

2401 W MAIN ST

DURANT, OK 74701



PROPERTY DESCRIPTION

Exceptional lease opportunity in one of southeast Oklahoma's fastest growing retail corridors. This ±1,036 SF freestanding restaurant building shares parking with the adjacent Best Western Hotel, providing built in traffic and excellent visibility.

Located directly off West Main Street, the property is surrounded by national retailers including Walmart, Lowe's, ALDI, and the future Albertsons, along with numerous restaurants and service businesses that anchor Durant's primary commercial corridor. The site is ideal for a coffee, sandwich, or quick service concept seeking strong exposure and steady customer flow.

Durant continues to experience rapid growth driven by the Choctaw Nation Headquarters and Resort, which attracts millions of visitors annually. As one of the fastest growing communities north of Sherman, Texas, the city benefits from sustained tourism, regional employment, and population growth.

With premier retail adjacency and immediate access to hotel guests and corridor traffic, 2401 W Main Street presents a rare small format restaurant lease opportunity in a thriving Oklahoma market

OFFERING SUMMARY

Available SF:	1,036 SF
Lease Rate:	\$3,500.00 per month (MG)
(MG) Modified Gross:	Includes CAM, Tax & Insurance
Tenant Responsibility:	Building Maintenance & Utilities
Building Size:	1,036 SF

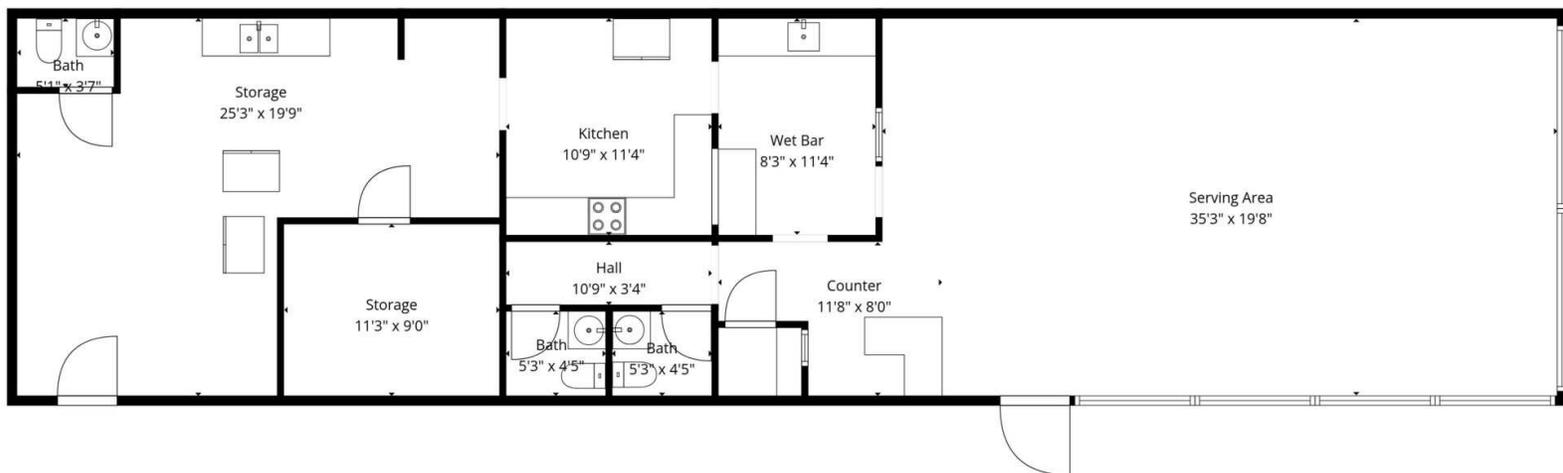
BRANDY RUNDEL

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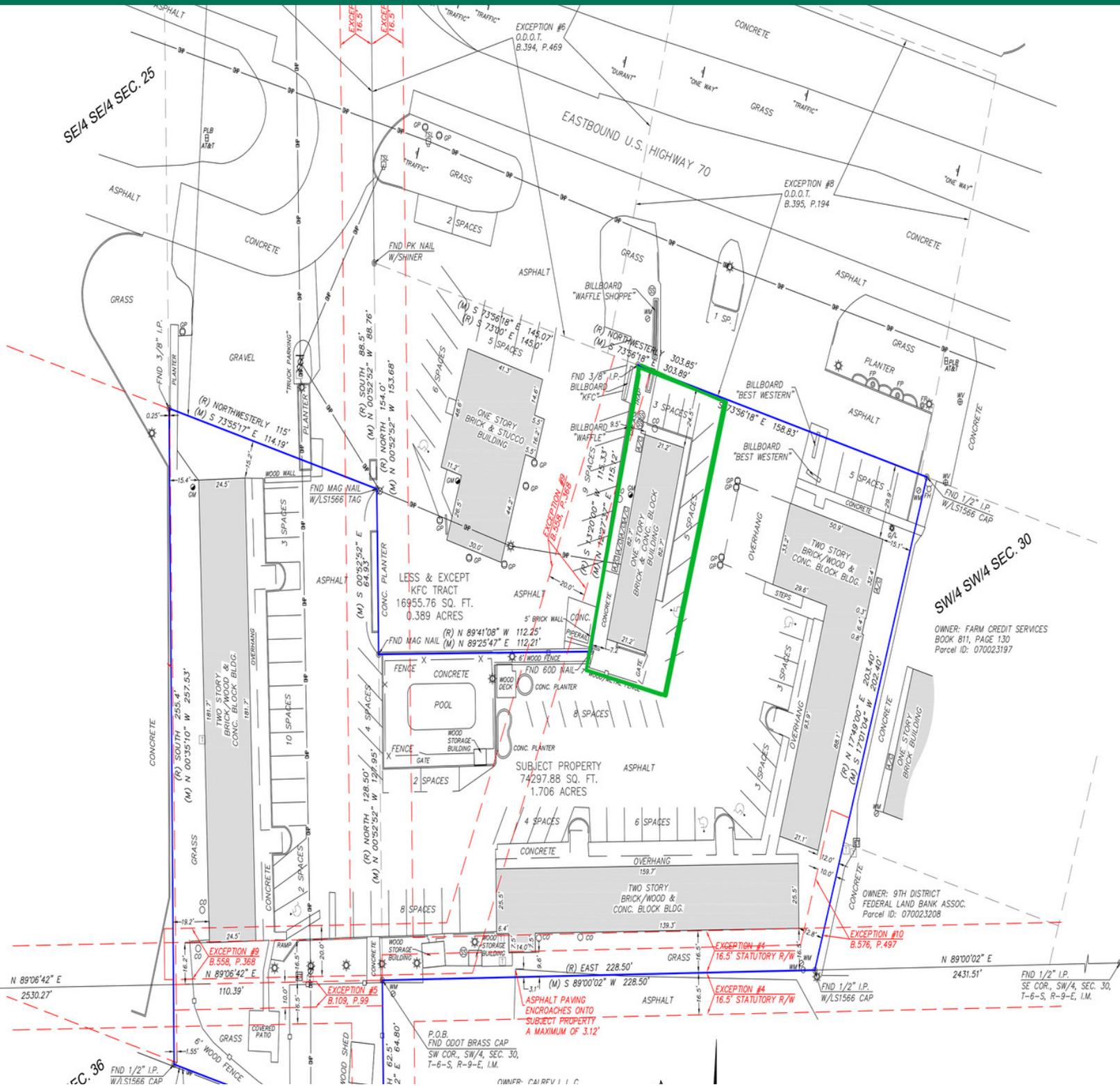
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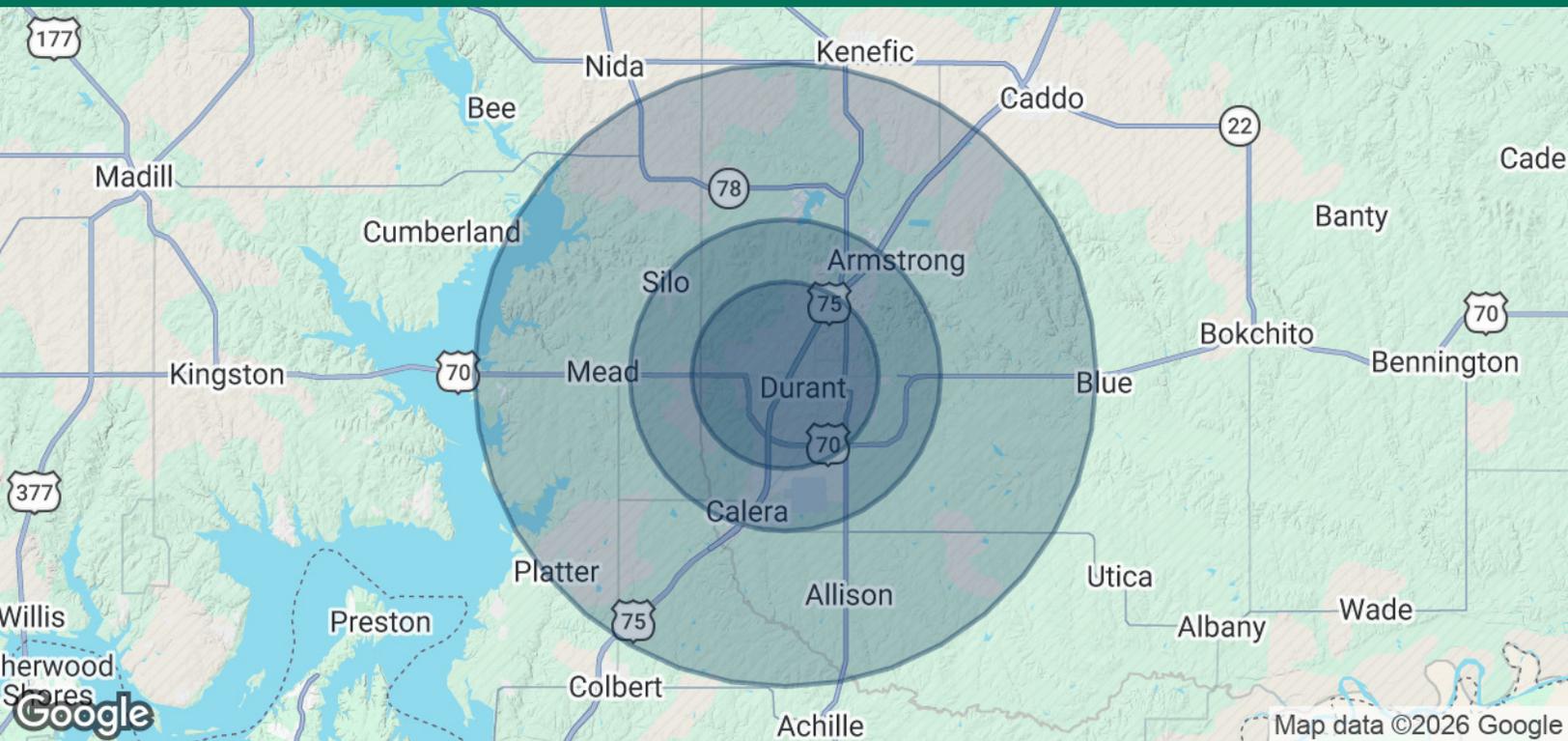
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	19,408	27,017	37,441
Average Age	37	37	38
Average Age (Male)	35	36	37
Average Age (Female)	38	39	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,389	10,322	14,360
# of Persons 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

02272026

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