



OFFERING SUMMARY

Sale Price:	\$4,800,000
Building Size:	115,225 SF
Available SF:	1,750 - 30,107 SF
Lot Size:	12.31 Acres
Year Built:	1964
Renovated:	2016
Submarket:	South
	03172020

PROPERTY OVERVIEW

Almonte Shopping Center, a south side community shopping center is now being offered for sale at SW 59th St & S May Ave. Property is easily accessible from both Interstates 44 and 240.

Long Term National Tenants including Family Dollar, Planet Fitness and Octapharma Plasma.

PROPERTY HIGHLIGHTS

- Significant Value added - possibilities with redevelopment of former movie theater space and 1 acre pad site fronting on SW 59th street
- Excellent visibility
- Pylon Signage
- Ample Parking Lot



EV ERNST
405.843.7474
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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.

Almonte Shopping Center - FOR SALE

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



EV ERNST

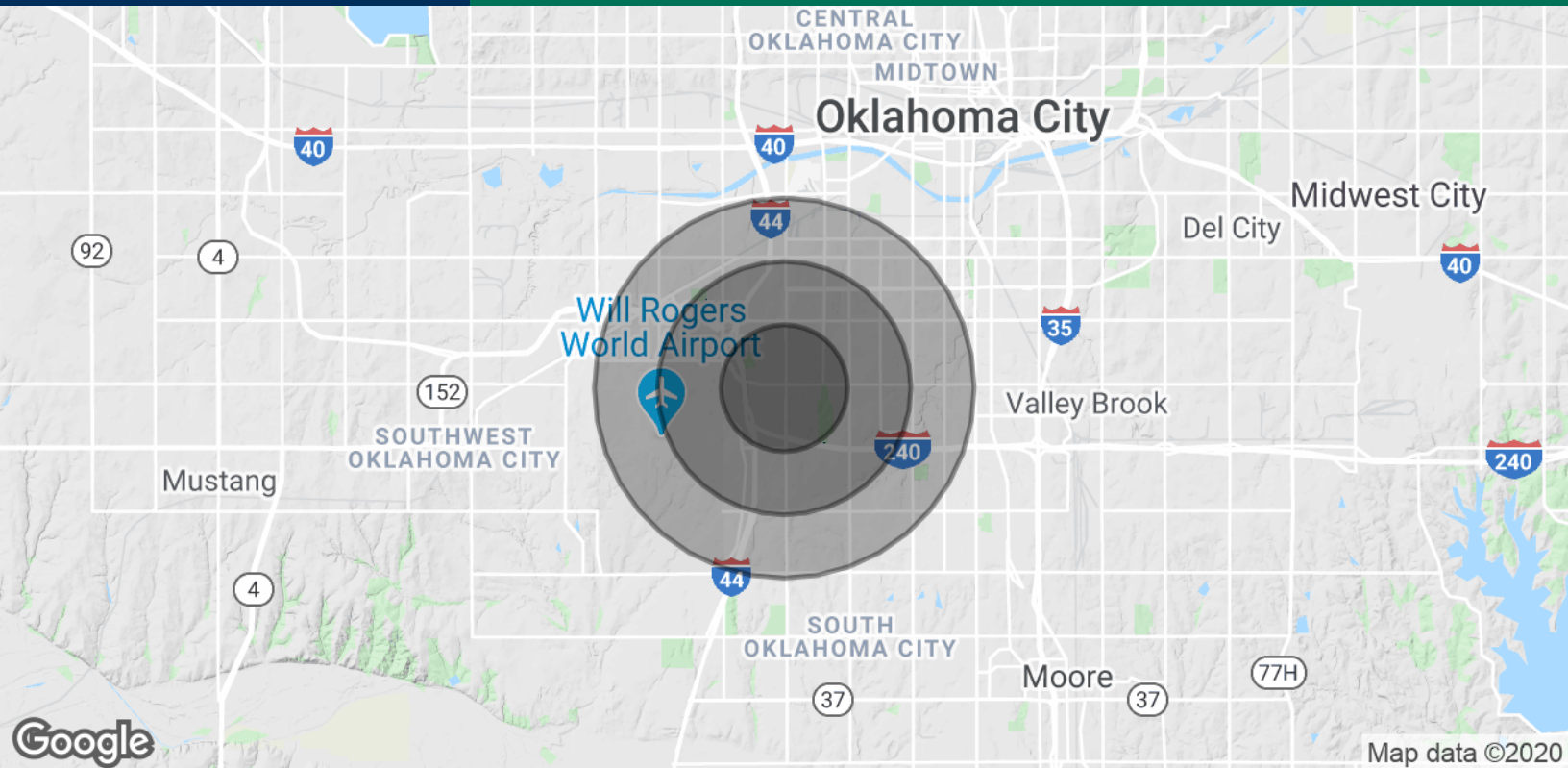
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POPULATION

	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 2010 US Census

TRAFFIC COUNTS

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

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