



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	115,225 SF
Available SF:	1,936 - 30,107 SF
Submarket:	South

PROPERTY OVERVIEW

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.

	SPACES	LEASE RATE	SPACE SIZE
06292020	6125	Negotiable	5,240 SF
	2946	Negotiable	3,920 SF
	2948	Negotiable	1,936 SF
	2956	Negotiable	30,107 SF

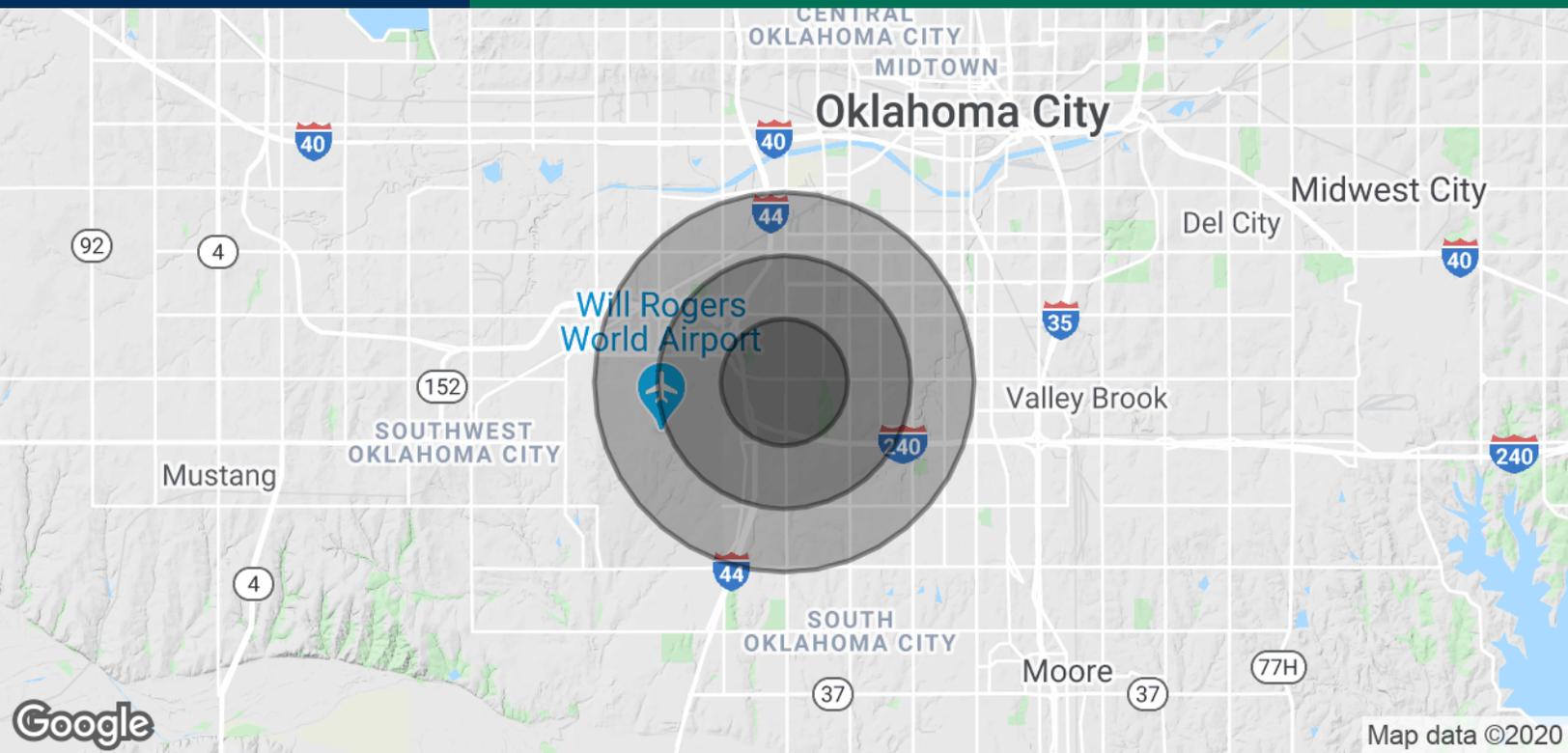




EV ERNST
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Almonte Shopping Center

2906 - 2958 SW 59th Oklahoma City, OK 73119



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 2010 US Census

TRAFFIC COUNTS

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

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