

## DUNCAN TOWN SQUARE

1803 N HIGHWAY 81, DUNCAN, OK 73533



### PROPERTY DESCRIPTION

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.

The Main Center is 100% occupied.

Two spaces located in the outparcel are available with frontage facing Elk Ave with easy access and excellent co-tenancy.

### TRAFFIC COUNTS

<b>U.S. Highway 81</b>	north/south	24,200 VPD
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### OFFERING SUMMARY

<b>Lease Rate</b>	Negotiable
<b>Number of Units:</b>	15
<b>Available SF:</b>	900 - 2,160 SF
<b>Building Size:</b>	61,329 SF

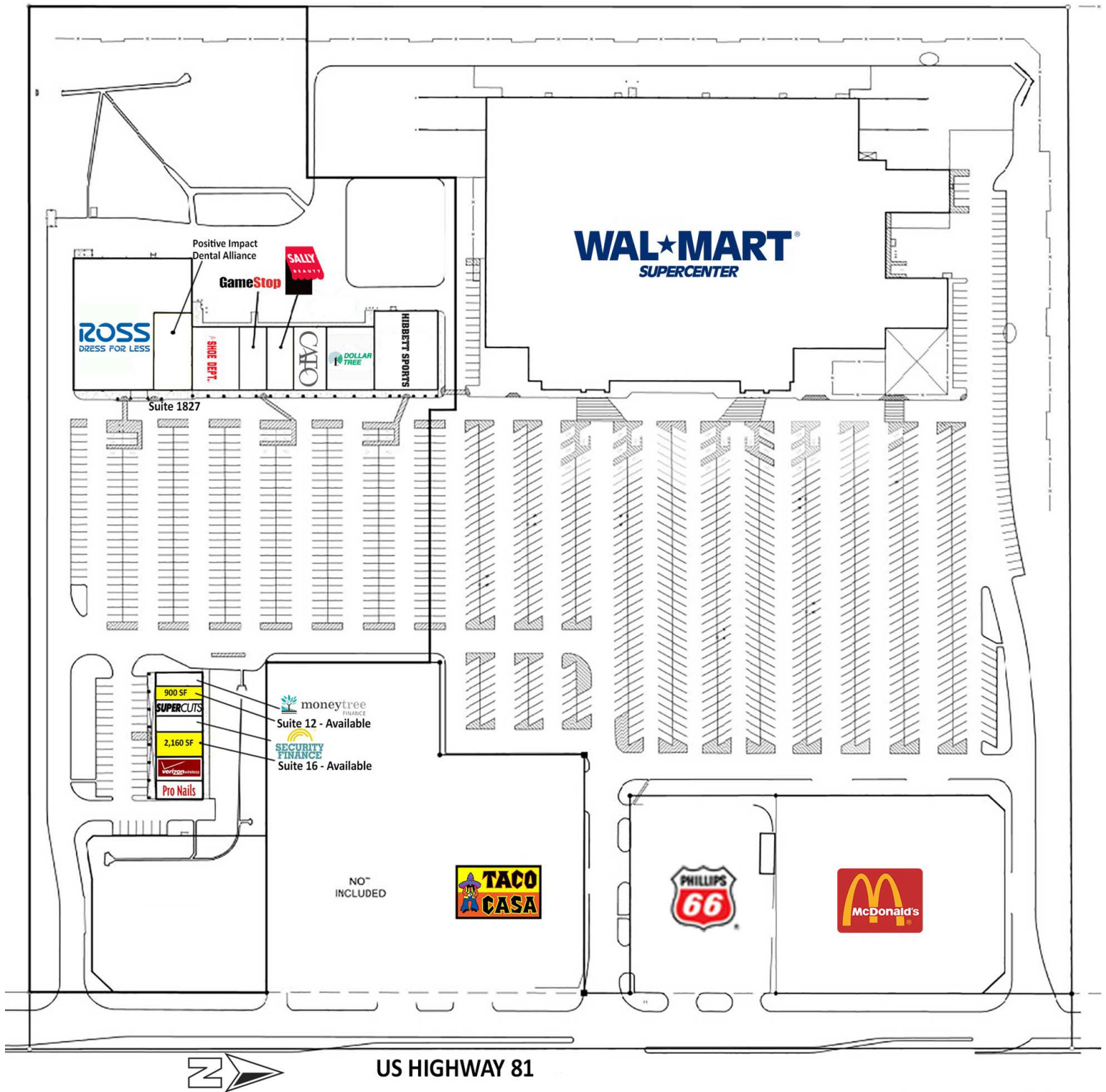
SPACE	LEASE RATE	SPACE SIZE
<b>Suite 12</b>	Negotiable	900 SF
<b>Suite 16</b>	Negotiable	2,160 SF

### BRANDY RUNDEL

brundel@priceedwards.com  
 O: 405.990.5337 C: 405.990.5337

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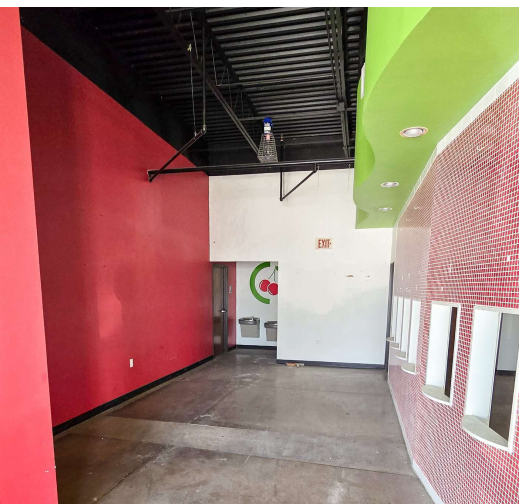
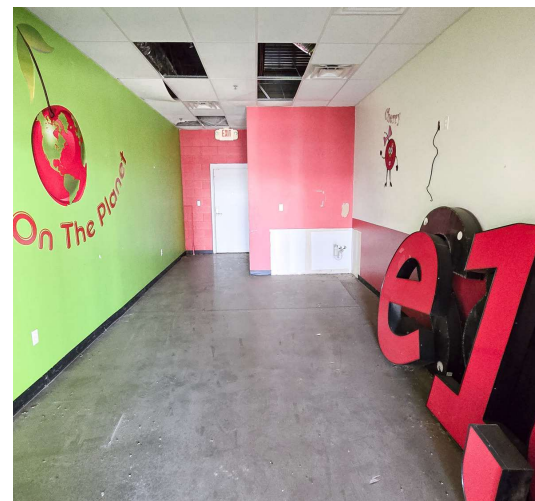
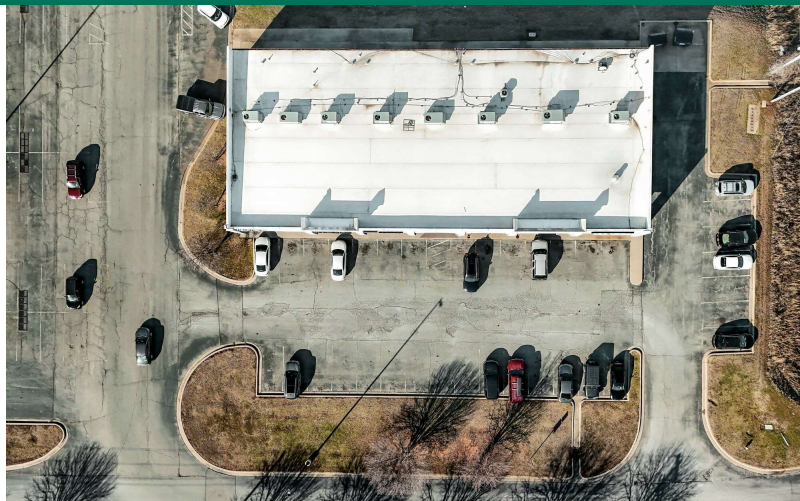
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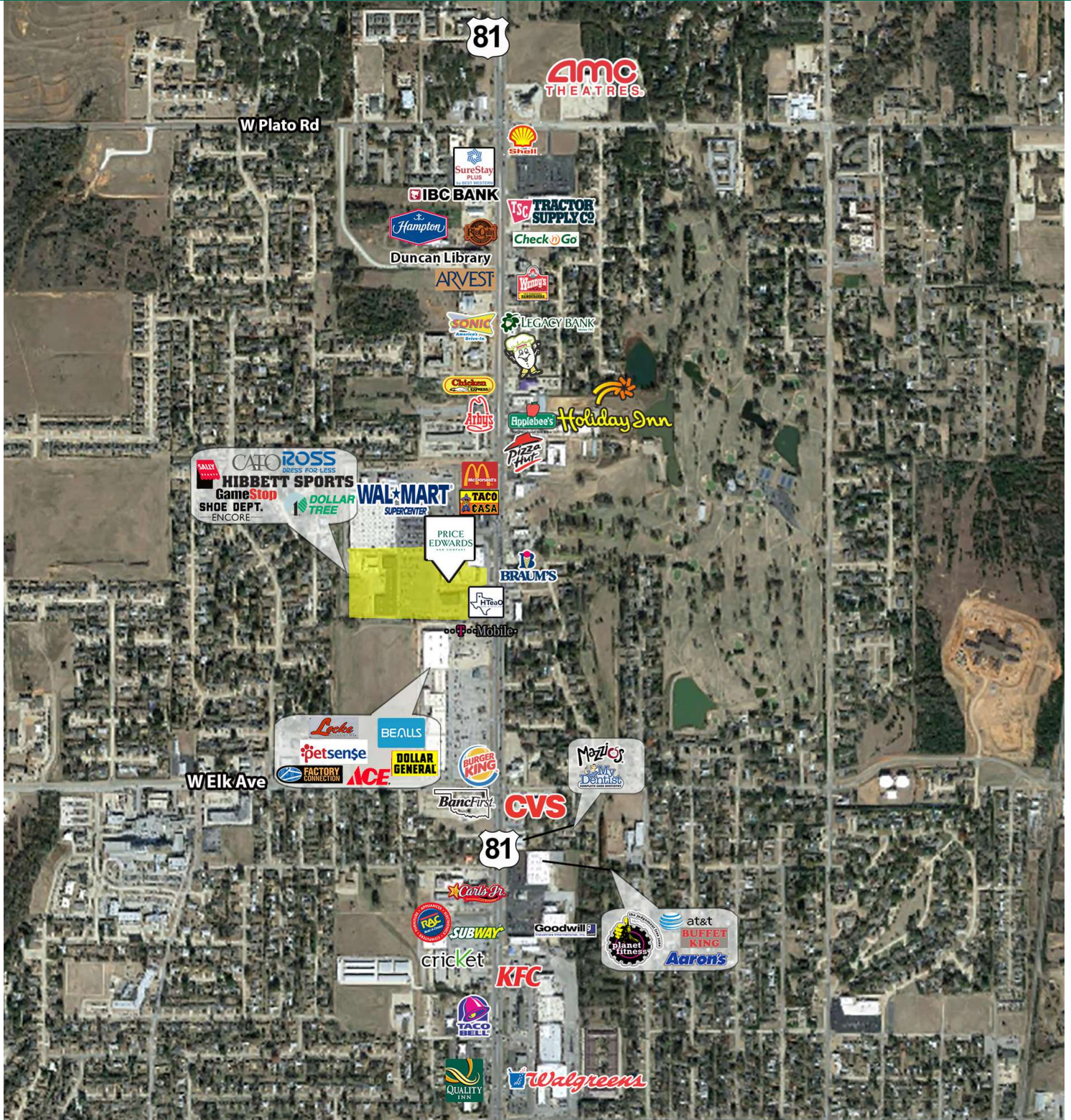
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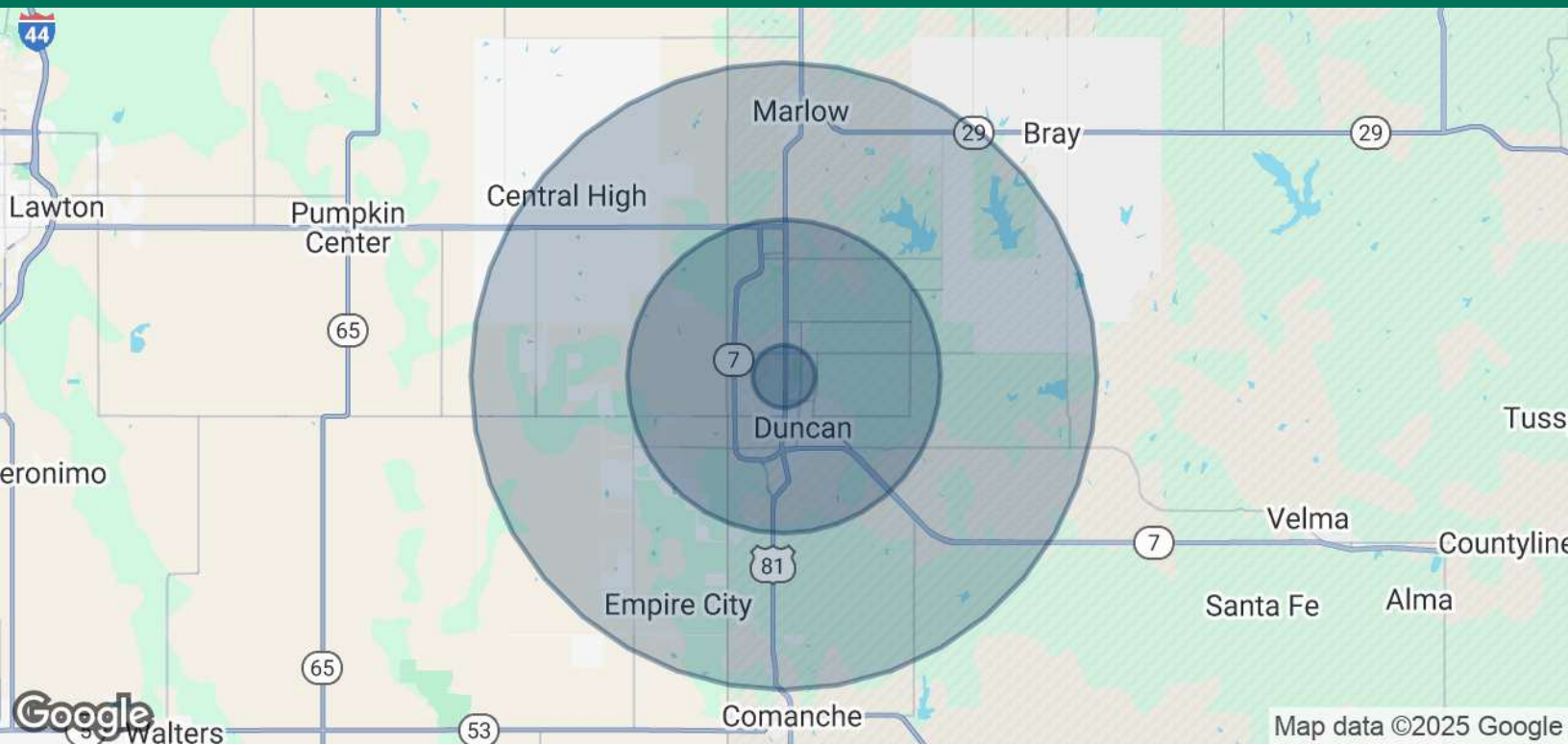
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,100	28,571	37,327
Average Age	44.8	39.4	39.6
Average Age (Male)	41.7	37.2	37.4
Average Age (Female)	47.7	41.6	41.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,325	11,770	14,944
# 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

2020 American Community Survey (ACS)

01242025

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