

FORMER PHARMACY - SUITE 102

1028 CRISWELL BLVD, DURANT, OK 74701



PROPERTY DESCRIPTION

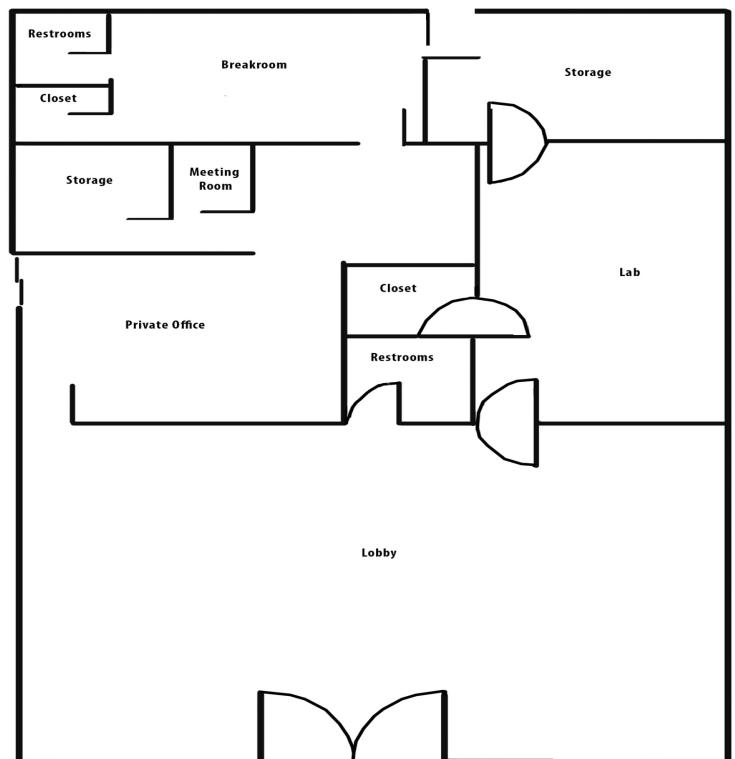
Prime pharmacy location available for lease in the Heart and Medical Center Health Complex, situated off University Drive in Durant, Oklahoma. This vibrant area is part of Oklahoma's fastest-growing rural city, offering a unique blend of natural beauty, rich history, and economic growth. Nearby attractions include Lake Texoma, Choctaw Casino Resort, and Fort Washita. The city is home to Southeastern Oklahoma State University and the Choctaw Nation of Oklahoma, with major employers like Big Lots, First United Bank, Alliance Health, Cardinal Glass, and CMC Steel.

PROPERTY HIGHLIGHTS

- End Cap with drive thru

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	3,000 SF
Bldg Size:	8,885 SF



BRANDY RUNDEL

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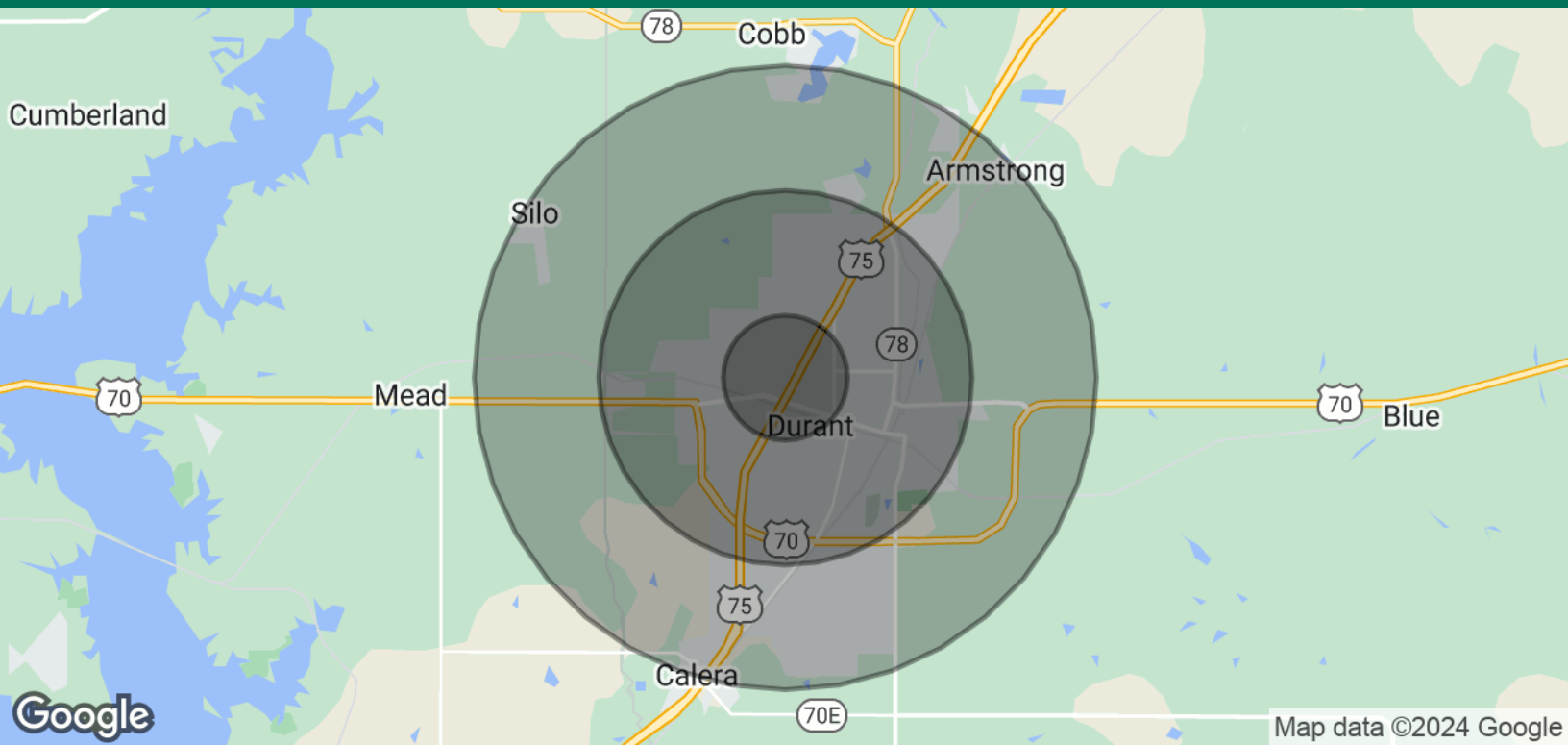
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,682	19,946	26,950
Average Age	39	37	37
Average Age (Male)	37	35	36
Average Age (Female)	40	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,879	7,587	10,244
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$75,960	\$73,051	\$77,457
Average House Value	\$185,679	\$186,676	\$200,742

Demographics data derived from AlphaMap

07022024

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