

RETAIL SPACE FOR LEASE

2432 W MAIN ST, DURANT, OK 74701



PROPERTY DESCRIPTION

Located directly off the main retail corridor this site is within close proximity to WalMart Super Center. Other national retailers in the area include: Harbor Freight, Boot Barn, Lowe's Home Improvement, Big Lots, Bogaars, Dollar Tree, Dollar General, Walgreens, Rent-A-Center, Chili's, McDonald's, T-Mobile, HTeaO, Sport Clips and Jimmy's Egg.

PROPERTY HIGHLIGHTS

- 5 year lease minimum

OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
NNN:	\$2.85 SF/yr
Number of Units:	2
Available SF:	1,532 SF+/-
Building Size:	3,690 SF

SPACES	LEASE RATE	SPACE SIZE
2432 W Main St	\$28.00 SF/yr	1,532 SF

BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337

RETAIL SPACE FOR LEASE

2432 W MAIN ST, DURANT, OK 74701

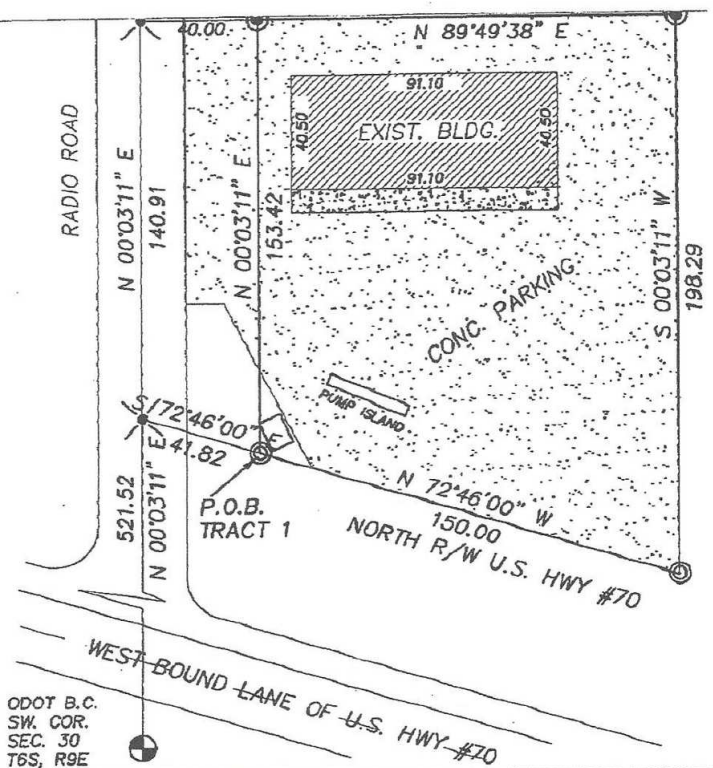


BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337

RETAIL SPACE FOR LEASE 2420 - 2432 W MAIN ST DURANT, OK 74701

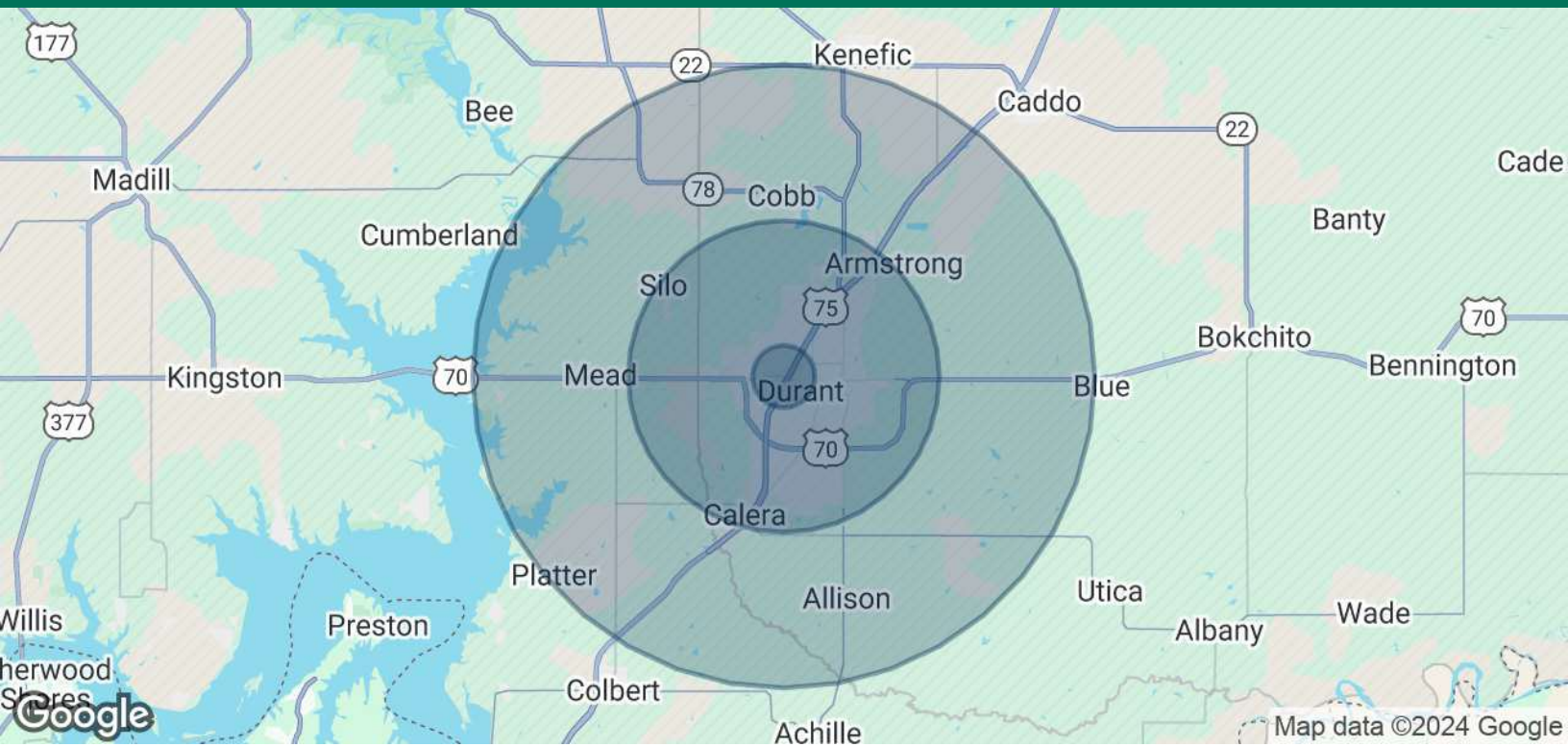


BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337

RETAIL SPACE FOR LEASE 2420 - 2432 W MAIN ST DURANT, OK 74701



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,142	22,197	33,598
Average Age	35.1	31.9	33.7
Average Age (Male)	31.6	30.3	32.5
Average Age (Female)	40.0	34.4	35.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	461	8,584	12,915
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$49,409	\$46,864	\$47,112
Average House Value	\$48,097	\$94,367	\$106,361

2020 American Community Survey (ACS)

11202024

BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337