

PRICE EDWARDS AND CO.

GROUND LEASE

2401 W MAIN ST

DURANT, OK 74701



BRANDY RUNDEL

retail leasing associate

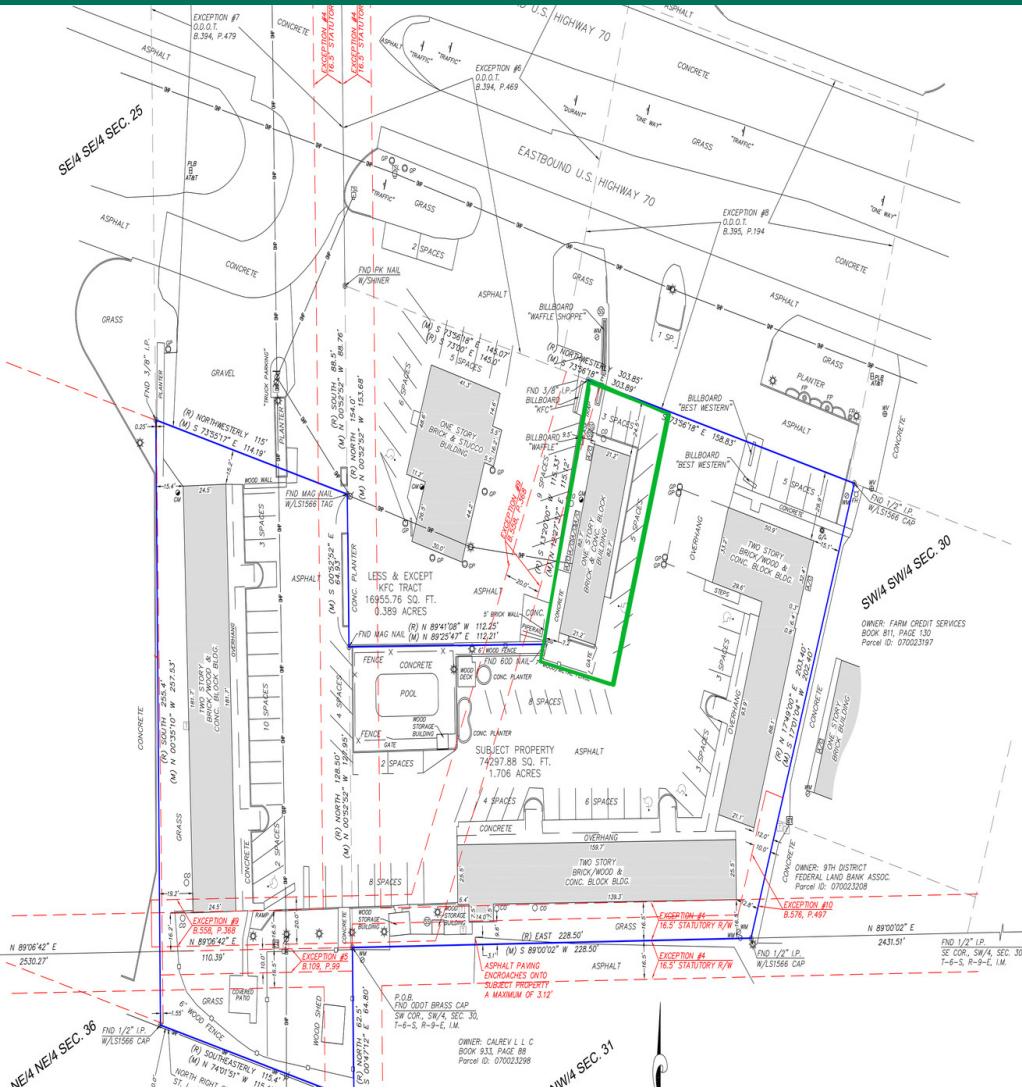
brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337

Lease Rate
Negotiable

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PROPERTY DESCRIPTION

An exceptional ground lease opportunity in one of southeast Oklahoma's fastest-growing markets. This pad site can accommodate up to 1,500 SF and shares parking with the adjacent Best Western Hotel, creating strong built-in traffic and visibility. While the site is compact and bordered by a retaining wall and the KFC property line to the west, it offers ideal placement for a coffee, sandwich, or quick-service restaurant concept seeking high exposure and steady customer flow.

Positioned directly off West Main Street, the site enjoys unbeatable proximity to major national retailers including Walmart, Lowe's, ALDI, and the future Albertsons, along with numerous restaurants and service businesses that anchor Durant's main retail corridor.

Durant continues to experience rapid growth, driven by the expanding influence of the Choctaw Nation Headquarters and Resort, which attracts millions of annual visitors for gaming, entertainment, and events. The city is also recognized as one of the fastest-growing communities north of Sherman, Texas, benefiting from robust tourism, a thriving regional economy, and steady population gains.

With excellent visibility, strong retail adjacency, and a built-in customer base from hotel guests and daily traffic, 2401 W Main Street offers a rare small-format retail opportunity in a booming Oklahoma market.

Lease Rate:

Negotiable

Lot Size - 342.73 ft x 100 ft:

0.79 acres

Building Size:

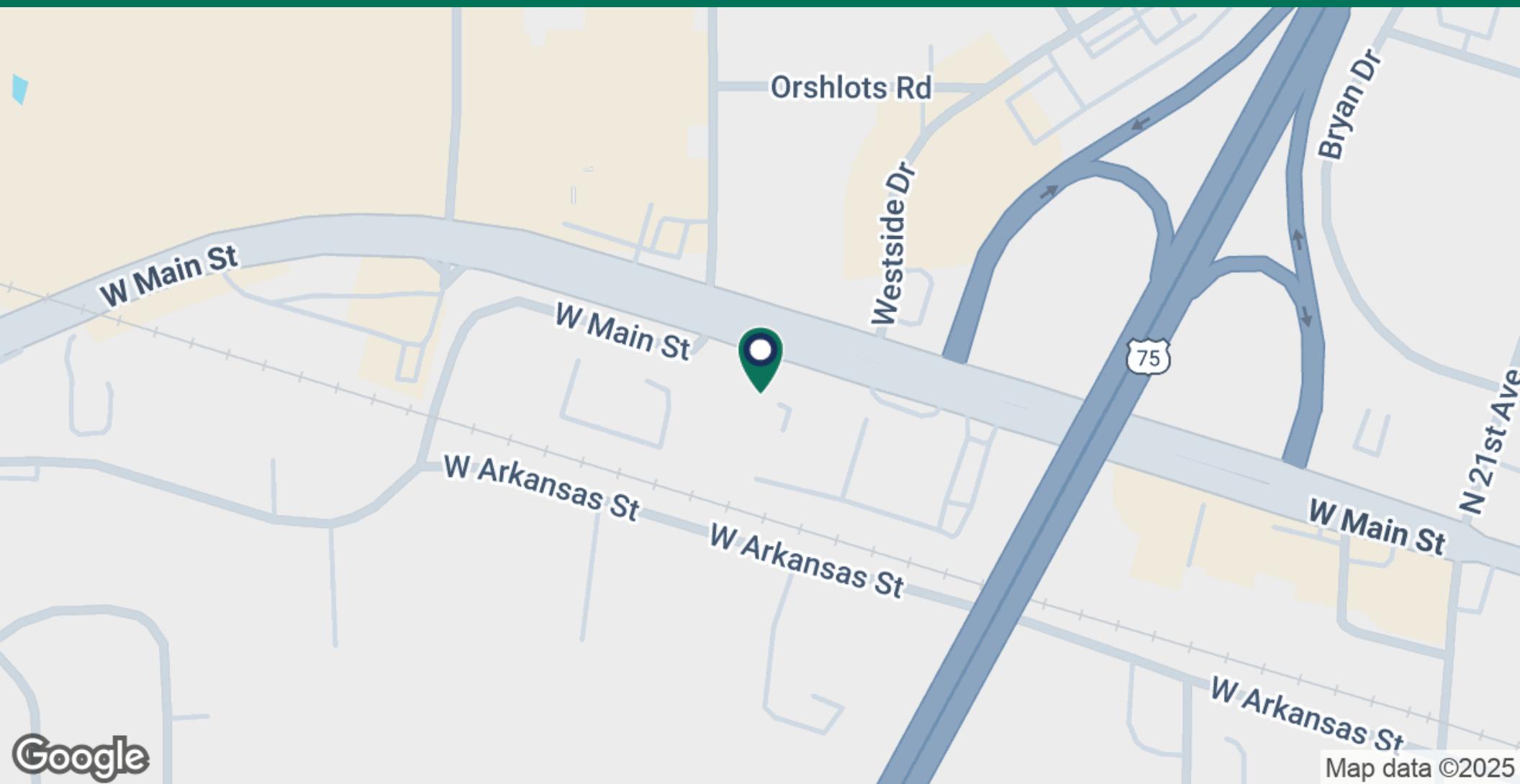
21.2' x 82.7'

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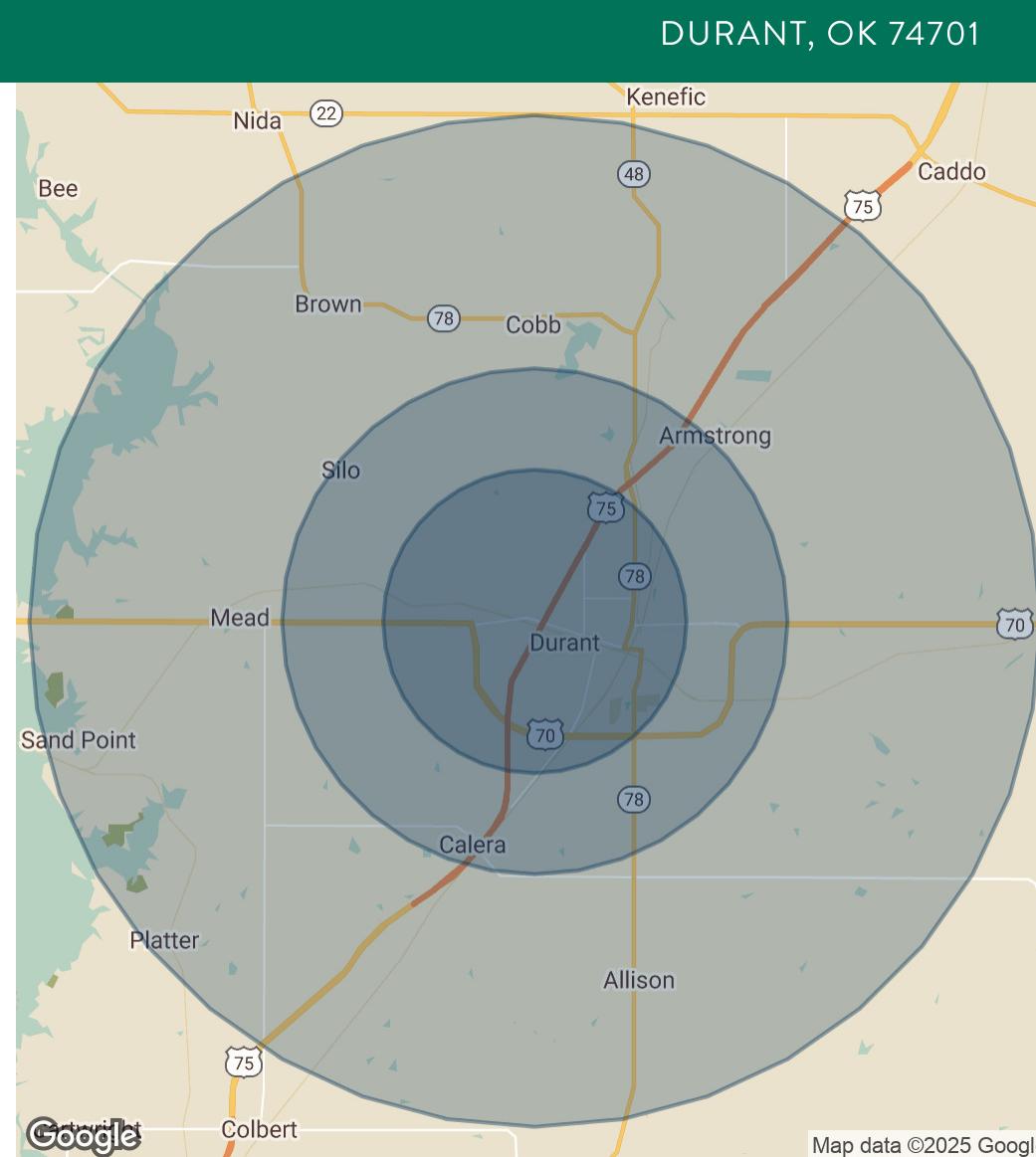
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GROUND LEASE

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	19,408	27,017	37,441
Average Age	37	37	38
Average Age (Male)	35	36	37
Average Age (Female)	38	39	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,389	10,322	14,360
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$72,294	\$76,218	\$78,598
Average House Value	\$182,502	\$195,365	\$202,884

Demographics data derived from AlphaMap

10172025



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