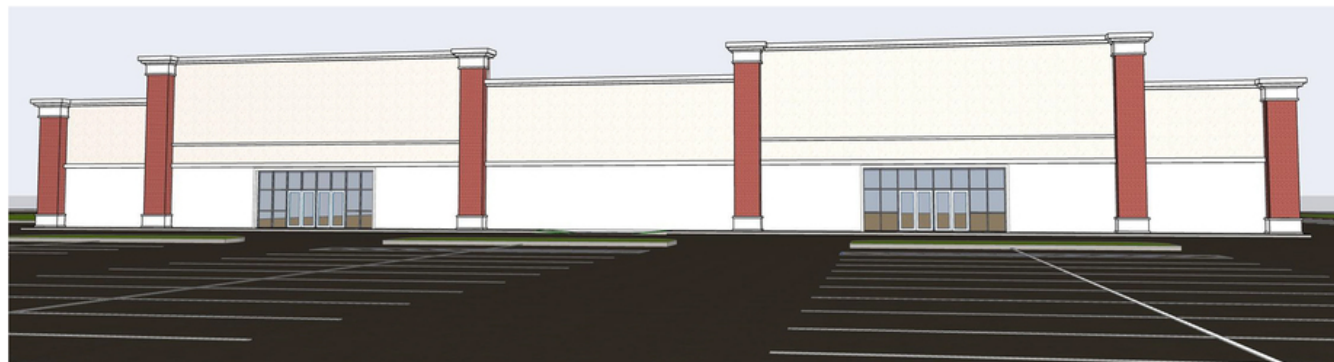
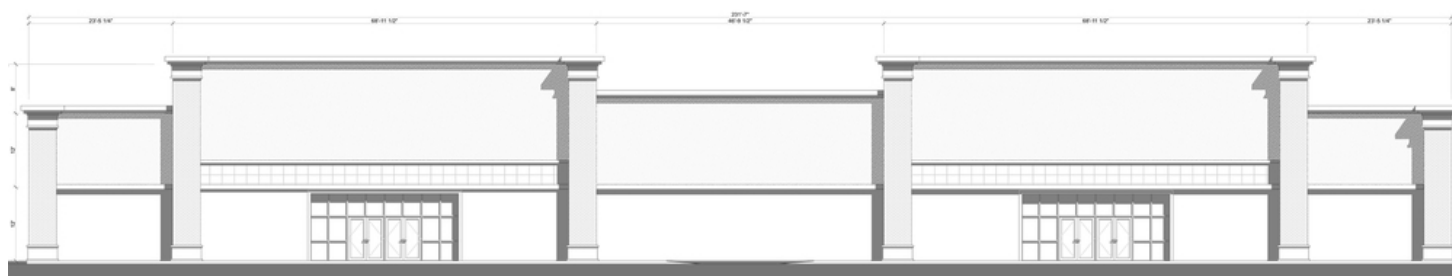


Former Goody's Building - (West Main Street Shopping Center)

2432 W Main St, Durant, OK 74701



3D VIEW - FOR REFERENCE ONLY
NOT TO SCALE



RETAIL SPACE NOW AVAILABLE

Available SF: 51,390 SF
(Space can be Leased - divided or as one space)

Lease Rate: Negotiable

Building Size: 51,390 SF

Former Goody's building is located off Main Street directly across street from the WalMart Super Center. Surrounding Retailers include: Walmart SuperCenter, Lowe's, Big Lots, Orscheln's Farm & Home, Dollar Tree, Dollar General, Walgreens, Rent-A-Center, Chili's, McDonald's, and Jimmy's Egg.

Durant, Oklahoma has been ranked the fastest growing 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, that generates \$570 million in revenue in 2015, 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 Big Lots 1.2 million square foot distribution center, headquarters to First United bank(nation's largest privately held bank), CMC Metals, Alliance Health, and CMC Steel.

FOR MORE INFORMATION, CONTACT

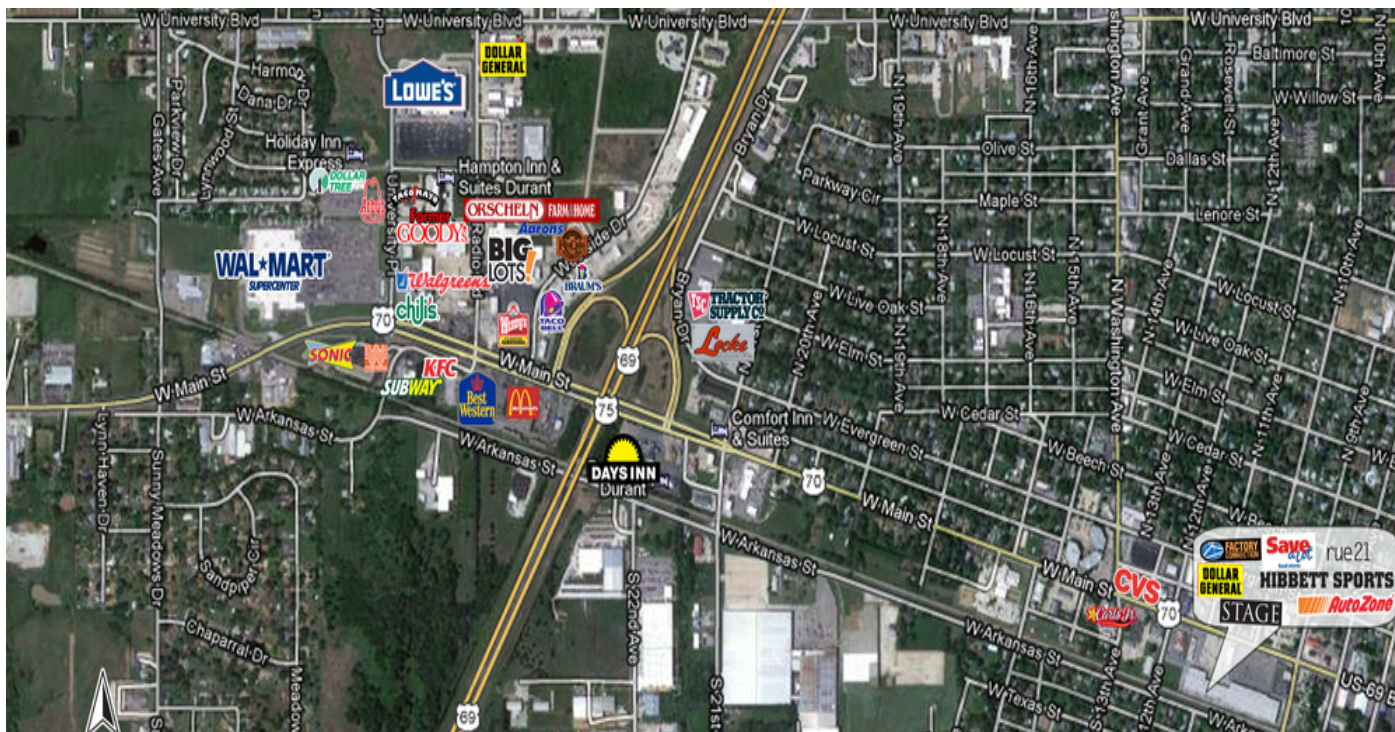
Brandy Rundel
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405.321.7500
210 Park Ave, Suite 700
Oklahoma City, OK 73102
www.pricedwards.com

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The information above has been obtained from sources believed 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.

Former Goody's Building - (West Main Street Shopping Center)

2432 W Main St, Durant, OK 74701



DEMOGRAPHICS (per 2015 - estimates - Census; 35 Miles Radius)

Total Population	200,000
Trade Population	205,919
Median Age	34.0
Median Age (Male)	32.7
Median Age (Female)	36.1
Population change 2010 - 2014	4.37%
# of Persons Per HH	2.6
Average HH Income	\$47,237
Average House Value	\$105,665

TRAFFIC COUNTS (per ODOT)

Radio Rd	north/south	6,378
Main St	east	14,553
Main St	west	14,310

