

SHOPPES AT DOVE CREEK 3302 N WASHINGTON AVE, DURANT, OK 74701



BRANDY RUNDEL

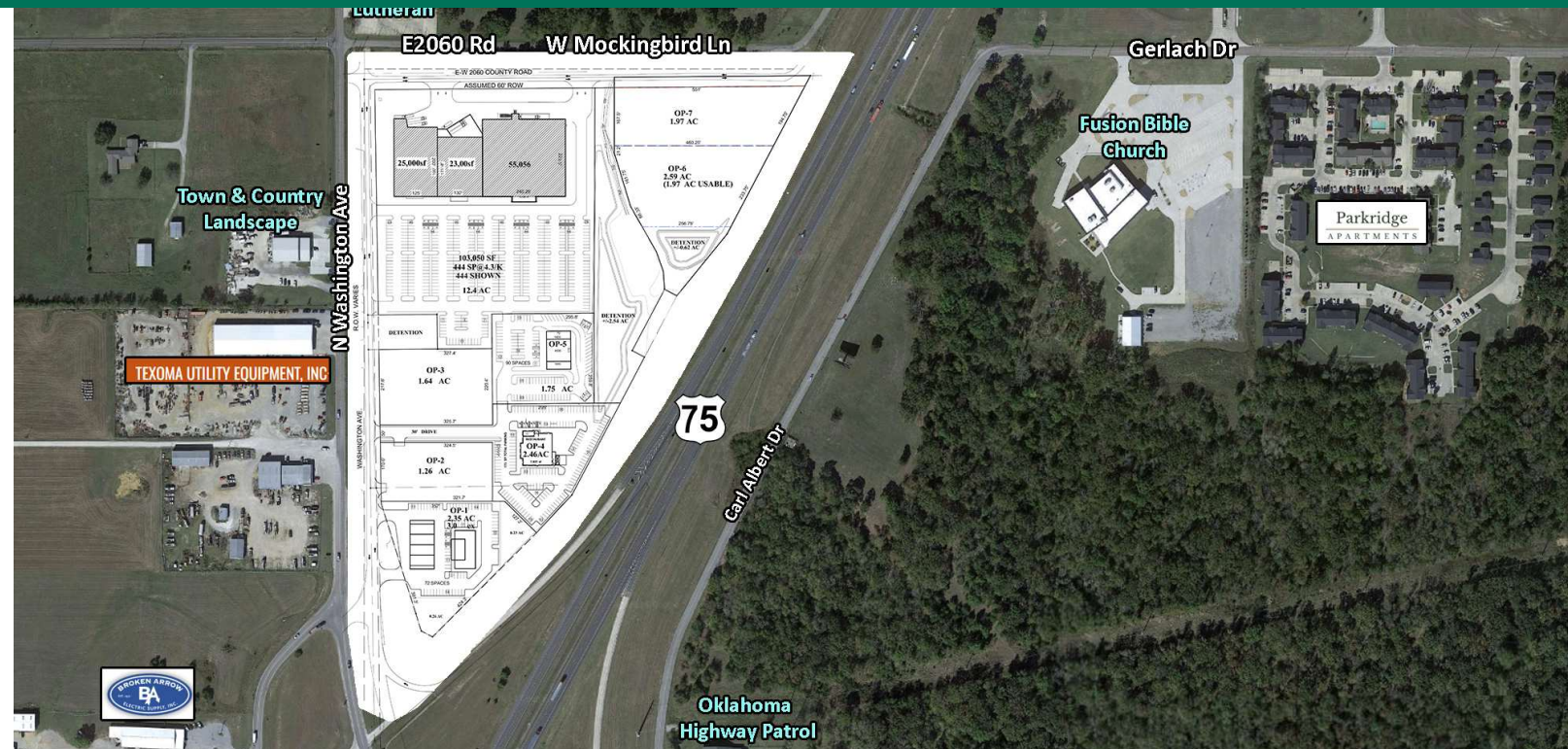
retail leasing associate

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O: 405.990.5337 C: 405.990.5337

Lease Rate
Negotiable

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PROPERTY DESCRIPTION

Preleasing prime retail development near Durant High School with on/off access to Hwy 75. Durant, Oklahoma has been ranked the fastest growing rural city in Oklahoma. This beautiful "City of Magnolias" is the Gateway to the 12th largest lake in the United States, Lake Texoma, which spans two states and attracts more than 8 million tourist each year! Other tourist attractions include Choctaw Casino Resort, Magnolia Festival and Fort Washita. Durant is also home to Southeastern Oklahoma State University (enrollment of approximately 5,200), Headquarters of the Choctaw Nation of Oklahoma employing over 6,000 people. In addition to the Choctaw Nation, Durant's stable economy is fundamentally attributed to their large employment base. Major employers consist of Cardinal Glass, one of the largest manufacturers of residential glass in the USA, headquarters to First United bank (nation's largest privately held bank), Alliance Health, and CMC Steel.

An analysis of Retail Trends reflects a retail population trade area capture of 54,125 for General Merchandise and 67,713 for Restaurants/Food Services.

OFFERING SUMMARY

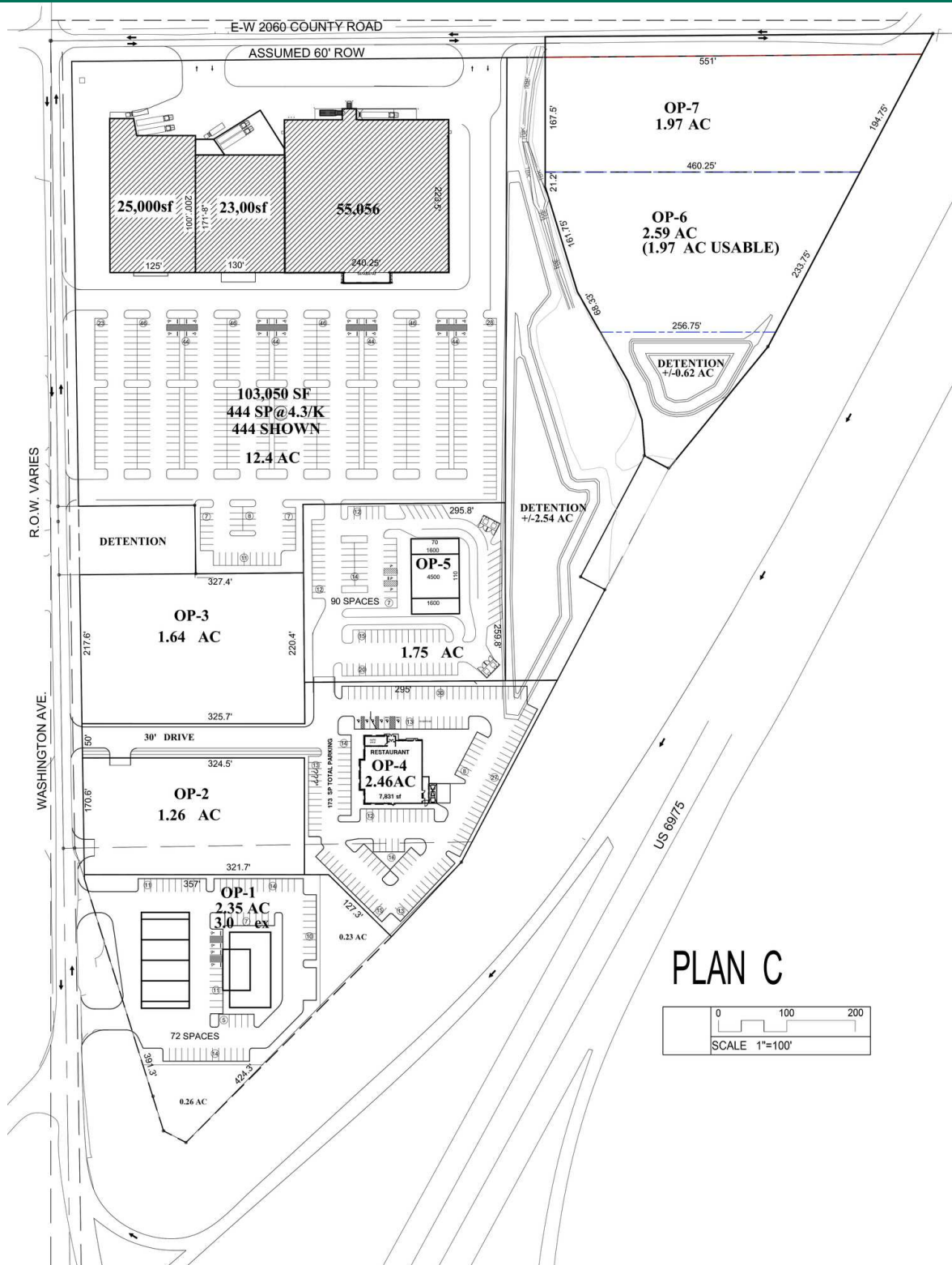
Lease Rate:	Negotiable
Available SF:	150,000 SF
Lot Size:	22 Acres

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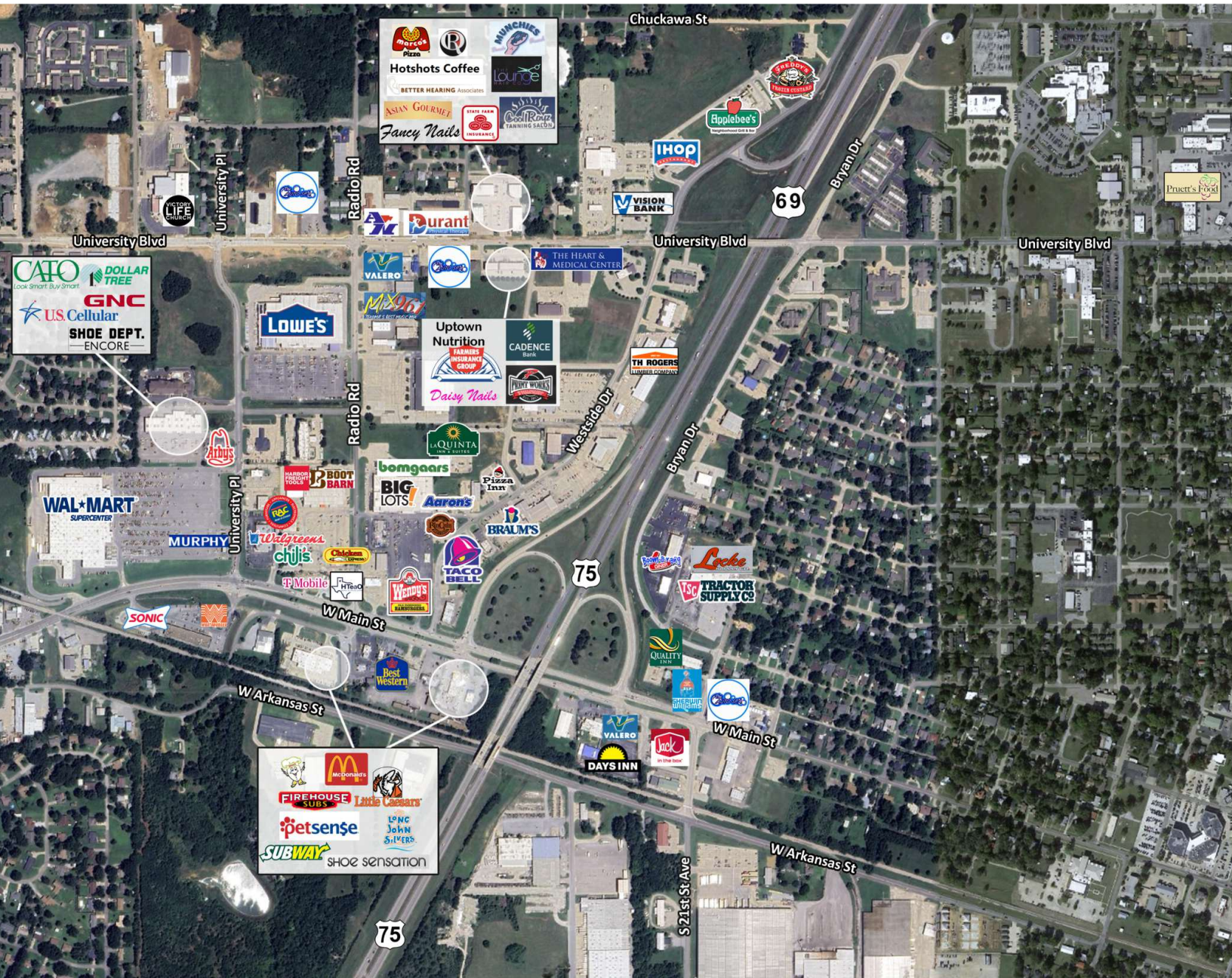
POPULATION	5 MILES	10 MILES	15 MILES
Total Population	27,203	36,797	48,900
Daytime Population	32,935	39,336	48,455
Population Projection for 2029	32,935	42,943	55,178
Average Age	37	38	40
Average Age (Male)	36	37	39
Average Age (Female)	39	39	41
HOUSEHOLDS & INCOME			
Total Households	11,399	15,563	22,010
Average HH Income	\$ 77,885	\$ 84,479	\$ 79,011
Average House Value	\$ 217,229	\$ 235,082	\$ 202,504

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