



RETAIL

LAND PARCEL | FOR SALE OR GROUND LEASE  
2149 SW 59TH ST., OKLAHOMA CITY, OK

THE  
RETAIL  
GROUP





### PROPERTY DETAILS

Land Size	1.38 Acres
Sale Price	\$1,000,000
Ground Lease Rate	\$80,000/Year

### PROPERTY HIGHLIGHTS

Vacant land parcel along busy stretch of SW 59th Street just west of S Pennsylvania Avenue  
 Proximity to Interstate-44 and Interstate-240, Will Rogers World Airport, and Downtown OKC  
 Surrounded by medical users and major retailers

### SNAPSHOT 2022



**Estimated Vehicles/Day**  
 SW 59th St. at  
 S Pennsylvania Avenue  
 19,168 VPD



**Avg. HH Income**  
 3-mi Radius  
 \$58,903



**Population**  
 3-mi Radius  
 117,771





## SOUTH OKLAHOMA CITY

The South OKC Chamber reports it can trace the roots of south Oklahoma City to the Land Run in the spring of 1889. By 1900, the Capitol Hill area just south of the North Canadian River was firmly established. This was seven years before statehood and 10 years before it was known that the state capitol would be relocated to Oklahoma City.

Capitol Hill was incorporated as a city in 1905. By then, a strong sense of community and civic activity made this area an economic and cultural force in Oklahoma. The Greater Capitol Hill Chamber of Commerce was created in 1905 to help foster this movement. Capitol Hill was booming with prosperity, remaining independent until it joined forces with Oklahoma City in 1911.

The new South Oklahoma City community was a community of firsts. The early 1900s witnessed the City's growing passion for flying, and Oklahoma City's first airport was built in south Oklahoma City. In 1911, the Oklahoma City Municipal Airfield opened its hangar doors to barnstormers and aviation enthusiasts, nurturing the seeds for future travel. Homegrown celebrities like Will Rogers, Wiley Post, and Tom Allen brought national attention to Oklahoma City. The City's aviation industry quickly developed and became its primary industry today.

The airfield brought new opportunities and visitors to the City, and in 1941 it was rededicated as the Will Rogers World Airport.

Will Rogers sits on 8,100 acres and serves 1.2 million passengers annually. The airport has experienced passenger levels of about 90% of pre-Covid levels. In 2021, the airport experienced 700,000 more air travelers than in 2020.

A recent \$89 million terminal expansion added four additional gates, a consolidated and streamlined security checkpoint, decorative art on the terrazzo floor, a mezzanine, and an observation deck for non-ticketed visitors. The expansion included new international gates with customs and immigration areas in anticipation of flights the airport hopes to add to destinations in Mexico, the Caribbean, and South America in the coming years.





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DOWNTOWN  
OKC

TINKER  
AIR FORCE BASE

INTEGRIS  
Southwest Medical Center

US GRANT  
HIGH SCHOOL

19,893 CPD

GOLDEN  
CHICKEN

20,149 CPD

Walmart  
Neighborhood Market

Arby's

W

McDonald's

22,976 CPD

PENNSYLVANIA AVE

SITE

19,168 CPD

ALDI

San Marcos  
Mexican Restaurant

Hillcrest  
HEALTH SERVICES

AERIAL  
OKC

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**BEST BUY** *Michael's* **ROSS** *press for less* *Conn's*

**HOBBY LOBBY**

**HIDDEN TRAILS GOLF & COUNTRY CLUB**

**Walmart**  
Neighborhood Market



**SITE**



**GOLDEN CHICK**

PENNSYLVANIA AVE

SW 59TH ST



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