



THE WOODMONT COMPANY



STAPLES - ADA, OK

1630 Lonnie Abbott Blvd | Ada, OK 74820

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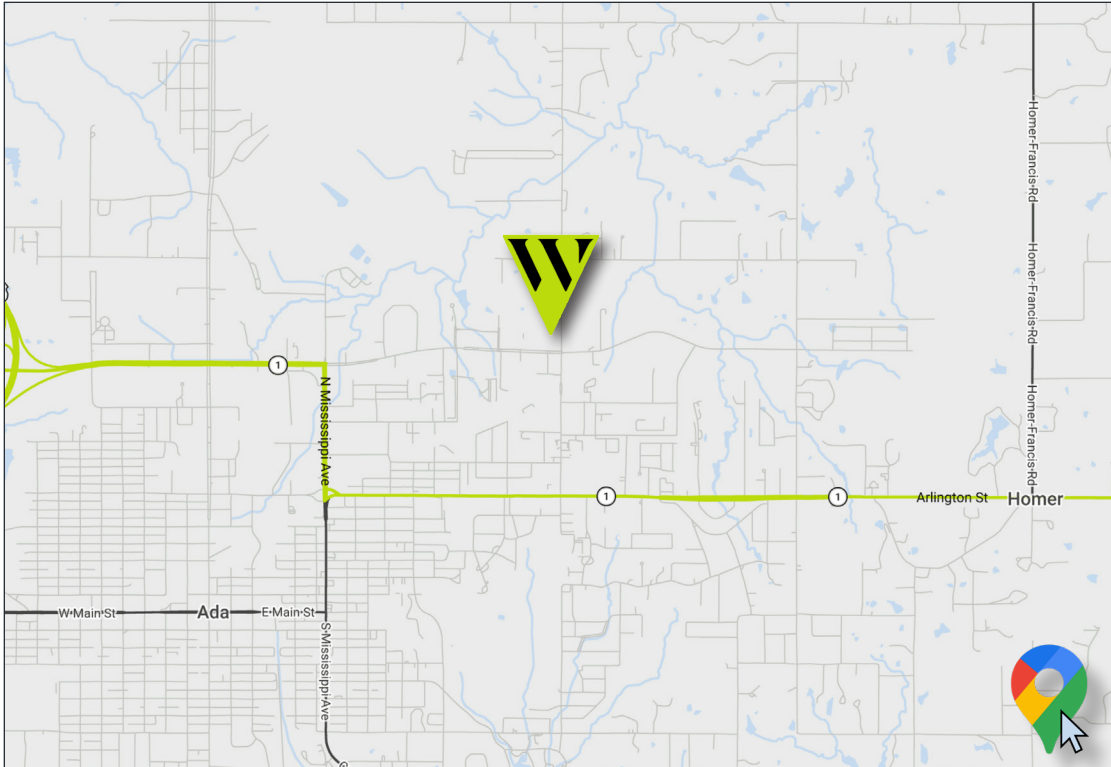
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WOODMONT.COM

PROPERTY INFORMATION

1630 LONNIE ABBOTT BLVD | ADA, OK 74820



AREA RETAILERS & RESTAURANTS



THE WOODMONT COMPANY

LOCATION

1630 Lonnie Abbott Blvd | Ada, OK 74820

HIGHLIGHTS

- 24,049 SF Staples available. Tenant operating, Do Not Disturb.
- Pad site available.
- Prime retail opportunity driving consistent daily traffic and visibility
- Highly visible commercial space positioned directly across from Walmart
- Located along Lonnie Abbott Blvd with strong exposure to surrounding retail and commercial activity
- Surrounded by established national retailers and service-oriented businesses in a proven trade area
- Excellent opportunity for retail, service, medical, or restaurant users seeking high-traffic positioning

DEMOGRAPHICS

Distance	3 Miles	5 Miles	10 Miles
Population	17,658	24,097	31,441
Avg. HH Income	\$80,437	\$82,961	\$86,257

PROPERTY AERIAL



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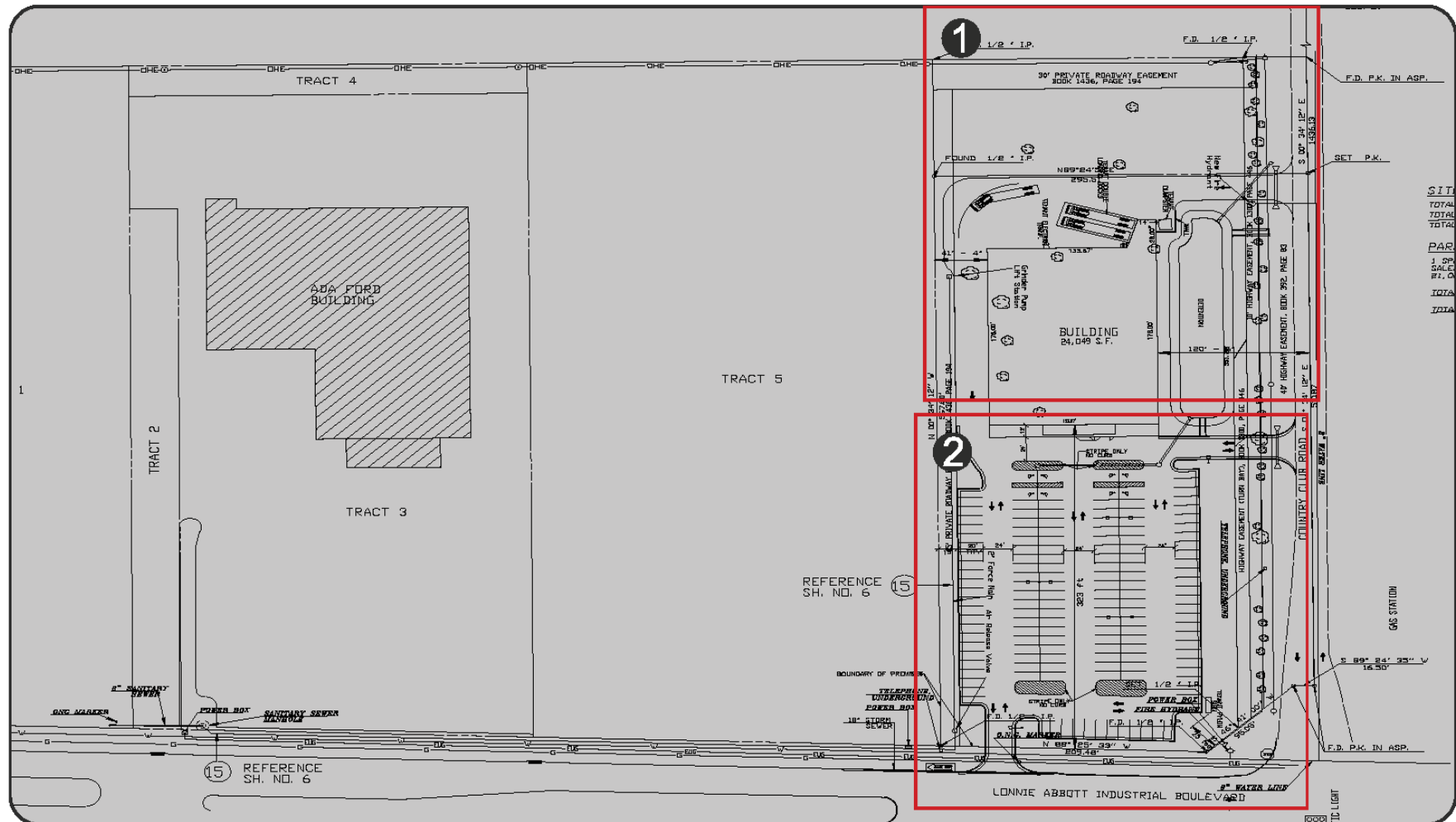


PROPERTY SITE PLAN



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MARKET ANALYSIS | WALMART SUPERCENTER

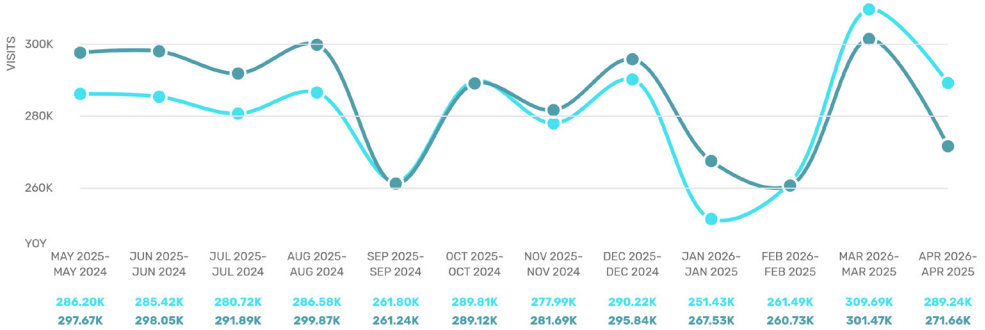
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Visits by Radius: Walmart Supercenter

	1 MILE	3 MILES	5 MILES	10 MILES	20 MILES	CUSTOM
Total Visits	28.98K	118.24K	157.19K	172.46K	227.38K	—
AVG Dwell Time	56	42	40	39	39	—

Visits by Drive Time: Walmart Supercenter

	5 MIN	10 MIN	15 MIN	30 MIN	CUSTOM
Total Visits	31.61K	97.06K	139.91K	190.78K	—
AVG Dwell Time	55	43	40	40	—

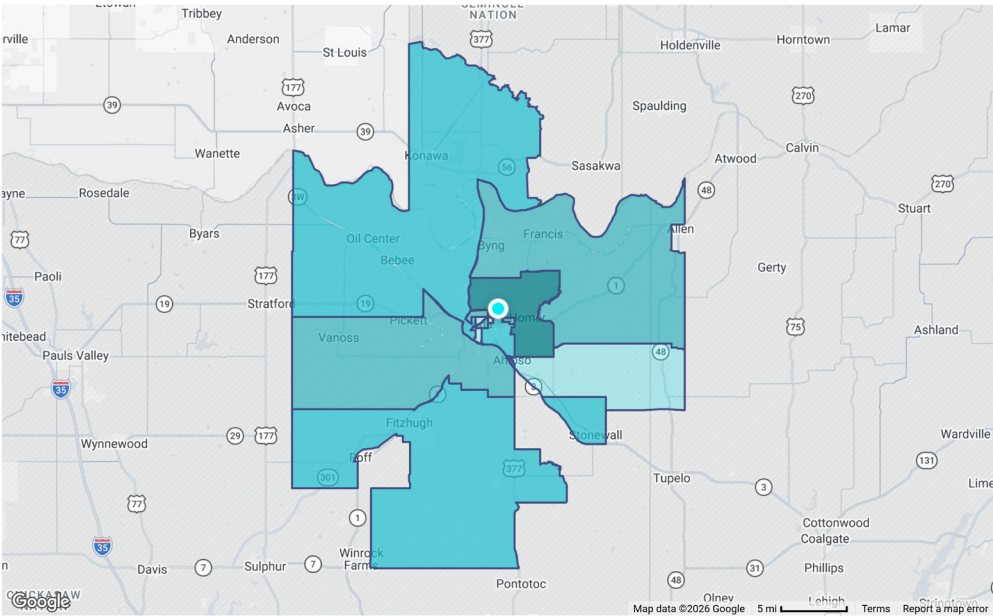


Walmart
Supercenter
May 2025 -
Apr 2026
280.88K AVG
Monthly Visits

Walmart
Supercenter
May 2024 -
Apr 2025
284.73K AVG
Monthly Visits

Trade Area

Walmart Supercenter



TRADE AREA KEY



Tenants: Walmart Supercenter

STORE SIZE ↓

DEFAULT RANK



Walmart Sup...

209.96K

22 of 118
Total Visits in State

VISITS	2025 % Δ	FREQ
209.96k	6.47%	4.65

*According to data obtained from Advan