

RETAIL SPACE FOR LEASE

2430 - 2432 W MAIN ST, DURANT, OK 74701



BRANDY RUNDEL
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Lease Rate
\$28.00 SF/yr (NNN)

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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
- 2 Tenant Retail Building
- Pylon Signage Available
- End Cap Space with Drive Thru Capability

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OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
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

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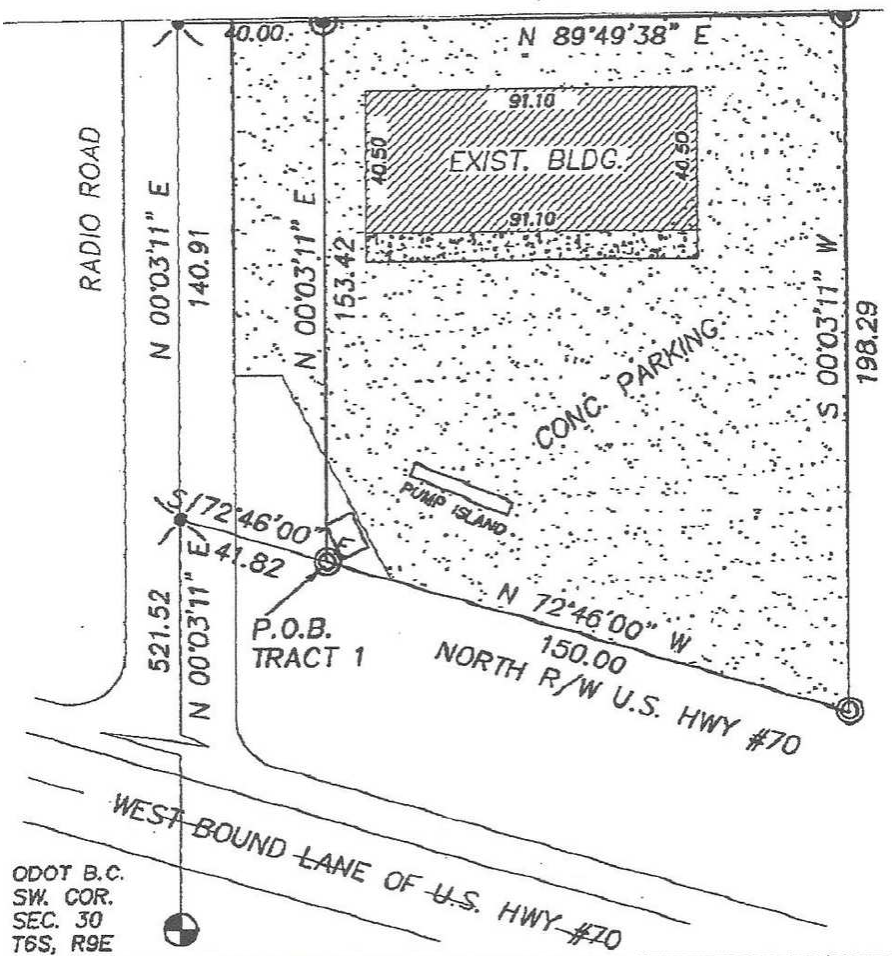
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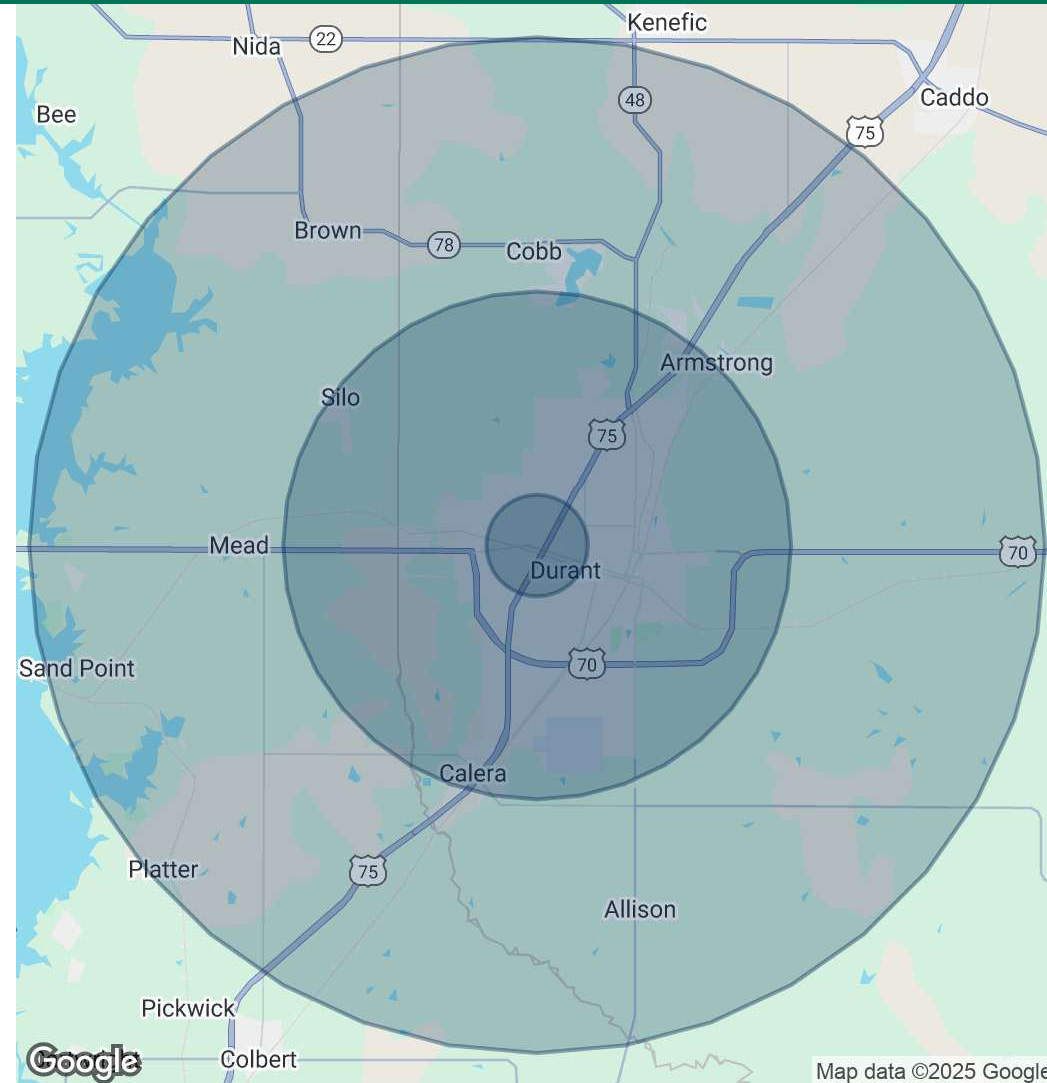
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,142	22,197	33,598
Average Age	35.1	31.9	33.7
Average Age (Male)	31.6	30.3	32.5
Average Age (Female)	40.0	34.4	35.8

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)

01272025



Map data ©2025 Google

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