

1344 WEST EVERGREEN STREET | DURANT

1344 WEST EVERGREEN ST, DURANT, OK 74701



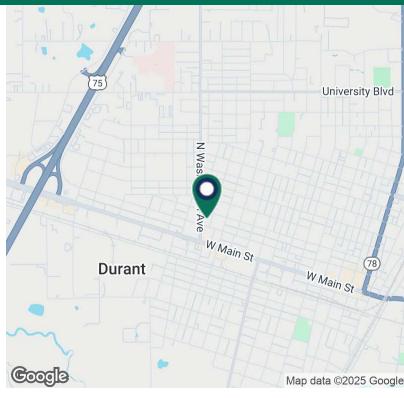


Now available – a former salon space located in a high-traffic corridor just off Washington Avenue and Main Street, within blocks of Durant's historic downtown district. This property offers an efficient, professionally finished build-out with existing plumbing, making it ideal for a hair salon, nail salon, pet grooming, or health and wellness use.

The space is handicap accessible and ready for occupancy with minimal modifications, allowing new users to get up and running quickly. Whether launching a new concept or expanding an existing business, this location offers excellent visibility and customer access.

Durant is experiencing strong population and commercial growth, driven by the presence of the Choctaw Nation Headquarters, Southeastern Oklahoma State University, and significant local investment. Just minutes away, the Choctaw Casino & Resort attracts millions of visitors annually, supporting a vibrant local economy. Additionally, the region benefits from heavy tourism to Lake Texoma, one of the most visited lakes in the Southwest, drawing outdoor enthusiasts, vacationers, and weekend travelers throughout the year.

This is a prime opportunity to establish your business in one of Southeast Oklahoma's most active and expanding trade areas.



OFFERING SUMMARY

| Lease Rate | \$1,150.00 per month (Gross) | |
|---------------|------------------------------|--|
| | | |
| Available SF: | 1,000 SF | |

| SPACES | LEASE RATE | SPACE SIZE |
|--------|-------------------|------------|
| 1344 | \$1,150 per month | 1,000 SF |

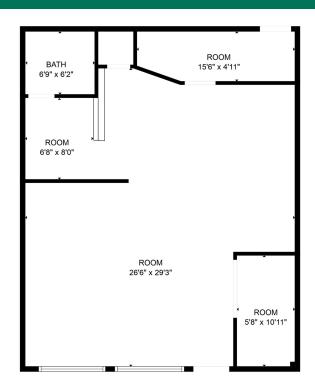
BRANDY RUNDEL

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Map data ©2025

1344 WEST EVERGREEN STREET | DURANT 1344 WEST EVERGREEN ST, DURANT, OK 74701 0th Ave Estelle St Chuckwa St Chuckwa St Montgomery Do Dixon St Blake's Coffee Shop Waco St 75 Waco St Denison St Hill St **University Blvd** University Blvd N 6th Ave N 4th Ave N 2nd Ave Grand N 12th Ave (78) Olive St Criswell Blvd ВоолигалдВВО W Willow St 10th Ave W Plum St Dallas St N 4th Ave Locke N 15th Ave Plumbing La Nopalera Ramos W Live W Elm Simmons Bank W Mulberry St ergreen St W Cedar St W Main St U.S Old Ice House Durant Lucky Stop Arkansas St W Elm St Evergreen St N 9th Ave S 21st Ave N8th Ave First Texoma Durant S 4th Ave | First United Texas St E Main St WLouisian BEALLS W Ge Alabama St S 15th Ave The Corner Crust W Georgia St W Tennessee St

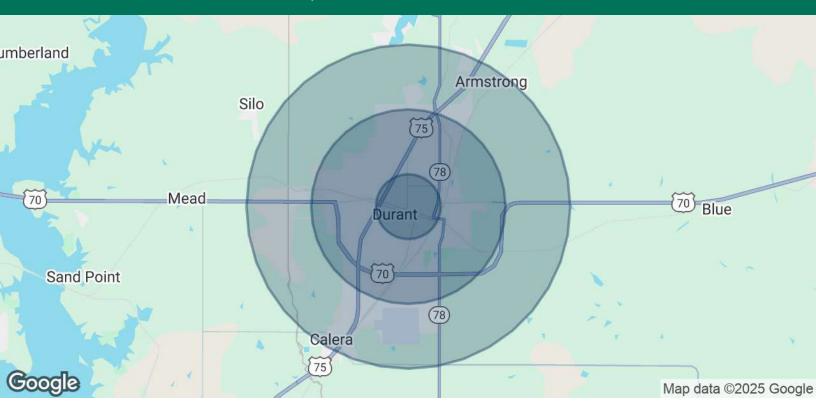
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------------------------|---------------------|----------------------|----------------------|
| Total Population | 7,878 | 19,442 | 25,975 |
| Average Age | 36 | 37 | 37 |
| Average Age (Male) | 34 | 35 | 36 |
| Average Age (Female) | 37 | 38 | 39 |
| | | | |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| HOUSEHOLDS & INCOME Total Households | 1 MILE 2,901 | 3 MILES 7,403 | 5 MILES 9,867 |
| | | | |
| Total Households | 2,901 | 7,403 | 9,867 |

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Demographics data derived from AlphaMap