



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 06292020

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

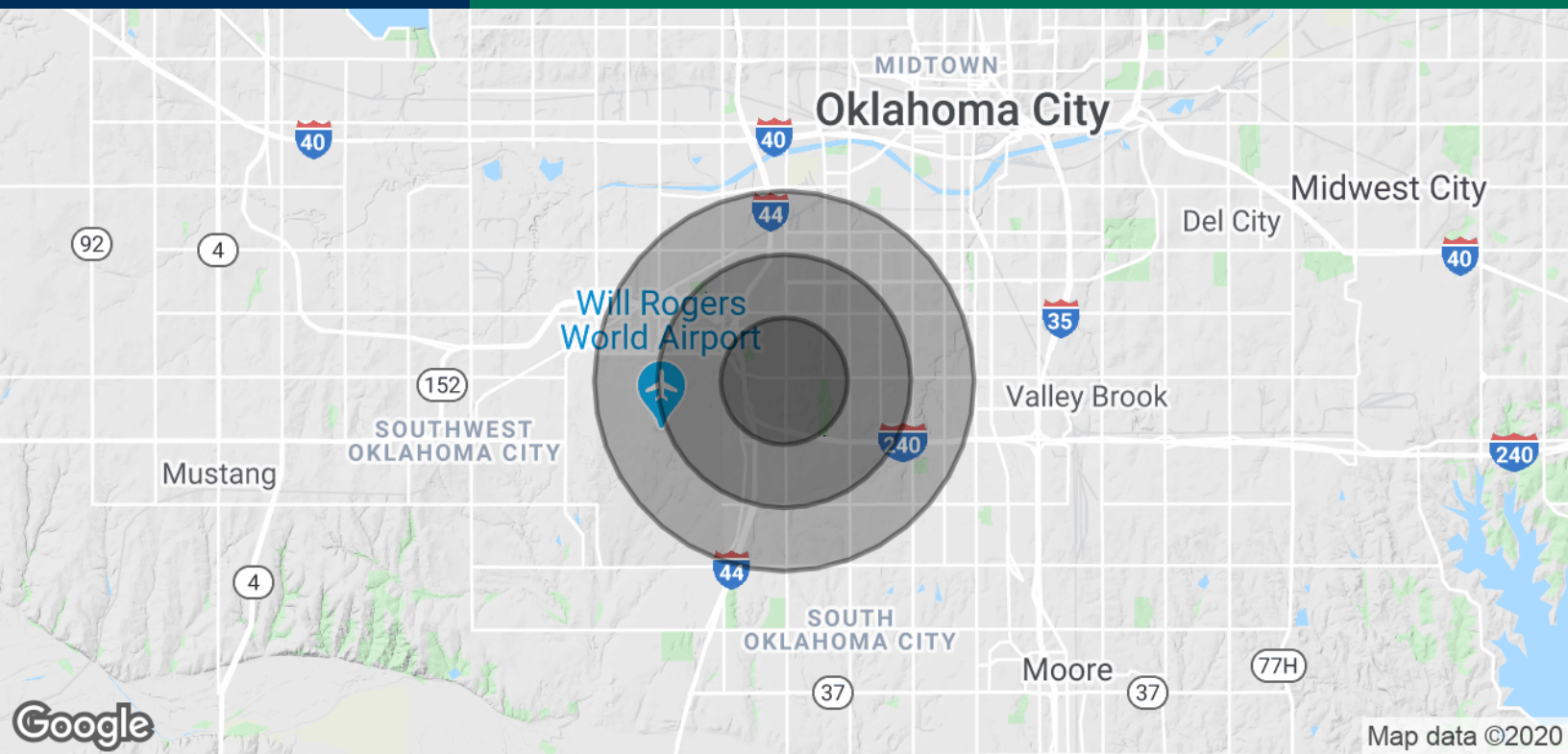
- Significant Value added - possibilities with redevelopment of former movie theater space and 1 acre pad site fronting on SW 59th street
- Excellent visibility
- Pylon Signage
- Ample Parking Lot



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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