

SLEDGE SHOPPING CENTER

101 - 109 E Main Street, Duncan, OK 73533



TWO RETAIL SPACES NOW AVAILABLE

Available SF:	1,500 - 4,000 SF
Lease Rate:	\$8.00 - 12.00 SF/yr (NNN)
Lot Size:	2.34 Acres
Building Size:	26,000 SF
Year Built/Renovated:	1978/2007
Cross Streets:	E Main St & S 1st St 122718

PROPERTY OVERVIEW

This center is anchored by the popular Goodner's Grocery store.

Suite 103 - 4,000 SF End Cap space at rate of \$12.00 psf NNN -PREFER DISPENSARY TENANT

Suite 105 - 1,500 SF inline former restaurant space at rate of \$8.00 psf NNN

PROPERTY HIGHLIGHTS

Grocery anchored center

Marque Signs on Building

New Roof

Exterior Upgrades planned

GIRMA MOANING

Retail Investment Specialist
gmoaning@priceedwards.com
405.843.7474
210 Park Ave, Suite 700, Oklahoma City, OK 73102
priceedwards.com

SLEDGE SHOPPING CENTER

101 - 109 E Main Street, Duncan, OK 73533



Southwest View



DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)

Total Population	37,455
Population Density	37,455
Median Age	39.8
Median Age (Male)	37.6
Median Age (Female)	41.6
Total Households	15,084
# of Persons Per HH	2.5
Average HH Income	\$56,698
Average House Value	\$119,051



81 miles from Oklahoma City to Duncan

GIRMA MOANING

Retail Investment Specialist
 gmoaning@priceedwards.com
 405.843.7474
 210 Park Ave, Suite 700, Oklahoma City, OK 73102
 priceedwards.com

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.