

2821 UNIVERSITY BOULEVARD

DURANT, OK 74701



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:	\$1,200.00 per month (Gross)
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Available SF:	675 SF
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DRIVE THRU END CAP AVAILABLE

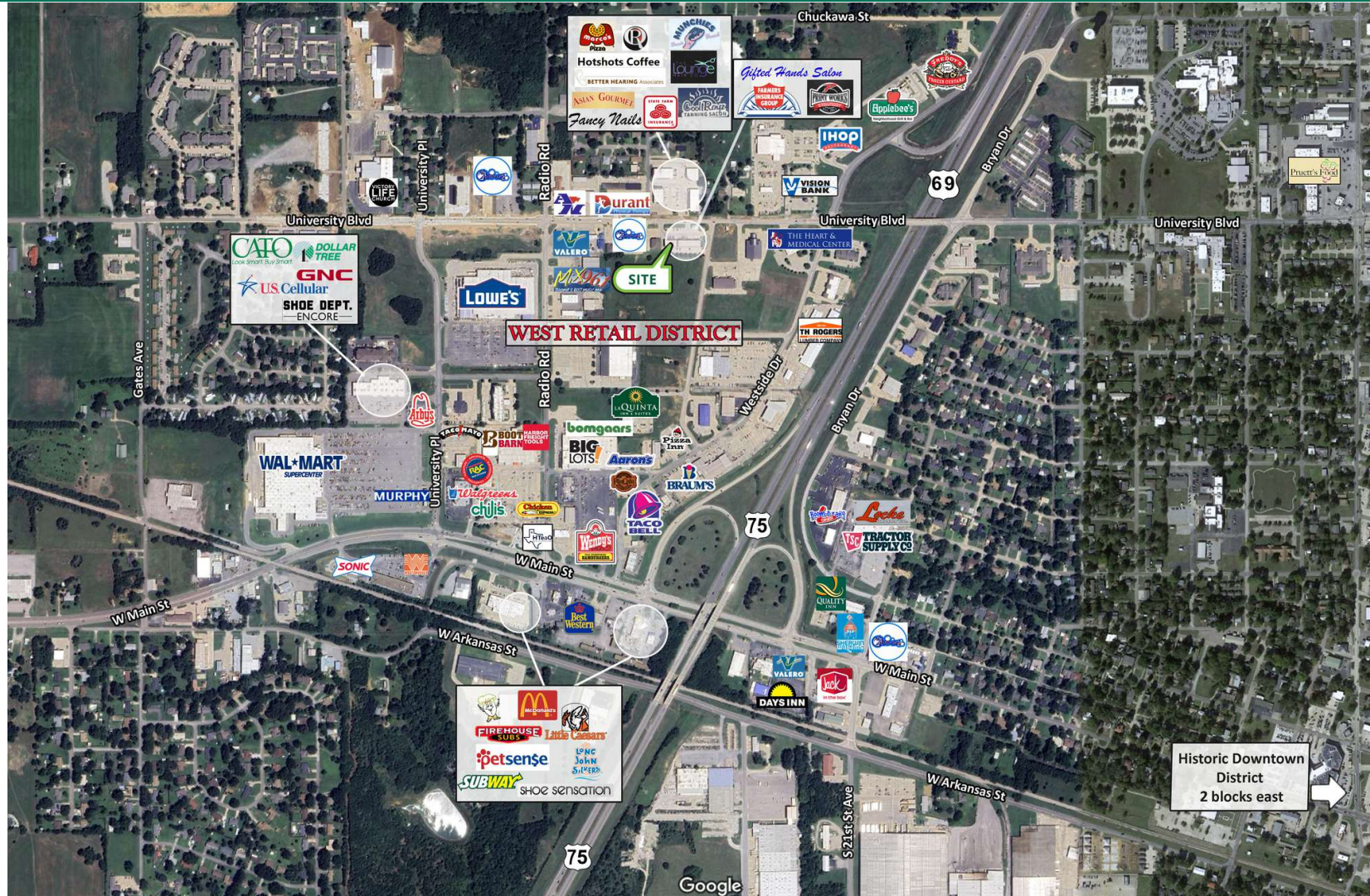
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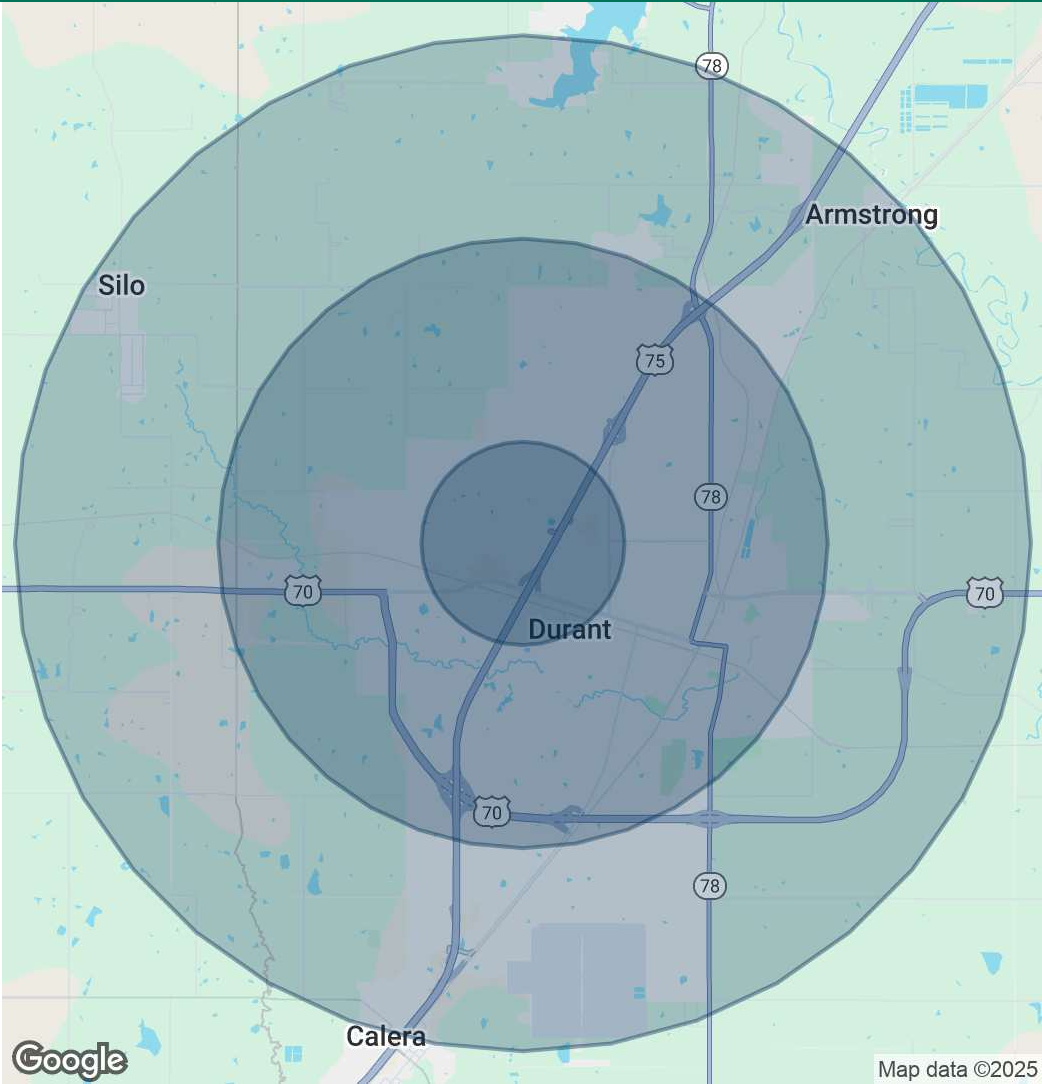
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,327	20,234	26,950
Average Age	39	37	37
Average Age (Male)	37	35	36
Average Age (Female)	40	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,747	7,691	10,244
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$78,723	\$73,911	\$77,457
Average House Value	\$191,975	\$190,368	\$200,742

Demographics data derived from AlphaMap

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Map data ©2025

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