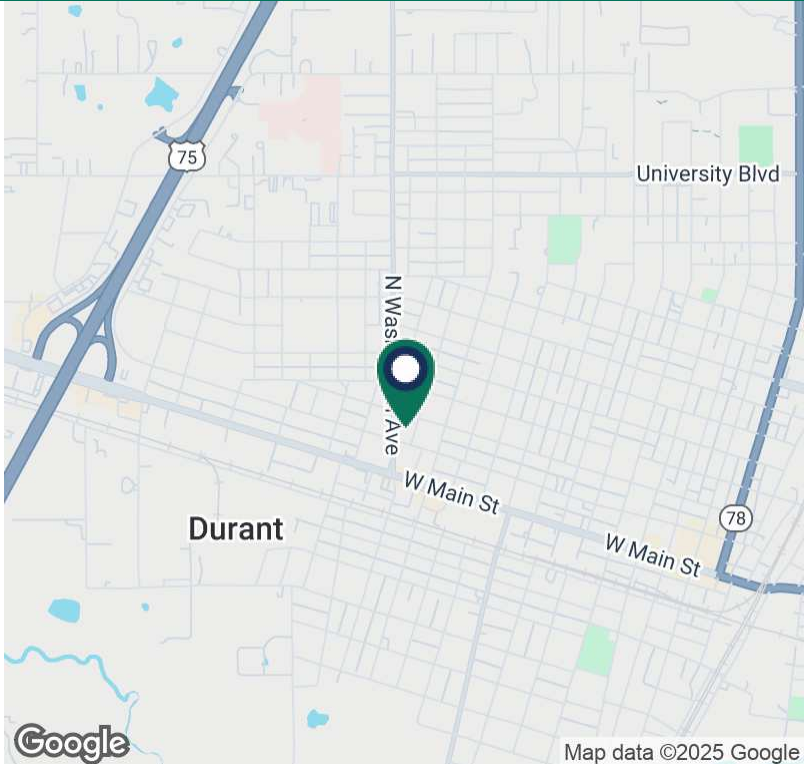


1344 WEST EVERGREEN STREET | DURANT

1344 WEST EVERGREEN ST, DURANT, OK 74701



PROPERTY DESCRIPTION

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

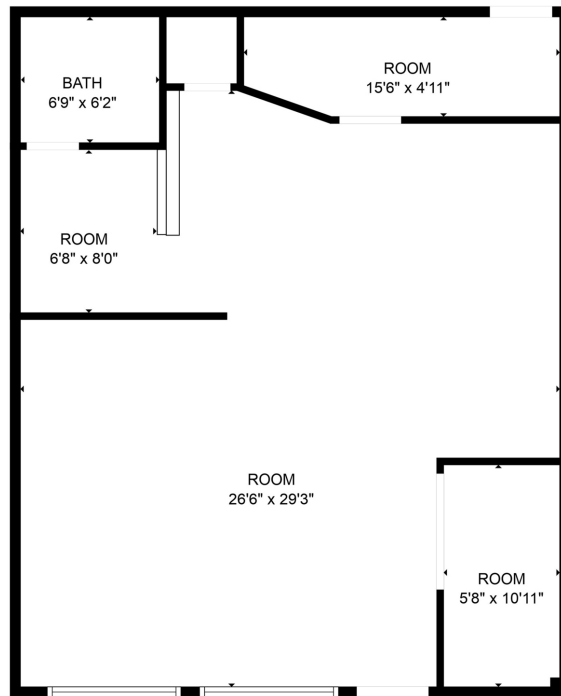
Lease Rate	\$1,150.00 per month (Gross)
Available SF:	1,000 SF

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

**BRANDY RUNDEL**  
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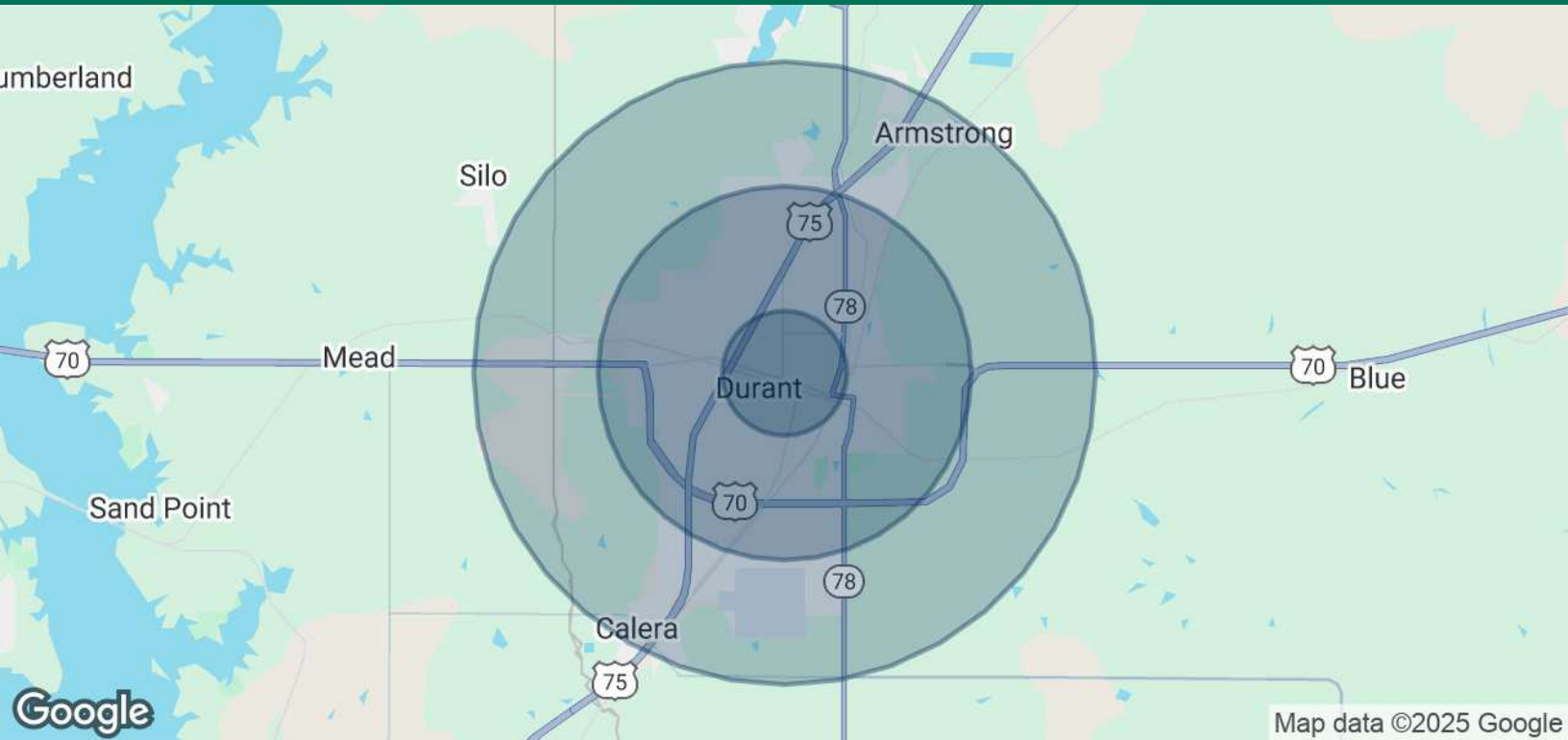
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,878	19,442	25,975
Average Age	36	37	37
Average Age (Male)	34	35	36
Average Age (Female)	37	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,901	7,403	9,867
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$59,526	\$71,853	\$76,555
Average House Value	\$136,778	\$181,567	\$198,423

Demographics data derived from AlphaMap

07172025

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