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Earth

COMMERCIAL PROPERTY in HIGH TRAFFIC BUSINESS CORRIDOR

10,000 s/f building on 2 Acres of property with Highway Frontage



Grow your business here!

Retail visibility is fantastic with highway frontage.

Located in one of the busiest business corridors in Ada's **shopping, eating, lodging, and entertainment** district! Your business will benefit from this excellent

location... **seen by**

More than 20,000 cars/day!

The building is immaculate.

10,000 s/f, storefront windows, double doors, handicap accessible entry, 2 bathrooms, and a break room. Plus a loading dock, private parking lot, driveway, lighted sign on building, a lighted pole sign, and an LED Ticker. Located opposite a shopping center at the top of a hill.

ADDRESS

1101 Lonnie Abbott Blvd
Ada Oklahoma 74820

HIGHLIGHTS

Price: \$2,500,000
Acres: 2.07
County: Pontotoc
Property Type: Commercial

Construction: Rock/Stone, Siding

Foundation: Slab

Roof: Aluminum/Metal

Interior Features:

Plate glass storefront, 9' Ceilings, Mini-Kitchen, 3 Restrooms, Smoke Detector, Suspended Ceiling

Exterior Buildings:

Inside Storage, Loading Dock, Outside Storage, Truck Dock

Handicap Amenities

Hand Rails, Meets ADA Requirements, Ramp, Wheelchair Access

Utilities:

Cable Available, Electric, Gas Available On Site, Phone Available On Site, City Sewer, Water, Other.

Security/Alarm Type: Pre-Wired

Central H/AC (Electric)



LISTED BY

Home Place Real Estate
125 S. Broadway, Ada OK 74820
Tom Bush 580.399.8990
Email: tom@homeplace.pro

DEMOGRAPHICS

POPULATION

City of Ada: **17,300**

County **38,873**

Male 18,466 48.76%

Female 19,407 51.24%

MEDIAN INCOME \$34,637

MEDIAN AGE 35

RETAIL SALES \$331,000,000

NUMBER OF HOUSEHOLDS 14,650

TRAFFIC DATA LONNIE ABBOTT BLVD > **20,000 cars per day**

RETAIL SALES TAXES 0.04%

*demographics from growada.com (Ada Jobs Foundation)

Located across from North Hills Center: This strip shopping district is the anchor shopping area for the community. It's home to wide variety of stores, restaurants, and Ada's movie theater.

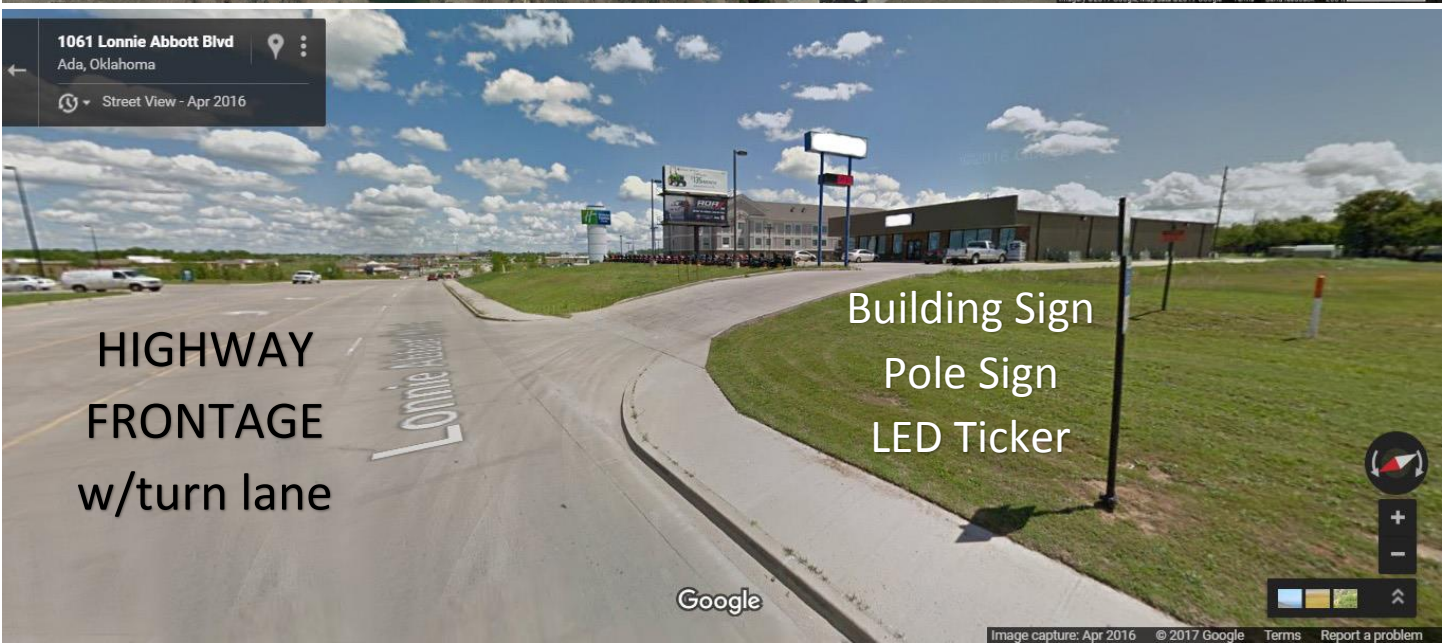
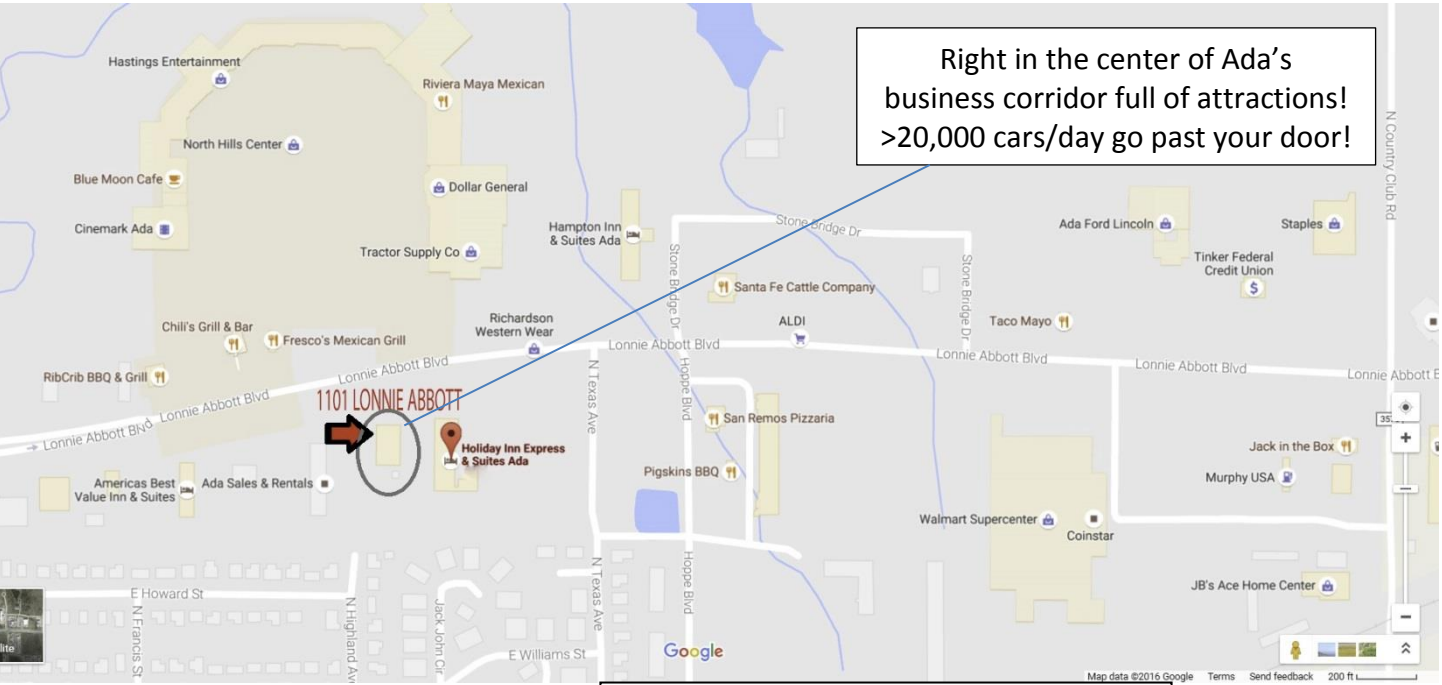
Using data from the Bureau of Labor Statistics,
the **number of people employed in Ada grew 35% from 1998 - 2016**

This is **an increase of 4,590 people** (an average of 255 new jobs a year) since Prop 2 went into effect. *

*Info from the website www.progress4ada.com

NAICS	Description	Sales Tax Rate	2013	2014	2015
11	Ag, Forest, Fish & Hunting	0.04	\$23,116	\$22,057	\$17,418
21	Mining & Extraction	0.04	\$27,247	\$31,885	\$21,103
22	Utilities	0.04	\$641,792	\$770,711	\$763,310
23	Construction	0.04	\$39,785	\$34,433	\$8,702
31	Manufacturing - 31	0.04	\$17,034	\$16,941	\$12,700
32	Manufacturing - 32	0.04	\$129,063	\$138,914	\$112,334
33	Manufacturing - 33	0.04	\$110,447	\$101,450	\$78,254
42	Wholesale Trade	0.04	\$948,264	\$1,057,409	\$1,019,797
44	Retail Trade - 44	0.04	\$3,940,169	\$4,017,383	\$4,227,486
45	Retail Trade - 45	0.04	\$5,094,928	\$5,138,140	\$4,965,007
48	Transp & Warehousing - 48	0.04	\$10,050	\$22,264	\$10,074
49	Transp & Warehousing - 49	0.04	\$5,368	\$9,048	\$8,128
51	Information	0.04	\$518,585	\$537,548	\$513,809
52	Finance & Insurance	0.04	\$6,727	\$10,005	\$1,027
53	Real Estate	0.04	\$243,376	\$260,467	\$280,204
54	Sci & Tech Services	0.04	\$69,830	\$46,163	\$36,822
56	Water Mngt Services	0.04	\$711	\$2,194	\$1,749
61	Educ Services	0.04	\$2,568	\$2,421	\$2,748
62	Health Care Serv	0.04	\$17,488	\$55,108	\$51,282
71	Arts, Ent & Rec	0.04	\$86,118	\$105,311	\$106,845
72	Hotel & Food Serv	0.04	\$2,222,426	\$2,509,005	\$2,565,648
81	Auto Services	0.04	\$179,546	\$235,557	\$230,998
86	Membership Organizations	0.04	\$0	\$0	\$0
92	Professional Services	0.04	\$46	-\$138	\$94
	Unclassified	0.04	\$181,160	\$125,154	\$139,999
	Total	0.04	\$14,515,845	\$15,249,431	\$15,175,534

This information believed accurate but not warranted.





2 acres (MOL)
Highway Frontage
10,000 s/f
building.