

SHOPPES AT DOVE CREEK 3302 N WASHINGTON AVE, DURANT, OK 74701



BRANDY RUNDEL
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Lease Rate
Negotiable

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PROPERTY DESCRIPTION

Preleasing prime retail development near Durant High School with on/off access to Hwy 75. Durant, Oklahoma has been ranked the fastest growing rural city in Oklahoma. This beautiful "City of Magnolias" is the Gateway to the 12th largest lake in the United States, Lake Texoma, which spans two states and attracts more than 8 million tourist each year! Other tourist attractions include Choctaw Casino Resort, Magnolia Festival and Fort Washita. Durant is also home to Southeastern Oklahoma State University (enrollment of approximately 5,200), Headquarters of the Choctaw Nation of Oklahoma employing over 6,000 people. In addition to the Choctaw Nation, Durant's stable economy is fundamentally attributed to their large employment base. Major employers consist of Big Lots 1.2 million square foot distribution center, headquarters to First United bank (nation's largest privately held bank), Alliance Health, and CMC Steel.

An analysis of Retail Trends reflects a retail population trade area capture of 54,125 for General Merchandise and 67,713 for Restaurants/Food Services.

OFFERING SUMMARY

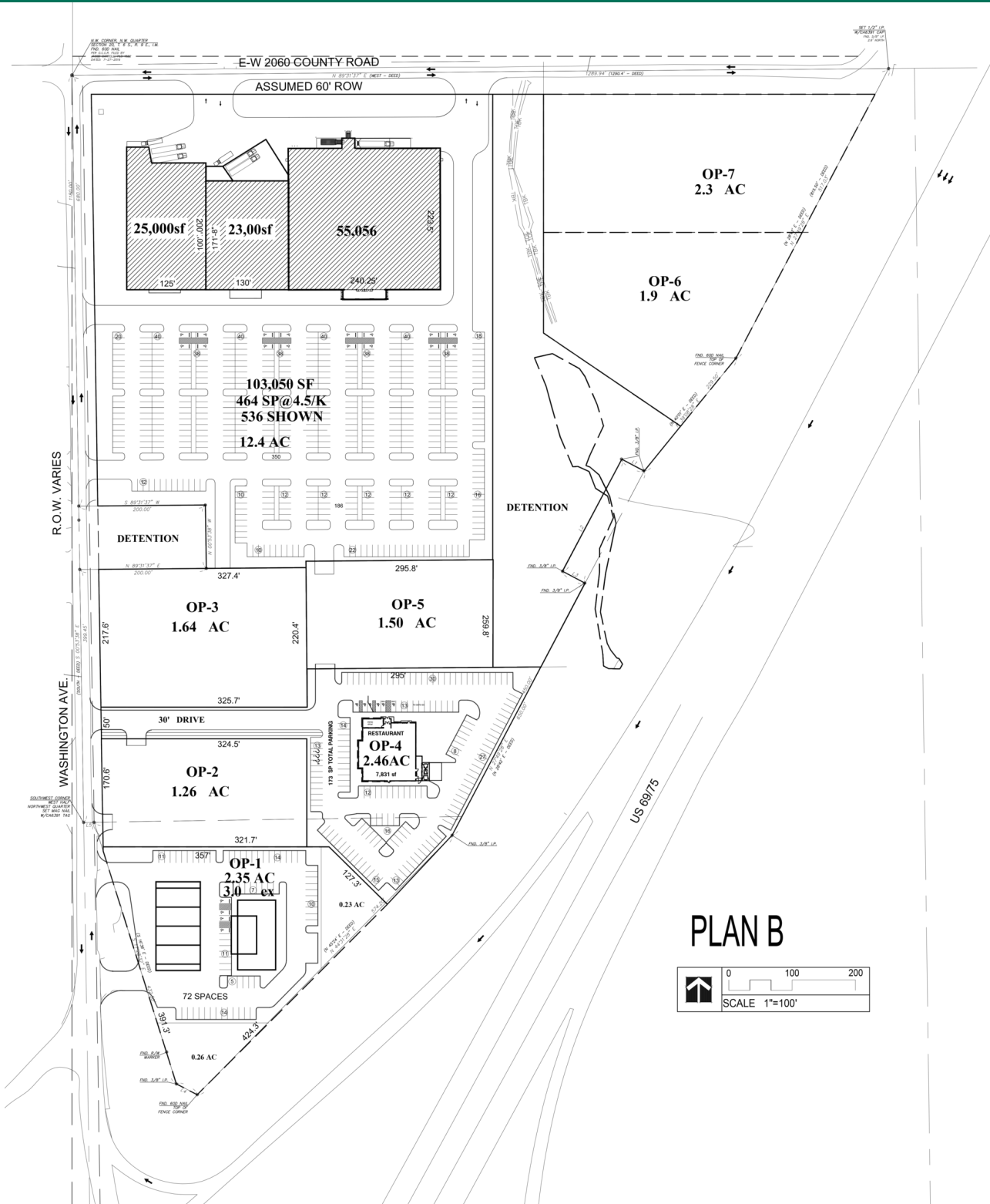
Lease Rate:	Negotiable
Available SF:	150,000 SF
Lot Size:	22 Acres

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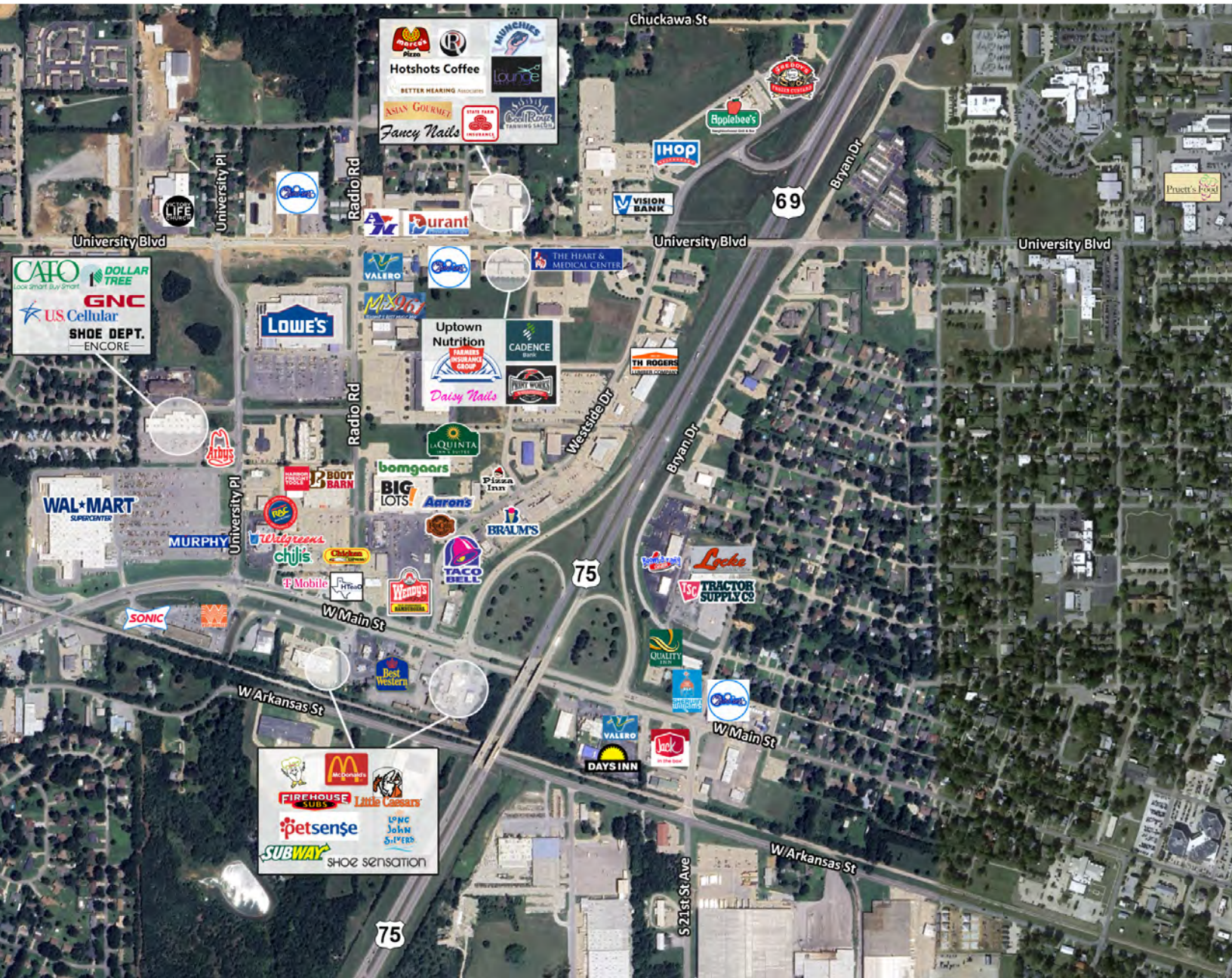


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,373	21,822	33,204
Average Age	27.9	32.0	33.4
Average Age (Male)	27.6	30.4	32.2
Average Age (Female)	28.7	34.3	35.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	843	8,432	12,762
# of Persons per HH	2.8	2.6	2.6
Average HH Income	\$45,403	\$46,379	\$46,968
Average House Value	\$116,853	\$91,302	\$106,004

* Demographic data derived from 2020 ACS - US Census

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