

FORMER CLIFTON'S FURNITURE BUILDING

493 RADIO ROAD, DURANT, OK 74701



## PROPERTY DESCRIPTION

This expansive 18,640 square foot retail space is located on the west side of Durant, Oklahoma, within a high-traffic corridor that promises excellent visibility and customer flow. Anchoring with Boot Barn and Harbor Freight, this shopping center is a bustling hub of activity. Its advantageous location places it within walking distance of major retailers and dining options, including Walmart, Lowe's Home Improvement, Walgreens, Chili's, McDonald's, and a variety of other fast-casual restaurants and retailers. The premises also features an additional 15,500 square foot climate-controlled warehouse, complete with a shipping dock, making it an ideal location for a furniture store or other retailers needing extensive storage and logistics capabilities. This prime retail space offers an exceptional opportunity for businesses looking to thrive in a vibrant commercial environment.

## PROPERTY HIGHLIGHTS

- Can be leased -Retail & Warehouse combined
- Can be leased separately
- Warehouse is climate controlled
- Strong co-tenancy

## BRANDY RUNDEL

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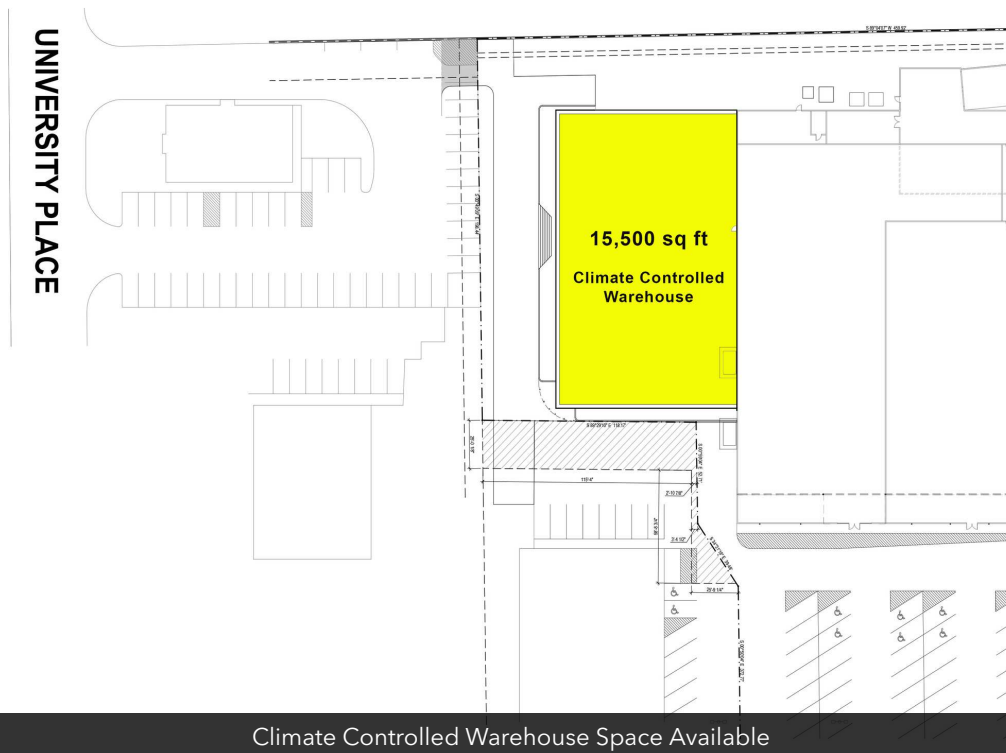
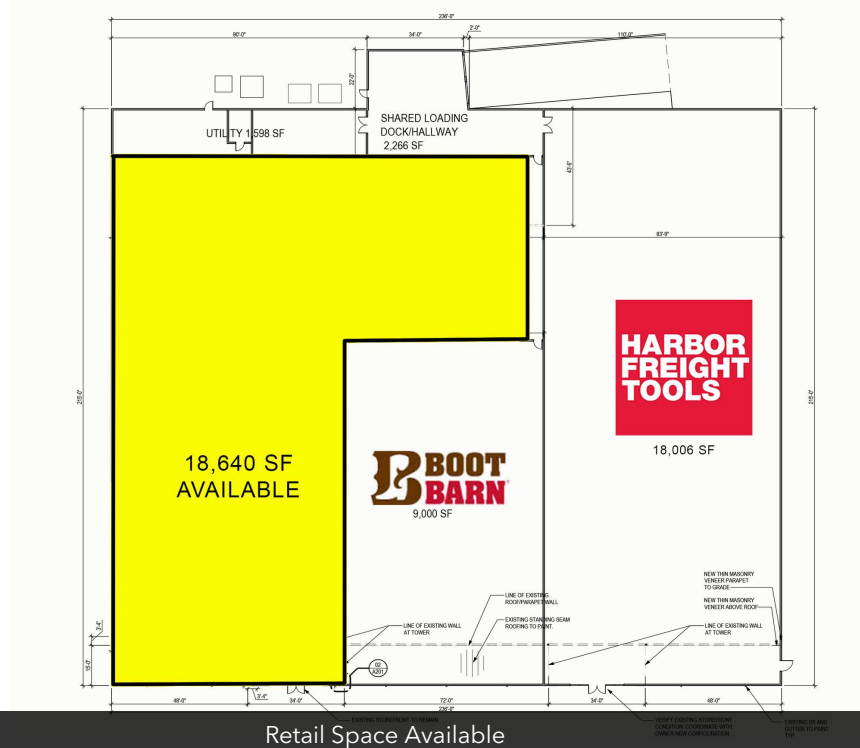
## OFFERING SUMMARY

<b>Lease Rate</b>	\$9.00 - 14.00 SF/yr (NNN)
<b>Available SF:</b>	15,500 - 18,640 SF
<b>NNN's:</b>	\$2.20 SF
<b>Lot Size:</b>	4.65 Acres
<b>Combined Space Size:</b>	34,140 SF

SPACES	LEASE RATE	SPACE SIZE
<b>493A   Retail</b>	\$14.00 SF/yr	18,640 SF
<b>493-Warehouse</b>	\$9.00 SF/yr	15,500 SF

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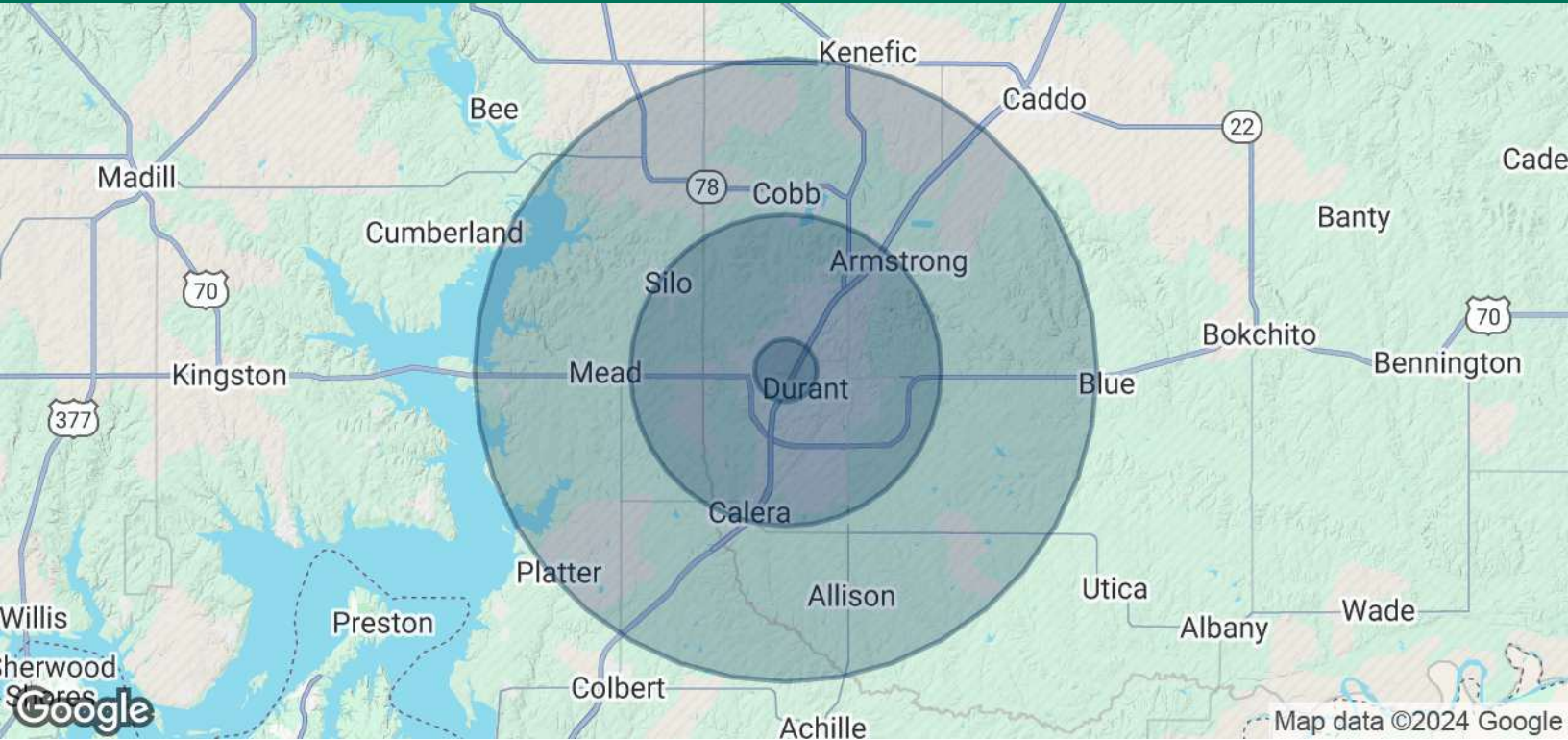
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POPULATION	1 MILE	5 MILES	10 MILES
<b>Total Population</b>	3,729	27,420	37,137
<b>Average Age</b>	39	37	38
<b>Average Age (Male)</b>	37	36	37
<b>Average Age (Female)</b>	40	39	40
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
<b>Total Households</b>	1,501	10,471	14,242
<b># of Persons per HH</b>	2.5	2.6	2.6
<b>Average HH Income</b>	\$80,553	\$76,570	\$78,609
<b>Average House Value</b>	\$193,692	\$196,995	\$202,832

Demographics data derived from AlphaMap

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