



**JR FULTON  
& ASSOCIATES, INC.**

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE

**OFFERED EXCLUSIVELY  
BY: DAN COWDEN &  
LESTER COWDEN**



**TYPE PROPERTY:**

**SHOPPING CENTER**

**LOCATION:**

**4404-4428 S. E. 44th  
Oklahoma City, OK 73135**

**GENERAL INFO:**

**16 Rental Bays - Sizes vary from 1,600 to 8,000 sq. ft. each  
100% Leased  
Anchor tenant: Family Dollar Store  
42,574 SF total sq. ft. in center  
Commercial class masonry construction  
Year Built – 1978 through 1981  
Lot size – 6.46 Acres  
Call for Tenant and Financial information**

**FOR SALE:**

**\$2,400,000.00– Modified Gross Lease**

**FOR ADDITIONAL**

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The information contained herein has either been provided by the property owner or obtained from sources deemed reliable but not guaranteed. Prospective Buyers/Tenants should carefully verify items of income and expense and all other information contained herein. All reference to square footage provided by County Assessor.