

PRICE EDWARDS AND CO.

FOR
LEASE

2832 UNIVERSITY BOULEVARD

DURANT, OK 74701



BRANDY RUNDEL

retail leasing associate
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Lease Rate

\$3,200.00 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: \$3,200.00 per month (Gross)

Available SF: 1,904 SF

SPACE	LEASE RATE	SPACE SIZE
132	\$3,200 per month	1,904 SF

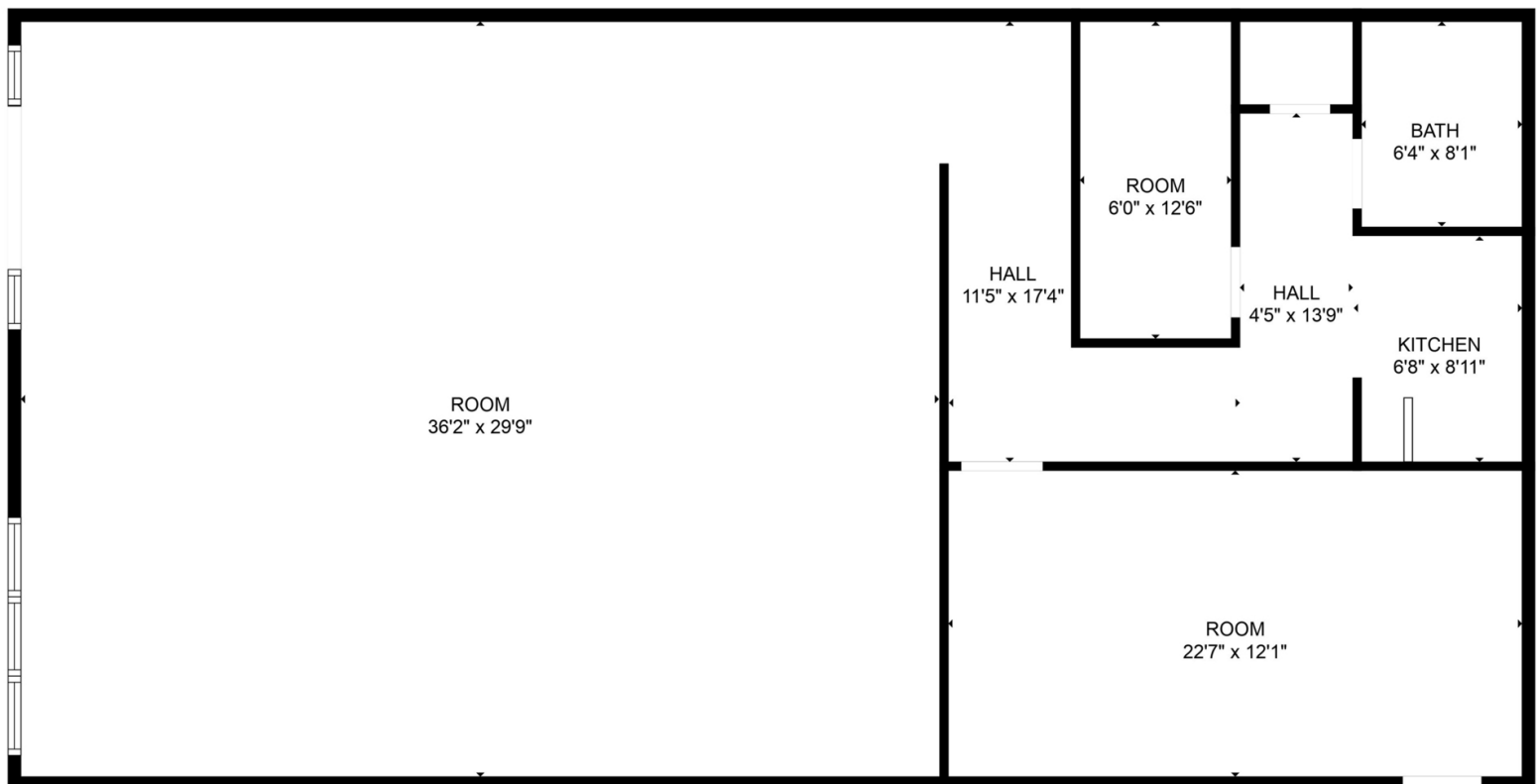
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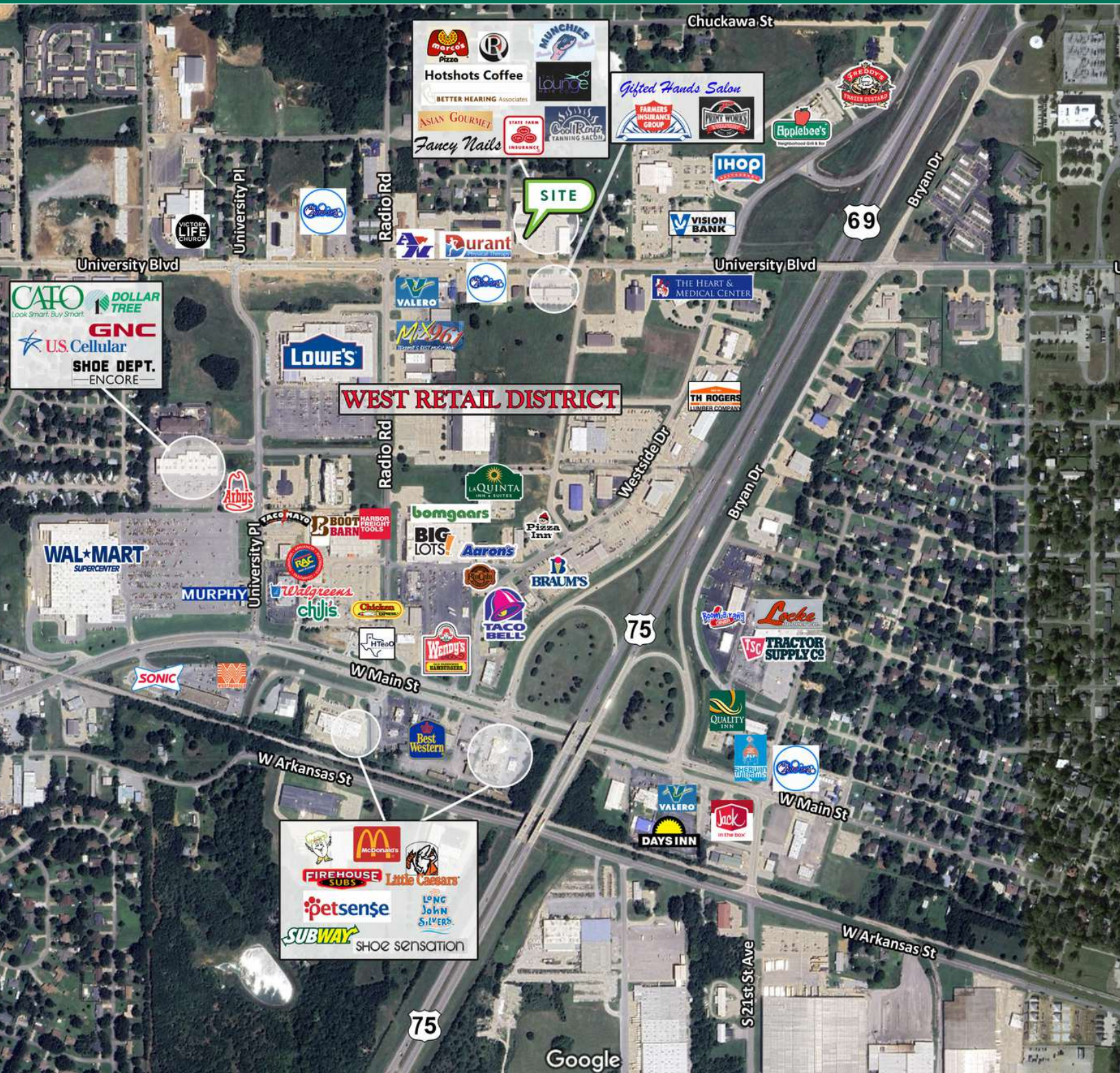
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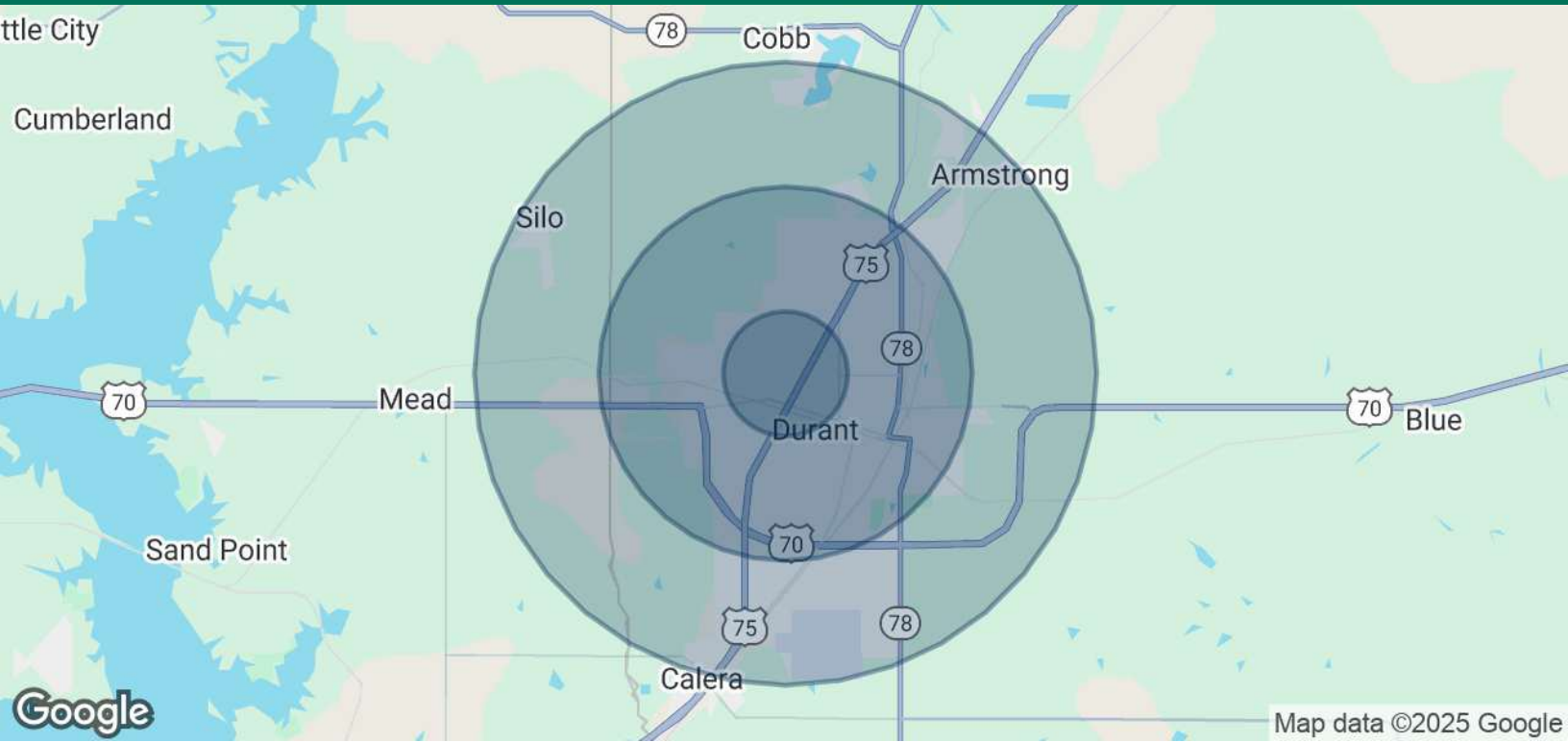
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,411	20,338	26,847
Average Age	39	37	37
Average Age (Male)	37	35	36
Average Age (Female)	41	38	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,798	7,730	10,205
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$78,427	\$74,045	\$77,469
Average House Value	\$193,778	\$191,021	\$200,768

Demographics data derived from AlphaMap

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