

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
6125	Negotiable	5,240 SF
6123	Negotiable	716 SF

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	716 - 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

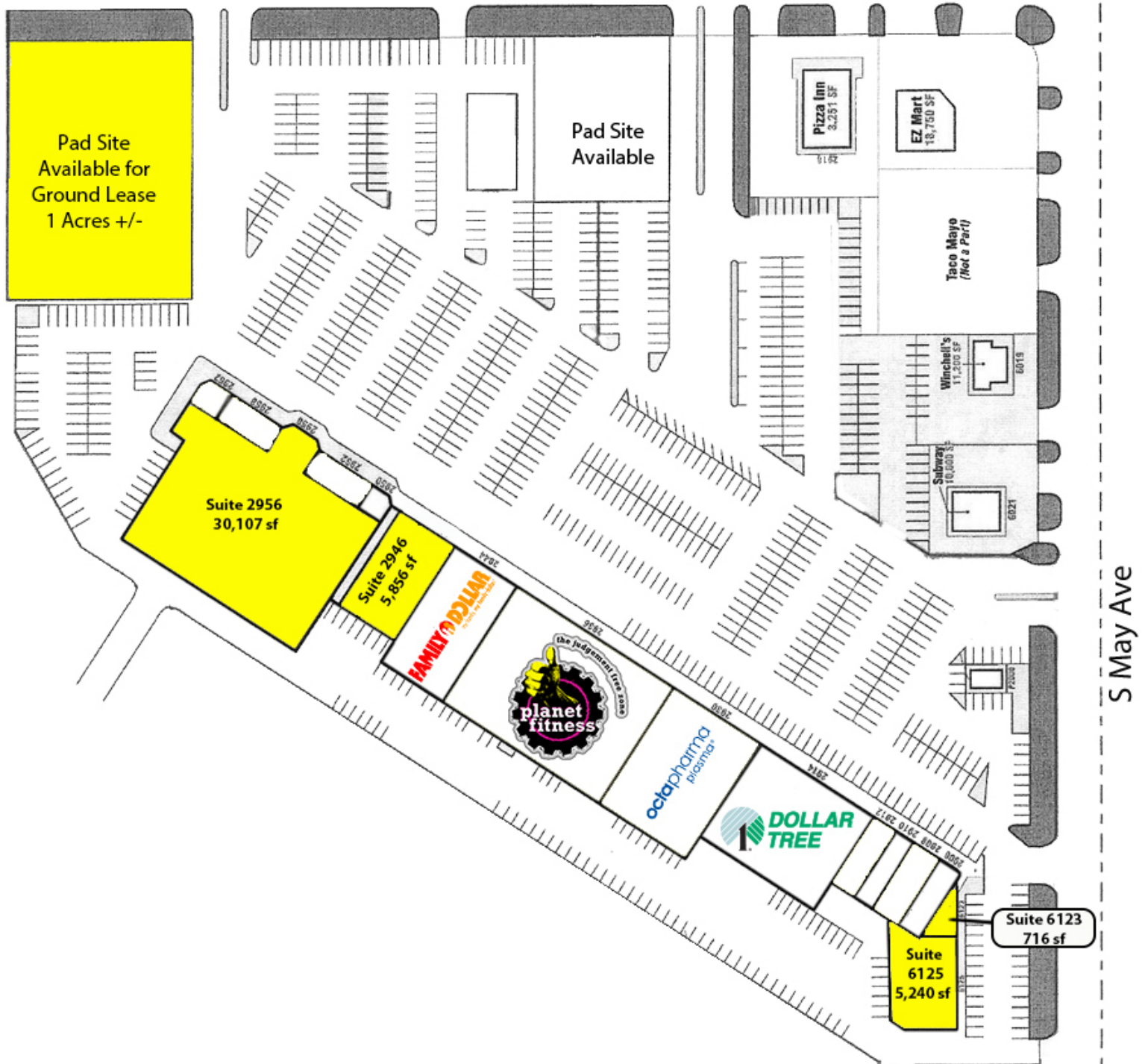
EV ERNST

eernst@pricedwards.com
O: 405.843.7474

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SW 59th St



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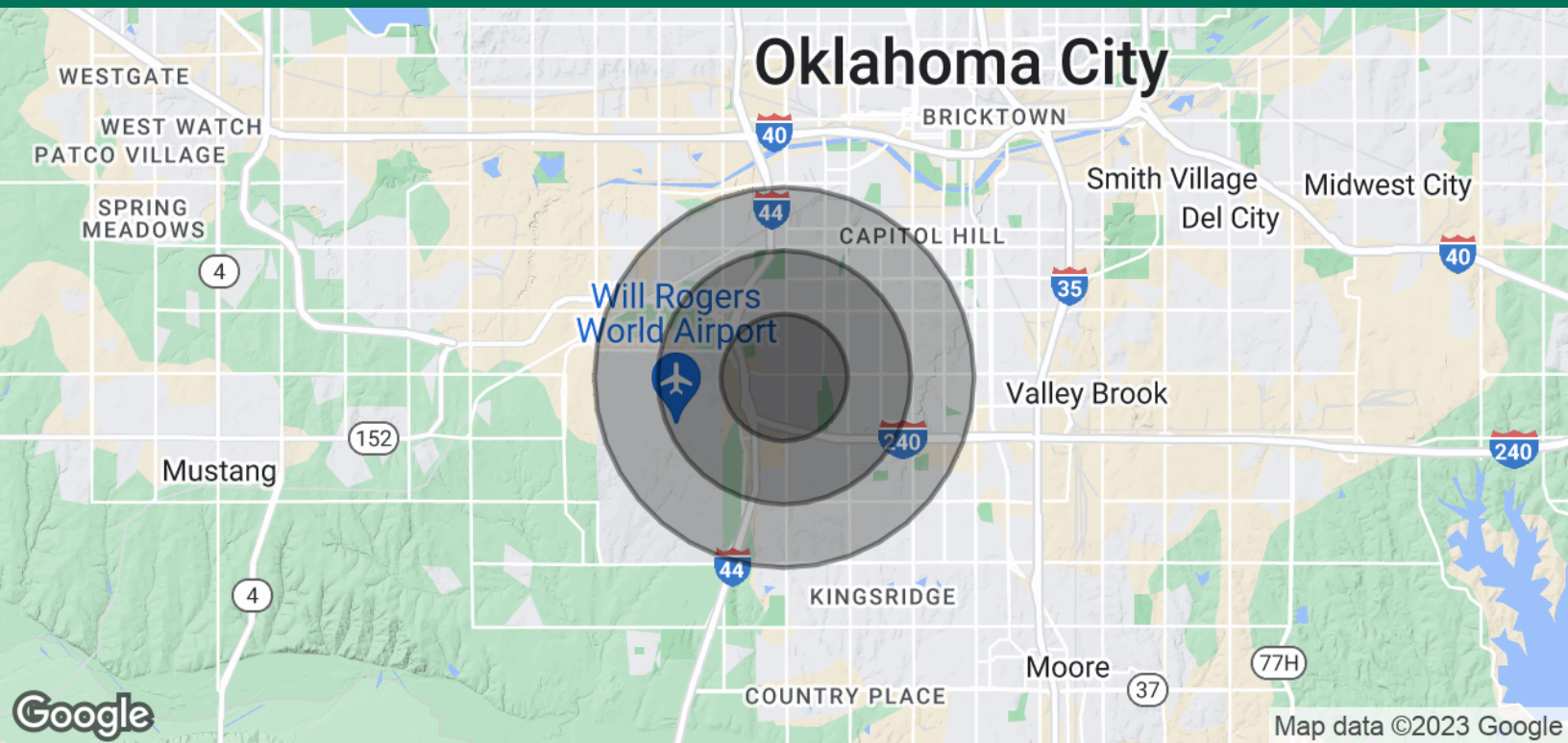
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	17,459	48,713	97,953
Average Age	31.4	31.1	31.5
Average Age (Male)	30.0	29.7	30.6
Average Age (Female)	33.4	33.4	32.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	6,701	18,383	35,831
# 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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