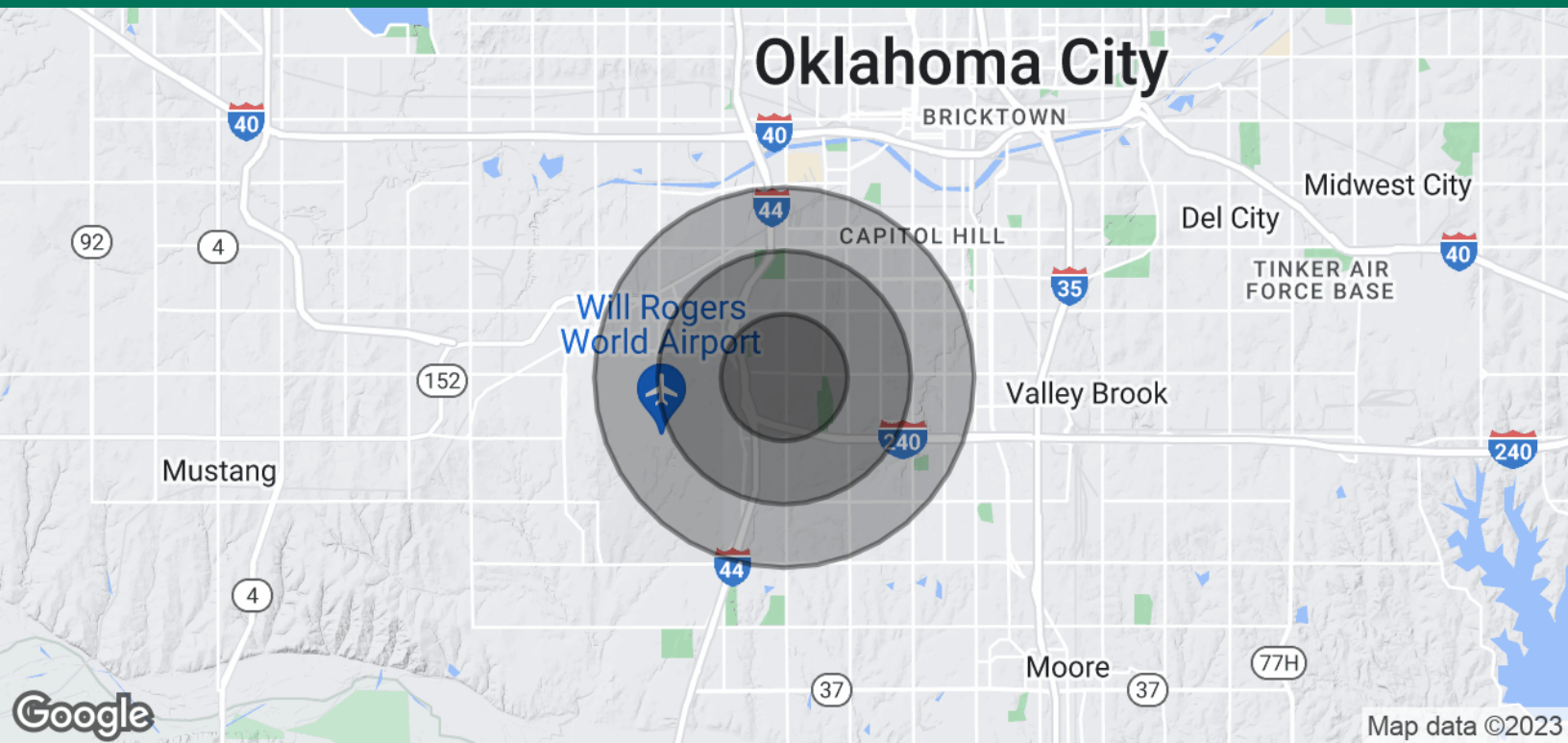
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## ALMONTE SHOPPING CENTER

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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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