

4310 - 4314 W HIGHWAY 70 ( W MAIN ST)

4310 WEST HWY 70, DURANT, OK 74701



## BRANDY RUNDEL

retail leasing associate  
brundel@priceedwards.com  
O: 405.990.5337 C: 405.990.5337

**Sale Price**  
\$3,500,000

**Lease Rate**  
\$15.00 - 22.00 SF/yr (Gross)

4310 - 4314 W HIGHWAY 70 ( W MAIN ST)

4310 WEST HWY 70, DURANT, OK 74701



## PROPERTY DESCRIPTION

Located on the west side of Durant, in close proximity to the Highway 70 Bypass providing quick access to Dallas, Texas, this Class B office space offers a prime location for businesses seeking functionality and comfort. Each suite is thoughtfully designed to include a welcoming reception area, multiple individual offices, a designated copy area, and convenient restrooms. The largest suite stands out with its comprehensive built-in central filing system, spacious cubicles, a well-equipped conference room, and a relaxing break room, making it an ideal choice for growing companies.

## OFFERING SUMMARY

<b>Sale Price:</b>	\$3,500,000
<b>Lease Rate:</b>	\$15.00 - 22.00 SF/yr (Gross)
<b>Available SF:</b>	1,375 - 17,902 SF
<b>Lot Size:</b>	5.73 Acres
<b>Building Size:</b>	21,834 SF

SPACES	LEASE RATE	SPACE SIZE
4310	\$15.00 SF/yr	17,902 SF
4312	\$22.00 SF/yr	2,557 SF
4314	\$22.00 SF/yr	1,375 SF

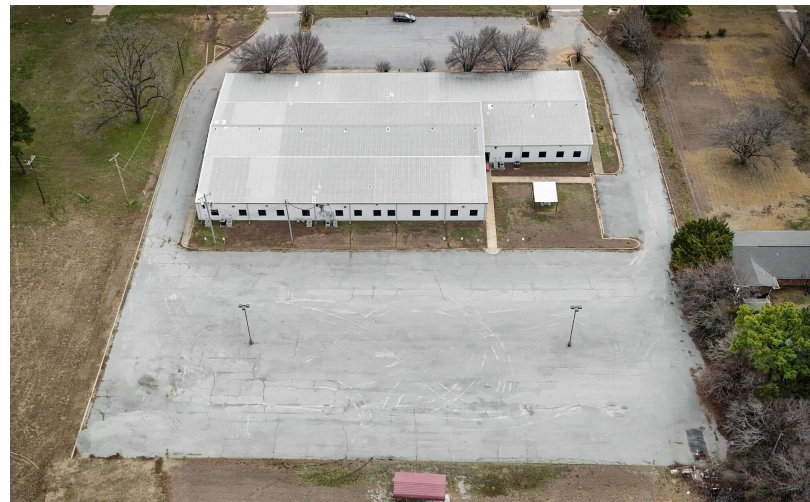
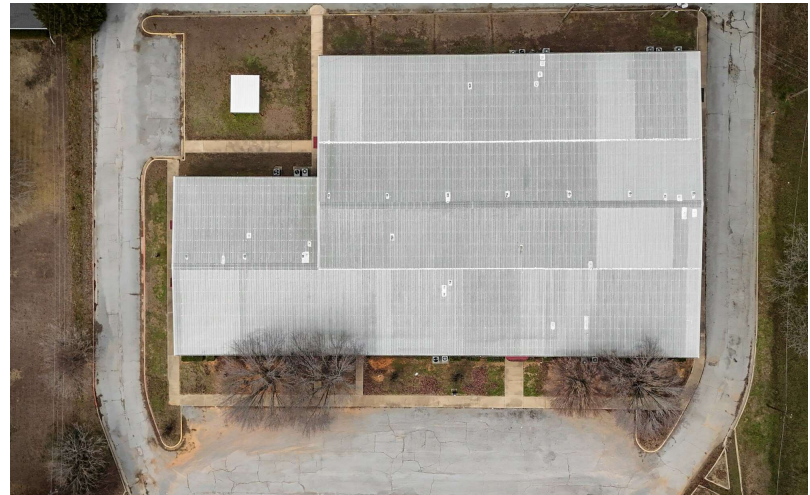
### BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337

4310 - 4314 W HIGHWAY 70 ( W MAIN ST)

4310 WEST HWY 70, DURANT, OK 74701



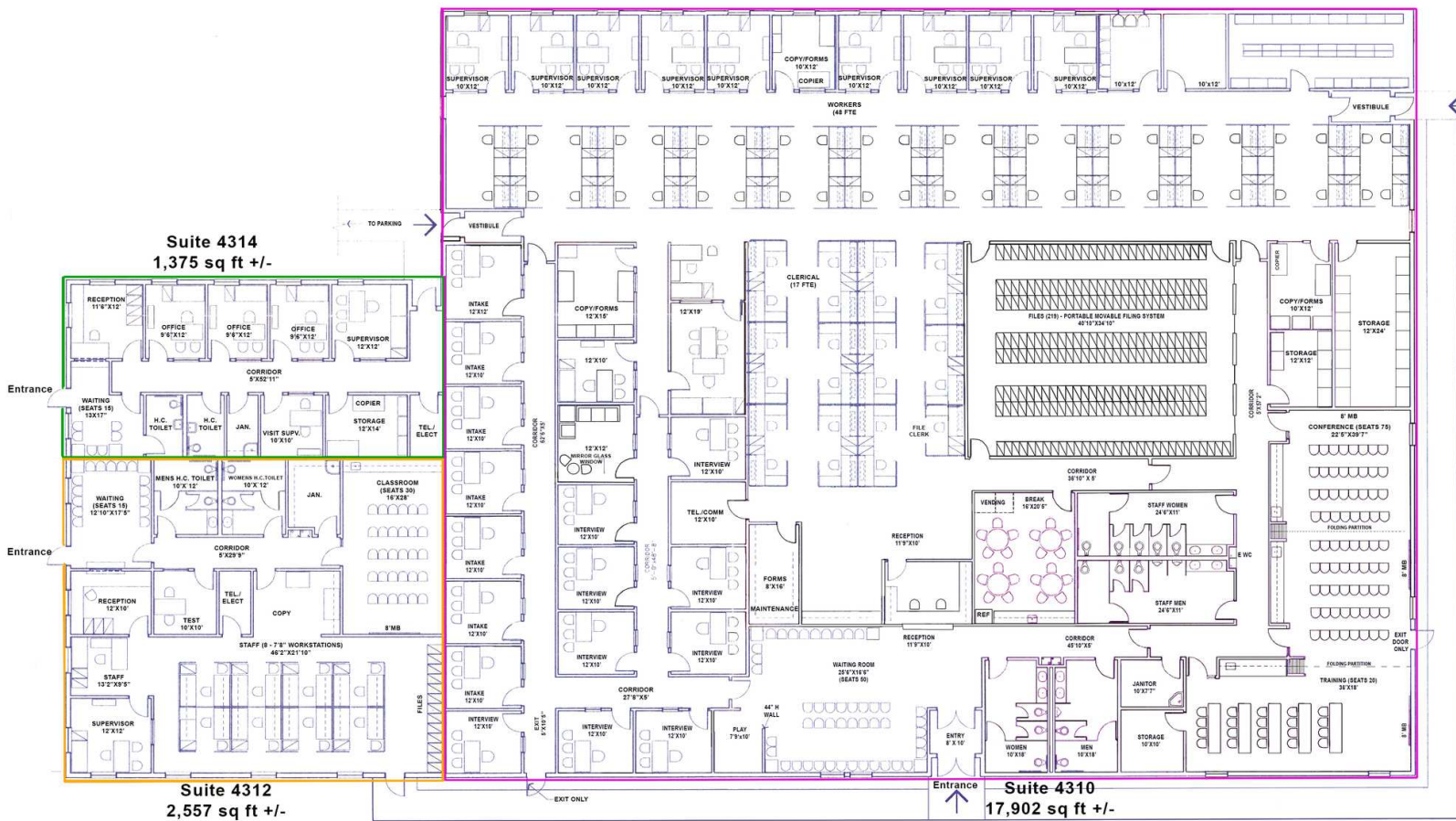
## BRANDY RUNDEL

[brundel@priceedwards.com](mailto:brundel@priceedwards.com)

O: 405.990.5337 C: 405.990.5337

4310 - 4314 W HIGHWAY 70 ( W MAIN ST)

4310 WEST HWY 70, DURANT, OK 74701



## BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337

4310 - 4314 W HIGHWAY 70 ( W MAIN ST)

4310 WEST HWY 70, DURANT, OK 74701

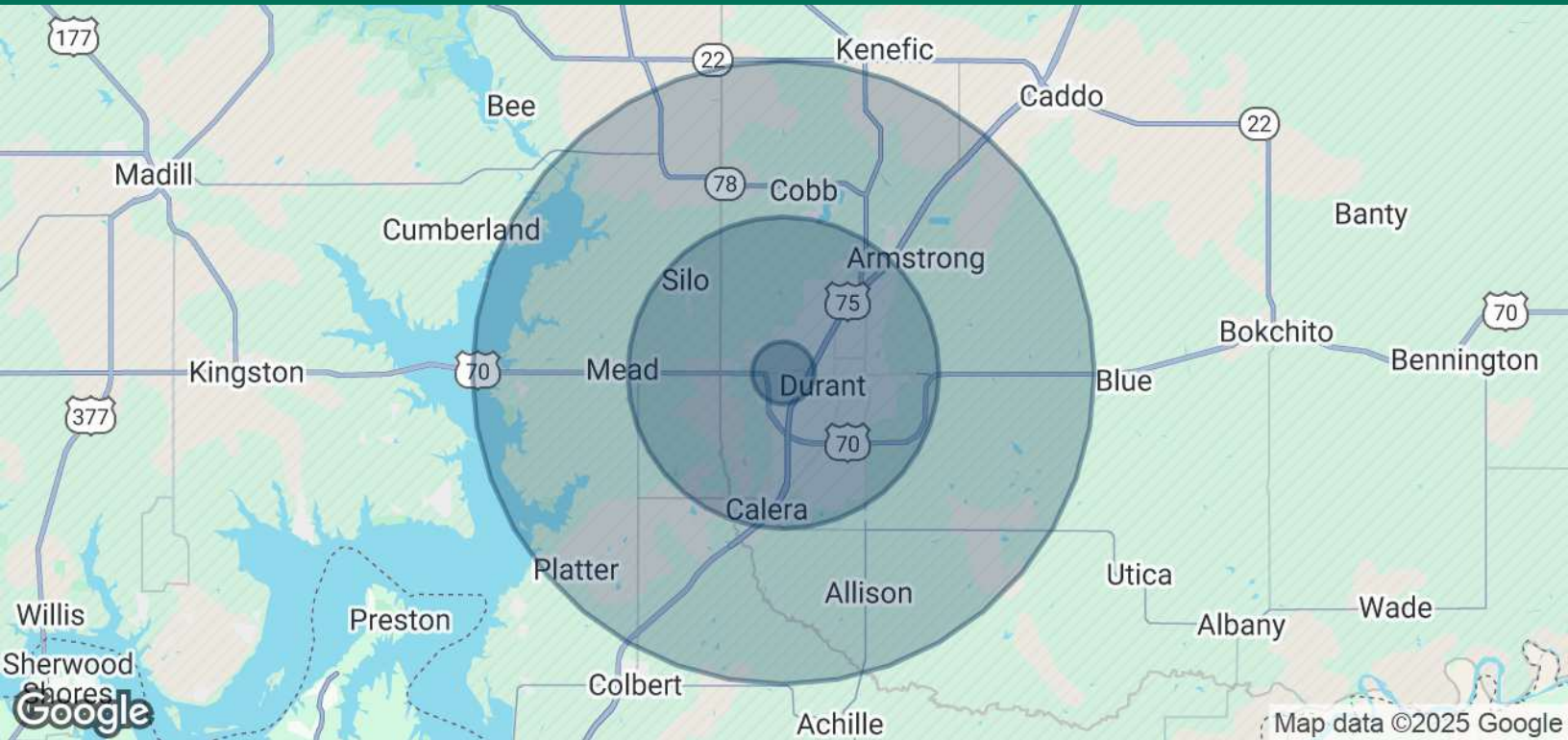


## BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337

4310 - 4314 W HIGHWAY 70 ( W MAIN ST) 4310 WEST HIGHWAY 70 DURANT, OK 74701



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,428	27,393	36,700
Average Age	38	37	38
Average Age (Male)	37	36	37
Average Age (Female)	39	39	40
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	954	10,468	14,071
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$94,392	\$76,563	\$78,478
Average House Value	\$223,198	\$196,104	\$202,504

Demographics data derived from AlphaMap

01212025

## BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337