

225 W MAIN ST

DURANT, OK 74701



## PROPERTY DESCRIPTION

Discover an exceptional retail space in the heart of the Durant Main Street District, positioned perfectly to benefit from a dynamic mix of regional and local favorites. This location at 225 W. Main Street offers a prime opportunity to thrive within Durant's vibrant shop-local culture.

Durant, affectionately known as the "City of Magnolias," is not just a beautiful place to live and work but also a bustling hub of activity. As the gateway to Lake Texoma, Durant attracts over 8 million visitors annually, offering endless opportunities for businesses catering to both locals and tourists seeking recreational adventures and serene natural vistas.

Secure your spot in this thriving community and leverage the unique advantages of Durant's booming economy and vibrant cultural scene. Contact us today to learn more about this premier leasing opportunity!

## PROPERTY HIGHLIGHTS

- **Size:** Approximately 5,618 SF of flexible retail space, with potential to subdivide according to your business needs.
- **Location:** Nestled in Durant, Oklahoma's fastest-growing rural city, celebrated for its picturesque landscapes and strong economic growth.
- **Cotenancy:** Surrounded by a curated selection of popular regional and local businesses, ensuring steady foot traffic and customer engagement.

## OFFERING SUMMARY

<b>Lease Rate:</b>	Negotiable
<b>Available SF:</b>	5,618 SF
<b>Building Size:</b>	5,712 SF
<b>Lot Size:</b>	9,006 SF

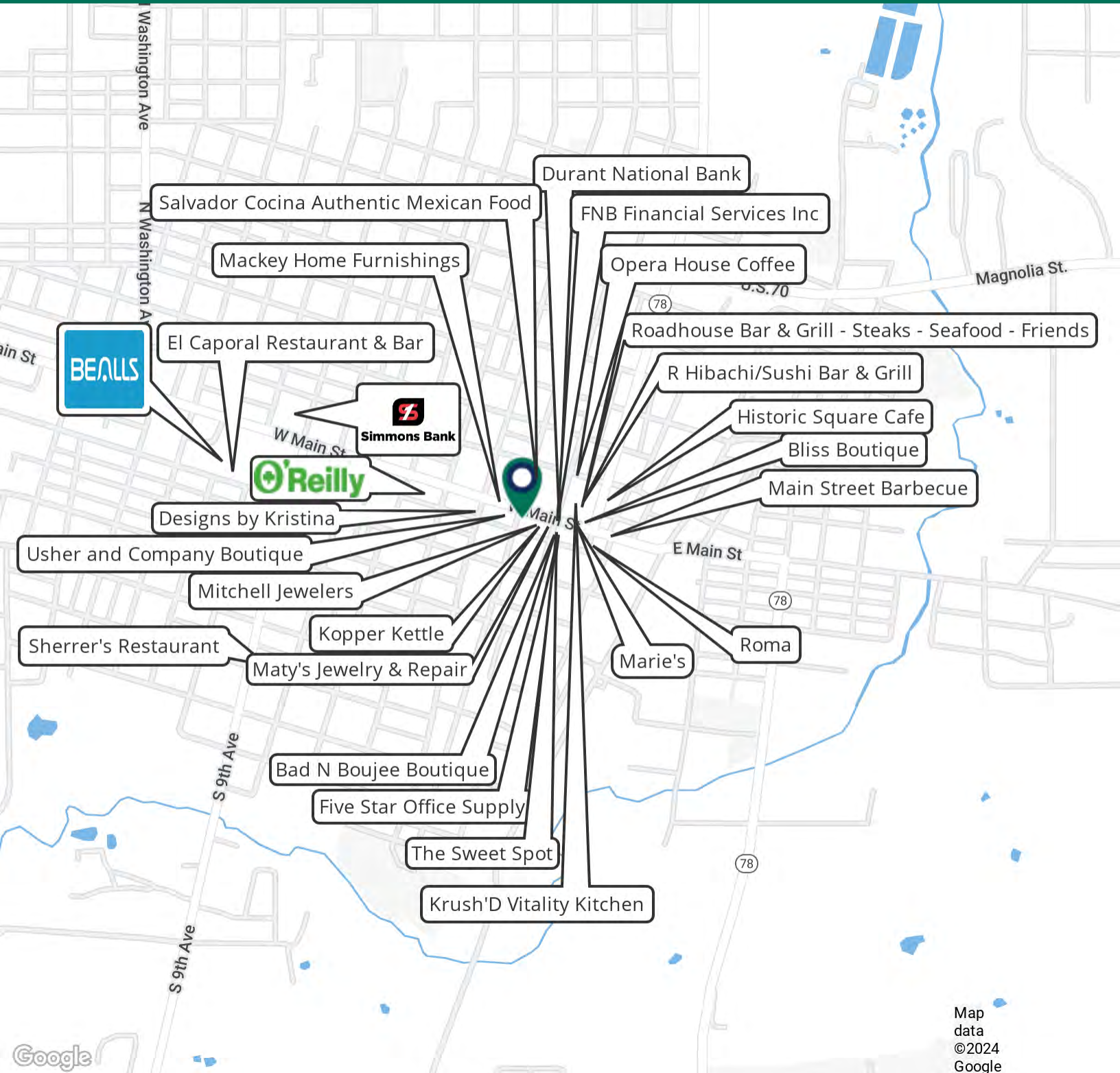
### BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337

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Map data ©2024 Google

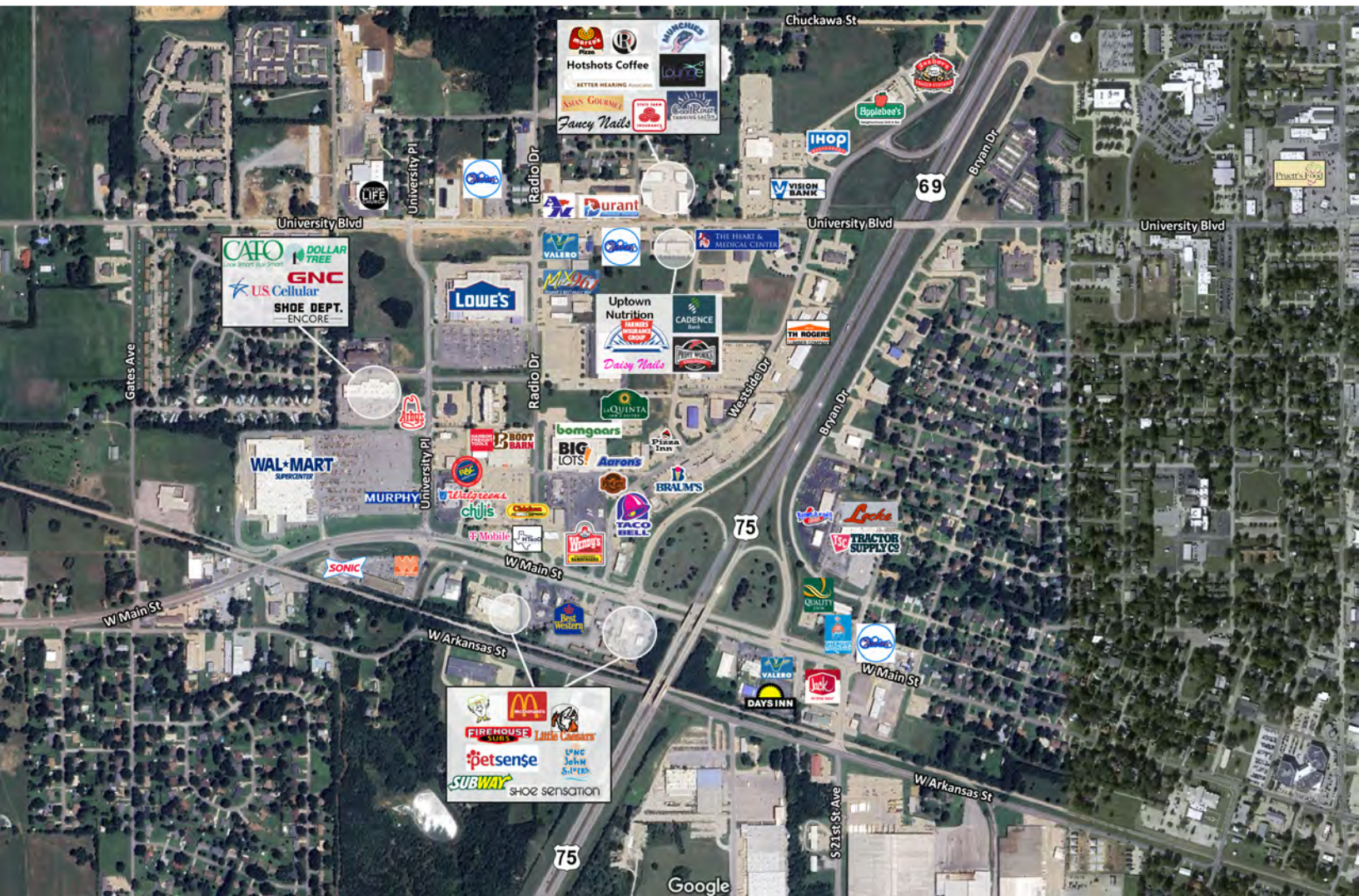
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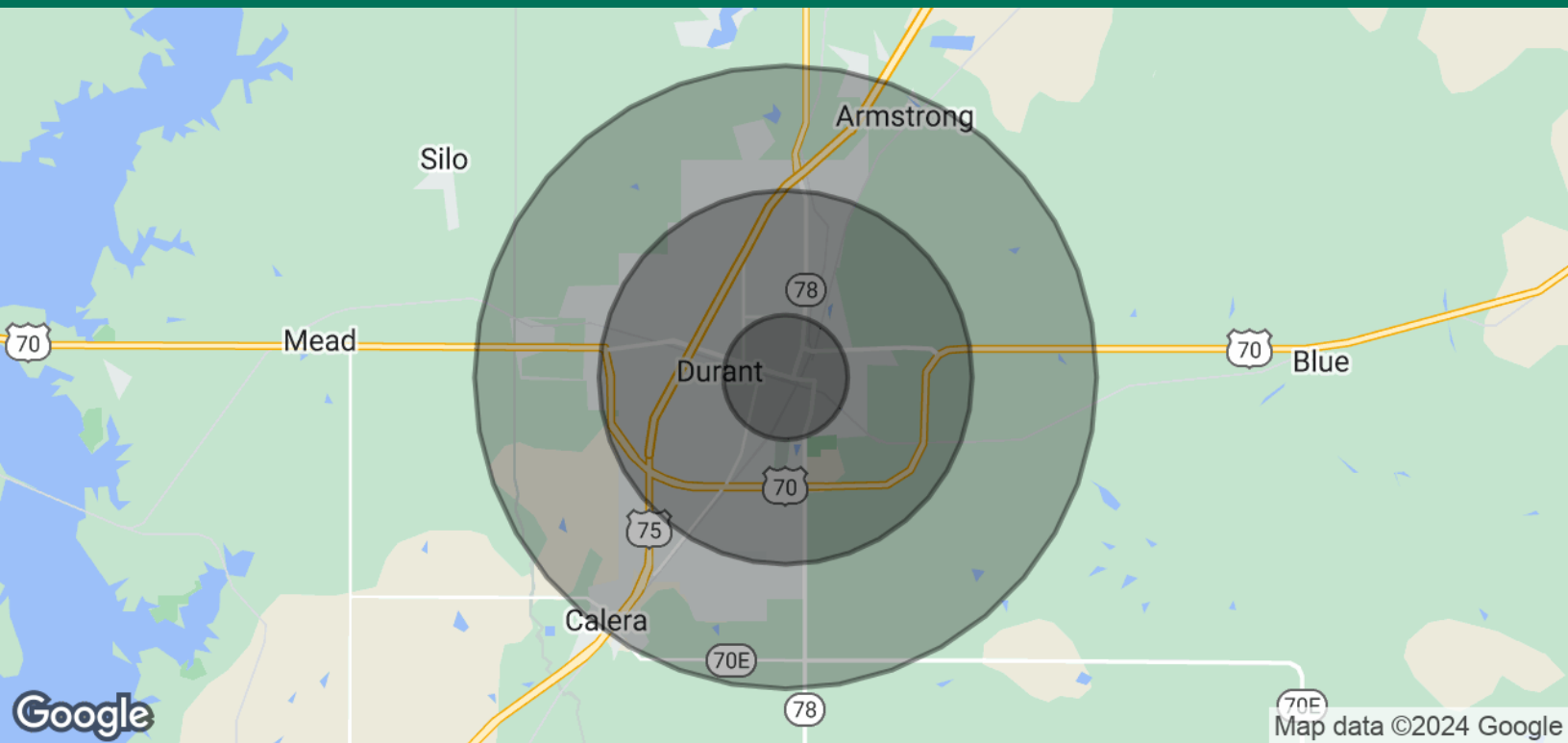
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,500	18,169	26,079
Average Age	35	36	37
Average Age (Male)	33	35	35
Average Age (Female)	37	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,352	6,921	9,797
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$59,734	\$69,767	\$76,366
Average House Value	\$130,790	\$175,441	\$197,787

Demographics data derived from AlphaMap

06132024

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