



**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



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

[www.naisullivangroup.com](http://www.naisullivangroup.com)

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

For more information:

**Bob Sullivan, CCIM**

**Eddy Hrdlicka**

Bob's Cell: 1 405 641 9798

Eddy's Cell: 1 405 408 1346

rsullivan@ccim.net

eddy@naisullivangroup.com

4045 N.W. 64th Street, Suite 340

Oklahoma City, Oklahoma 73116

Office: 1 405 840 0600

Fax: 1 405 840 0610

2100 S.W. 59th Street  
Oklahoma City, OK 73119



## DEMOGRAPHICS

### Population

| 1 Mile: | 3 Mile: | 5 Mile: |
|---------|---------|---------|
| 17,759  | 118,574 | 192,263 |

### Average Household Income

| 1 Mile:  | 3 Mile:  | 5 Mile:  |
|----------|----------|----------|
| \$33,664 | \$35,802 | \$39,090 |

### Total Households

| 1 Mile: | 3 Mile: | 5 Mile: |
|---------|---------|---------|
| 6,400   | 43,540  | 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

For more information:

Bob Sullivan, CCIM

Eddy Hrdlicka

Bob's Cell: 1 405 641 9798

Eddy's Cell: 1 405 408 1346

rsullivan@ccim.net

eddy@naisullivangroup.com

[www.naisullivangroup.com](http://www.naisullivangroup.com)

4045 N.W. 64th Street, Suite 340

Oklahoma City, Oklahoma 73116

Office: 1 405 840 0600

Fax: 1 405 840 0610

**NA**Sullivan Group