

PRICE EDWARDS AND CO.

FOR
LEASE

2807 UNIVERSITY BOULEVARD

DURANT, OK 74701



BRANDY RUNDEL

retail leasing associate
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Lease Rate

\$1,100.00 per month (Gross)

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PROPERTY DESCRIPTION

Exceptional retail opportunity located off Hwy 69/75 and University Blvd—one of the highest traffic retail corridors in Durant’s fast-growing market. Surrounded by top national co-tenants like Super Walmart, Lowe’s, Tractor Supply, Petco, Boot Barn, Chili’s, McDonald’s, Braum’s, and more, this area offers proven foot traffic and retail momentum.

Durant is not only a regional shopping destination but also a tourism hub, drawing visitors to nearby Lake Texoma and the Choctaw Casino & Resort. The city enjoys strong support from the Choctaw Nation, local government, and a loyal community, making it an ideal place for business growth.

OFFERING SUMMARY

Lease Rate:	\$1,100.00 per month (Gross)
Available SF:	750 SF

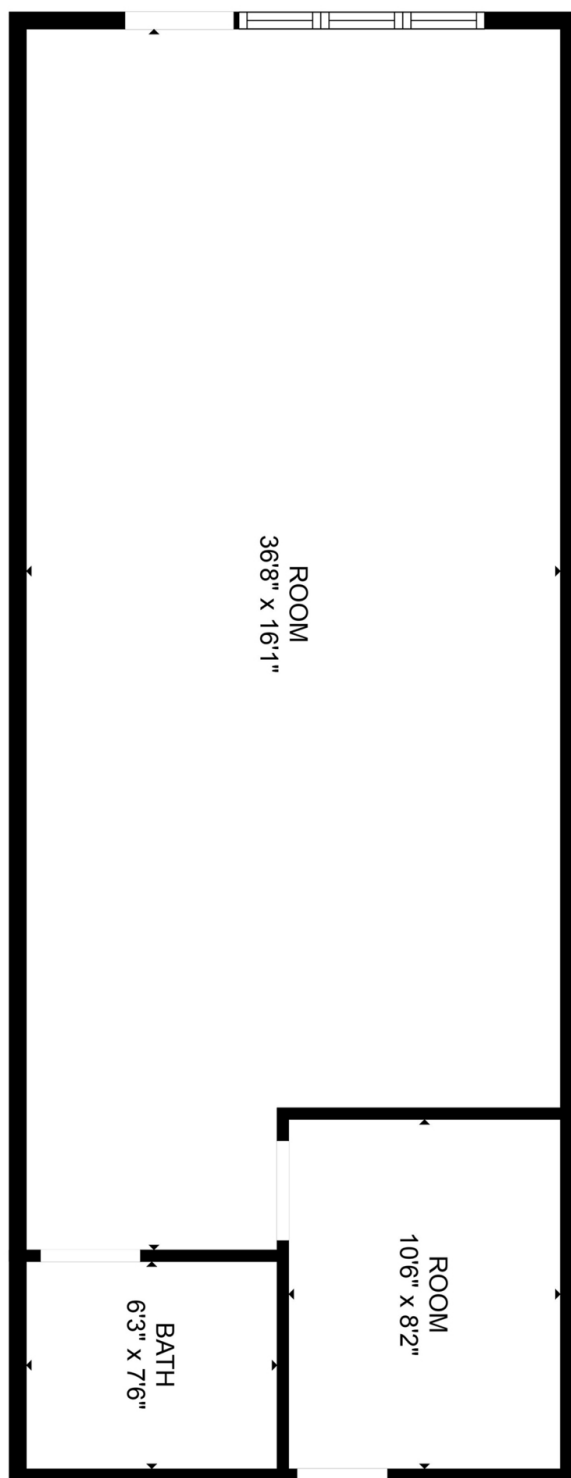
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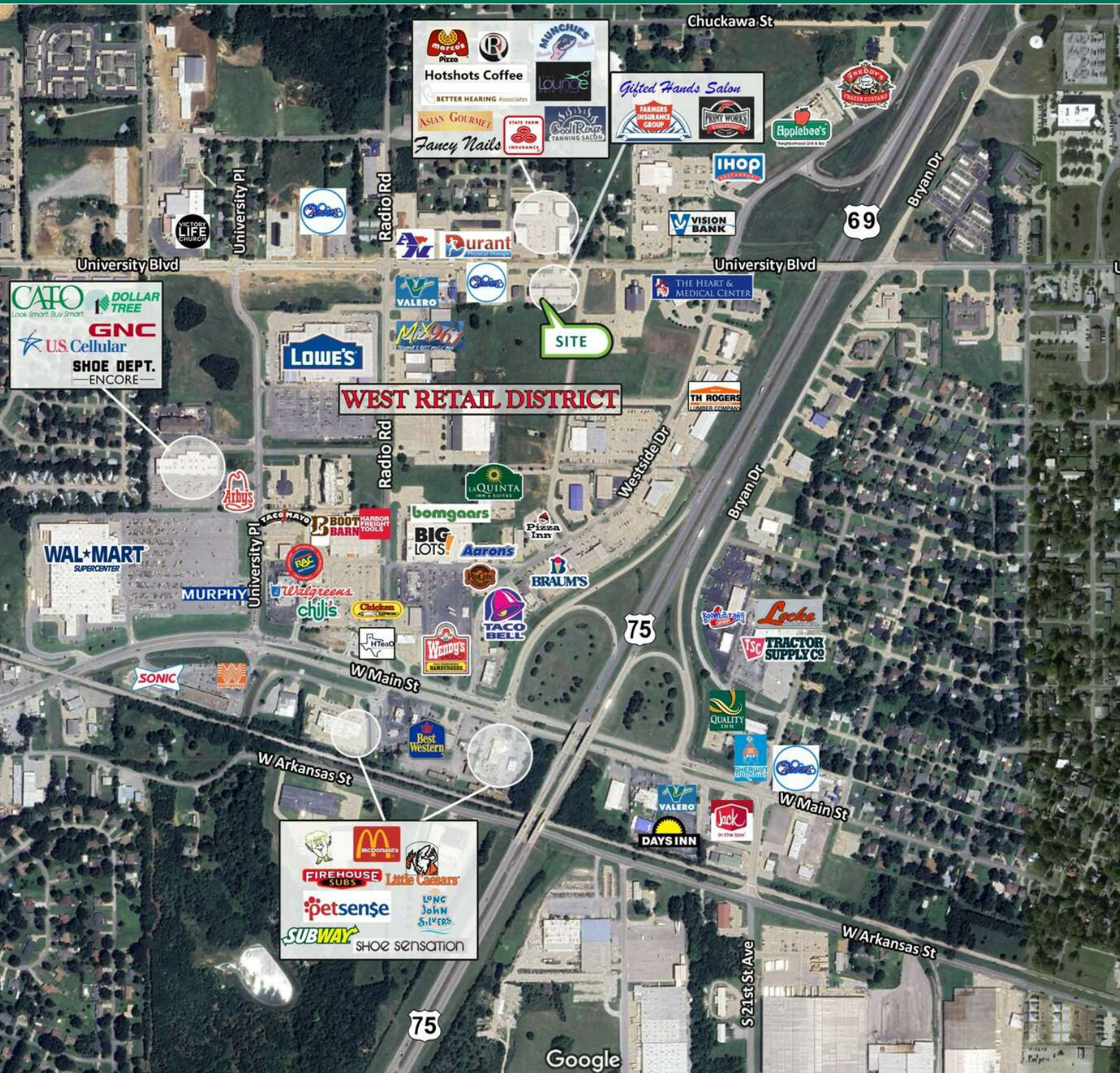
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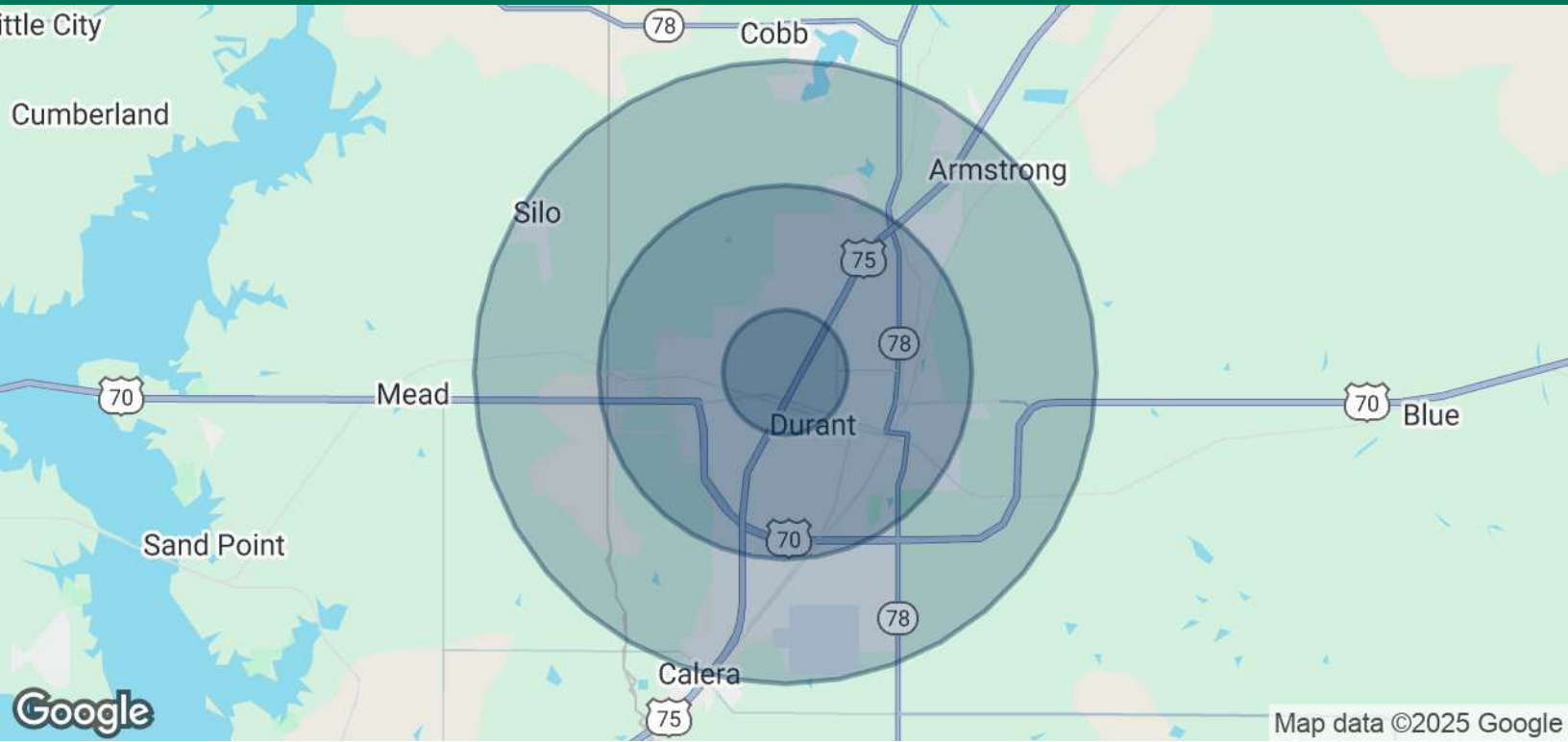
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,471	20,073	26,950
Average Age	39	37	37
Average Age (Male)	37	35	36
Average Age (Female)	40	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,816	7,631	10,244
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$77,667	\$73,723	\$77,457
Average House Value	\$191,200	\$190,263	\$200,742

Demographics data derived from AlphaMap

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