

410 UNIVERSITY PLACE

DURANT, OK 74701



BRANDY RUNDEL

retail leasing associate
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Lease Rate

\$28.00 SF/yr (NNN)

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PROPERTY DESCRIPTION

This 2,000 SF retail space is ideally positioned in Durant, Oklahoma, directly across from a high-traffic Super Walmart and co-tenanted with AT&T. Located in a major retail corridor on the west side of Durant, the property benefits from strong visibility, consistent consumer traffic, and close proximity to a range of national retailers. The city actively supports the addition of new commercial retailers and offers compelling economic incentives for those who qualify.

Durant serves as a key commercial and tourism center for southeastern Oklahoma, bolstered by nearby Lake Texoma and year-round recreational activity. It is also home to the headquarters of the Choctaw Nation, a major economic force in the region, contributing significantly to local infrastructure, tourism, and employment.

OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Available SF:	2,000 SF
Building Size:	5,000 SF

SPACES	LEASE RATE	SPACE SIZE
410	\$28.00 SF/yr	2,000 SF

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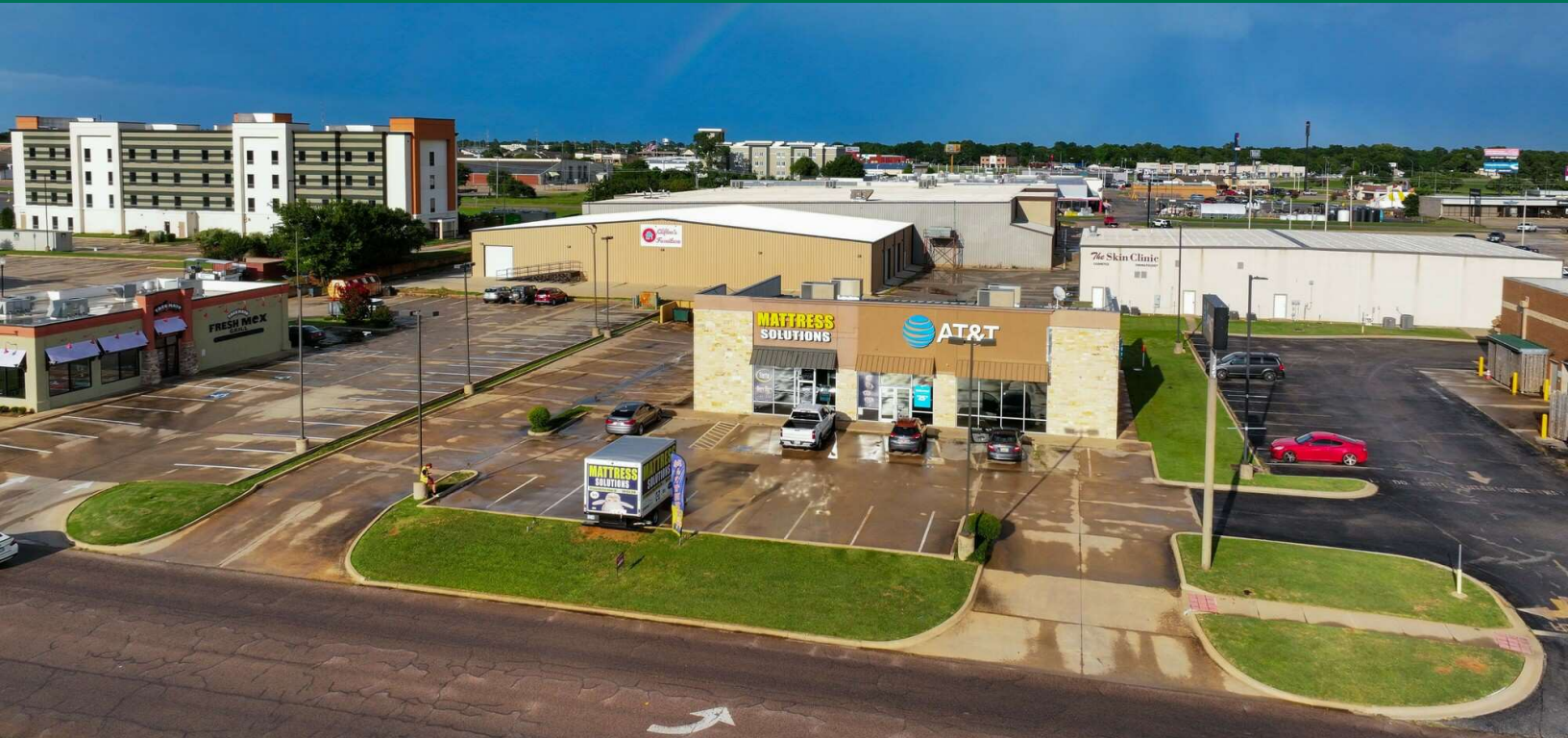
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PRICE EDWARDS AND CO.

FOR LEASE

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410 UNIVERSITY PLACE IS LOCATED DIRECTLY ACROSS THE STREET FROM WALMART SUPERCENTER.

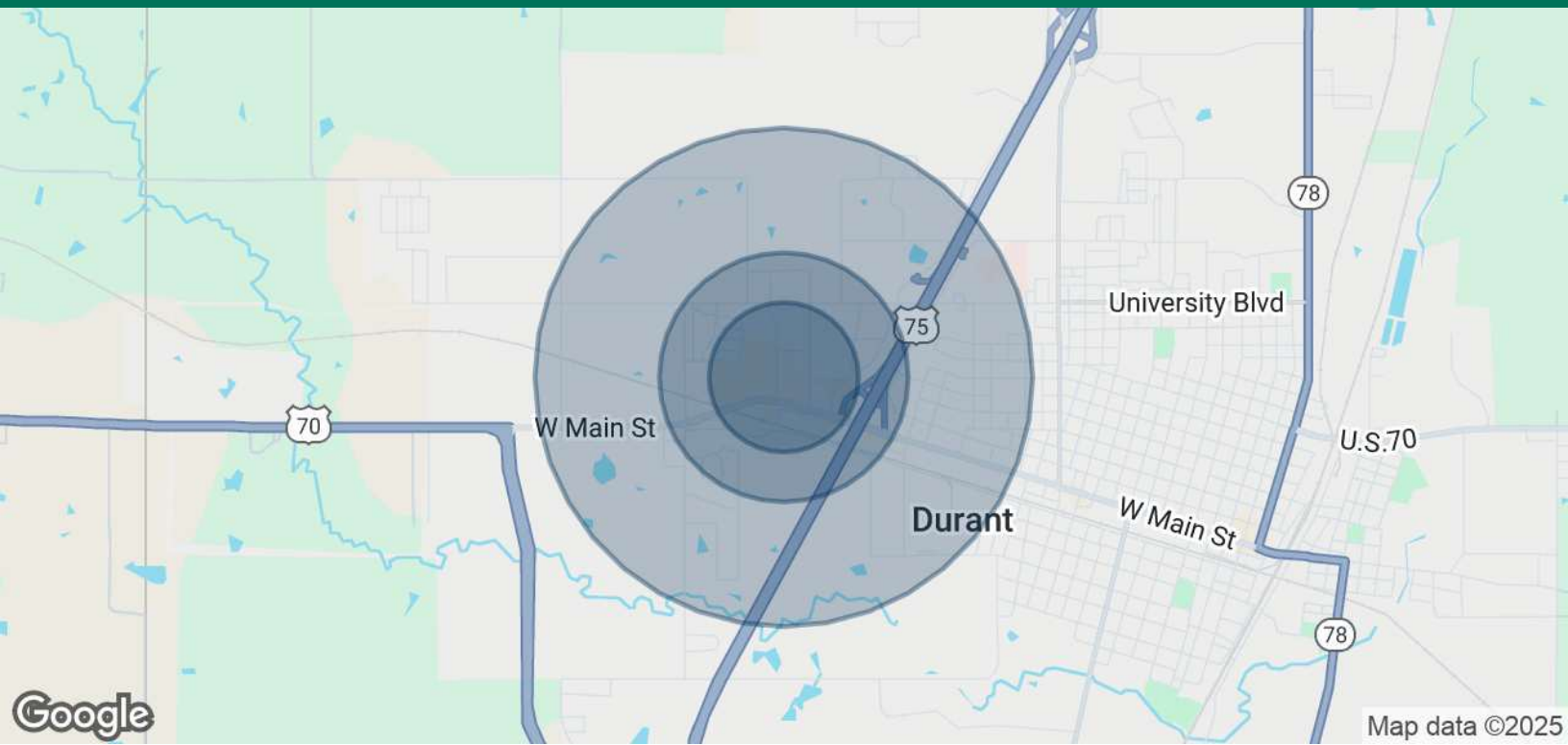
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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	145	953	3,636
Average Age	38	38	39
Average Age (Male)	37	37	37
Average Age (Female)	39	40	40

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	61	386	1,464
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$96,831	\$92,944	\$81,477
Average House Value	\$244,390	\$223,965	\$195,982

Demographics data derived from AlphaMap

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