

DUNCAN TOWN SQUARE

1803 N Highway 81, Duncan, Ok 73533



OFFERING SUMMARY

Available SF: 1,125 - 5,400 SF

Lease Rate: Negotiable

Year Built: 2000

Building Size: Main Center - 51,899 SF
Out parcel - 9,440 SF

071119

PROPERTY OVERVIEW

Duncan Town Square is located adjacent to the Wal-Mart Super Center on the highly traveled main retail corridor - US Highway 81 in Duncan, Oklahoma. This well manicured Center is home to national and regional tenants.

One 5,400 sq ft space is available in the Main Center, located between Ross Dress For Less and ShoeShow, offering excellent foot traffic and visibility.

Three spaces are located in the outparcel having frontage facing Elk Ave with easy access from US Highway 81 or Elk Ave. Strong co-tenancy.

AVAILABLE SPACES

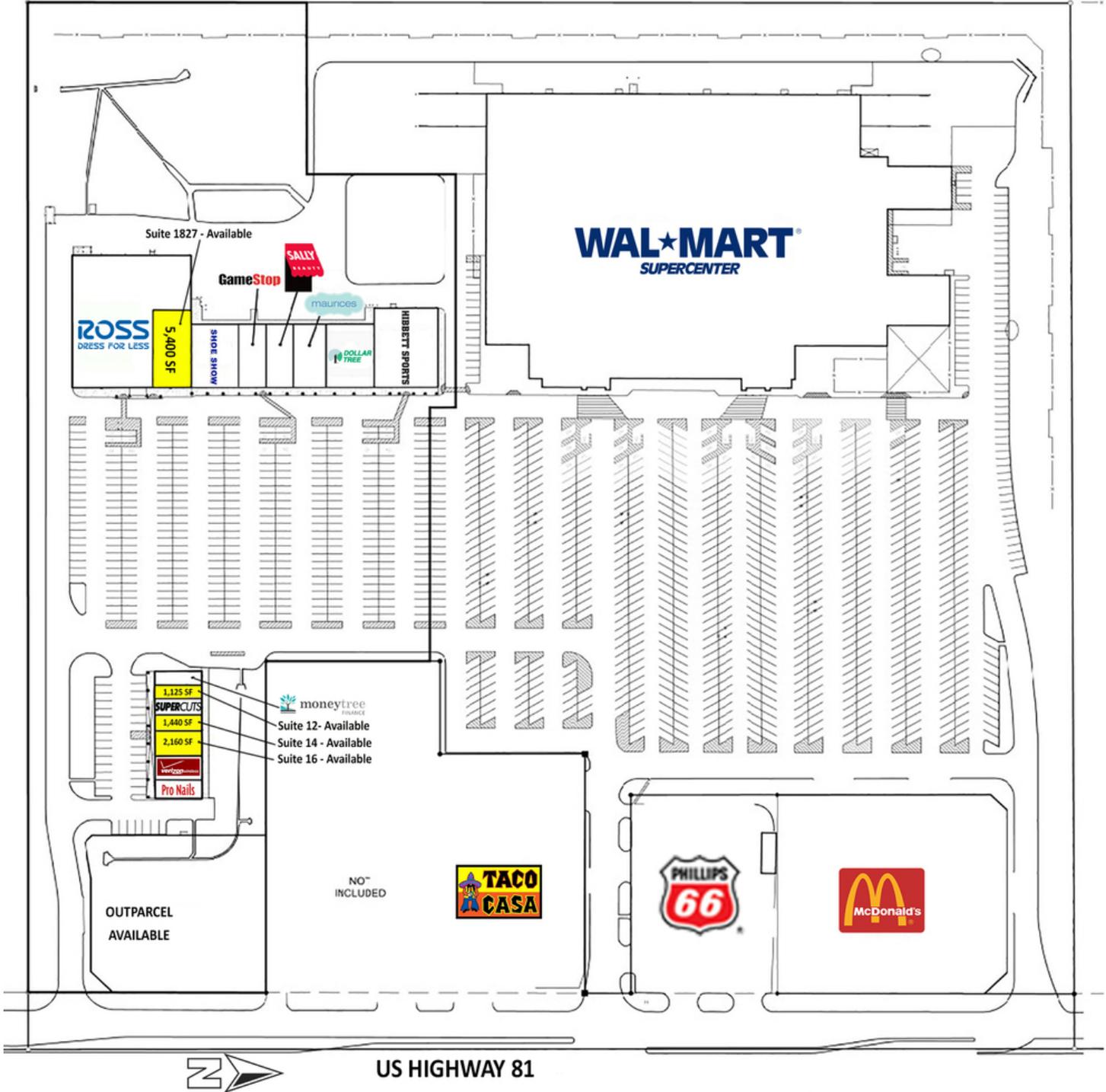
SPACE	LEASE RATE	SIZE (SF)
Suite 1827	Negotiable	5,400 SF
Suite 12	Negotiable	1,125 SF
Suite 14	Negotiable	1,440 SF
Suite 16	Neogitable	2,160 SF

BRANDY RUNDEL

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210 Park Ave, Suite 700, Oklahoma City, OK 73102
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Site Plan - 1803 N Highway 81, Duncan, Ok 73533



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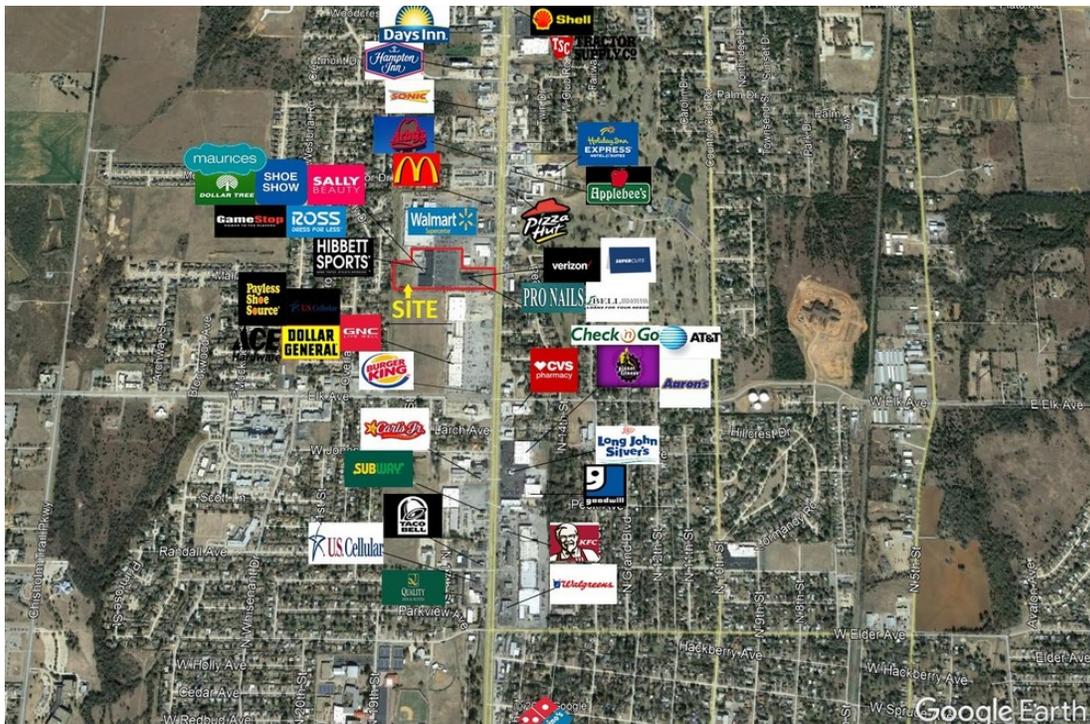
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Retailer aerial - 1803 N Highway 81, Duncan, Ok 73533



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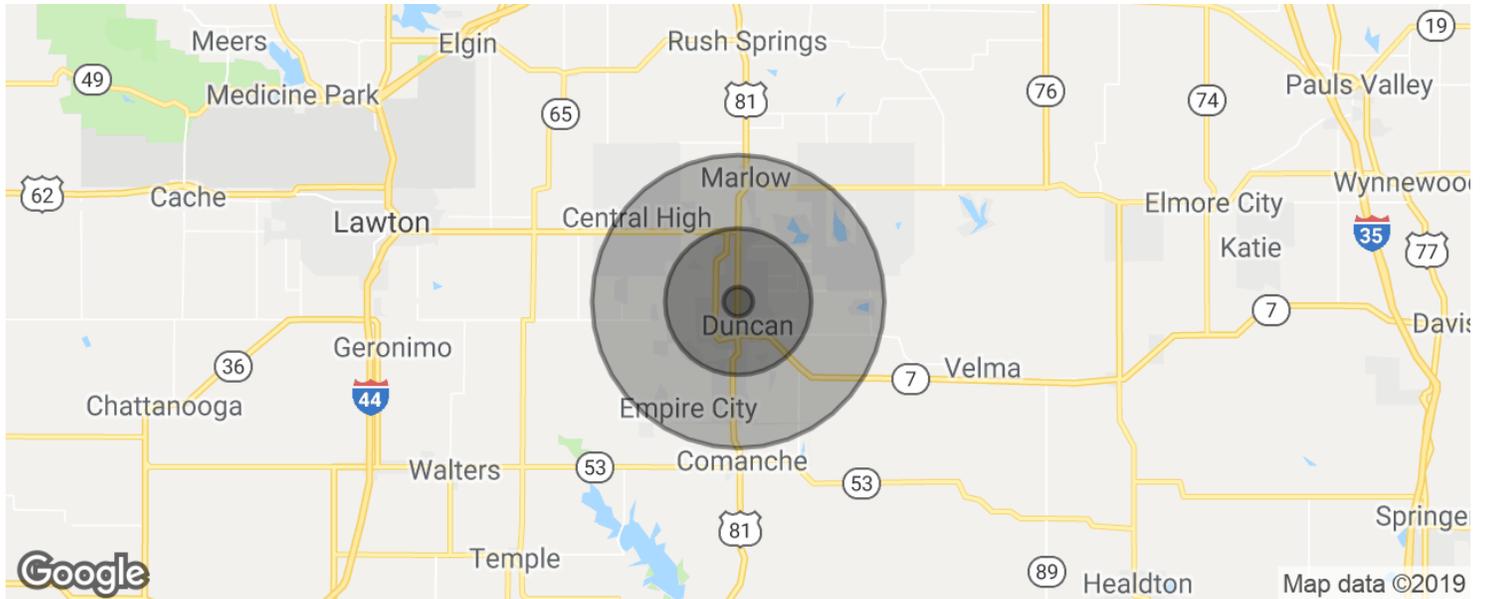
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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,100	28,571	37,327
Median age	44.8	39.4	39.6
Median age (Male)	41.7	37.2	37.4
Median age (Female)	47.7	41.6	41.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,325	11,770	14,944
# of persons per HH	2.3	2.4	2.5
Average HH income	\$72,296	\$55,912	\$56,670
Average house value	\$124,873	\$118,979	\$118,588

* Demographic data derived from 2010 US Census

TRAFFIC COUNT - ODOT - AVERAGE DAILY TRAFFIC COUNT

US N Highway 81	north/south	24,200	VPD
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