



**2100 S.W. 59th Street Road**  
Oklahoma City, Oklahoma 73119

### PROPERTY HIGHLIGHTS

- Highly Visible Convenience Store with Drive Thru Window & Tire Service Center
- Incredible Visibility with Hard Corner
- Next to Taco Bell
- Across from McDonald's, Arby's & Walgreens
- Next to Hillcrest Shopping Center
- Home to Aguilar Tire & Wheels
- (2) 10,000 Gallon Fiberglass Double Wall Tanks
- (1) 10,000 Gallon Fiberglass Single Wall Tank



TOTAL SF	2,630 SF MOL
LAND IN ACRES	0.45 ACRES MOL
ZONING	C-3
GENERAL USE	Retail
TAXES	\$5,703.27

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## DEMOGRAPHICS

Population		
1 Mile: 17,759	3 Mile: 118,574	5 Mile: 192,263
Average Household Income		
1 Mile: \$33,664	3 Mile: \$35,802	5 Mile: \$39,090
Total Households		
1 Mile: 6,400	3 Mile: 43,540	5 Mile: 70,162

## LOCATION HIGHLIGHTS

- Dimensions: Slightly Irregular
- Frontage: 120' on S. Western & 120' on S.W. 59th Street
- Major Access Corridor for Downtown Oklahoma City, South Oklahoma City & Norman "Backdoor" Route
- Near US Grant High School
- I-240 just 1 Mile South
- Little Competition for Convenience Store on S.W. 59th Street Route to Will Rogers World Airport

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