

Former Clifton's Furniture Building

FOR LEASE

493 Radio Road, Durant, OK 74701



Details

Lease Rate:	\$14 SF/yr (NNN)
Available SF:	18,640 SF
Lot Size:	4.65 Acres
Building Size:	51,504 SF
Cross Streets:	Radio Road & Orshlots Rd

Overview

This expansive 18,640 square foot retail space is located on the west side of Durant, Oklahoma, within a high-traffic corridor that promises excellent visibility and customer flow. Anchoring with Boot Barn and Harbor Freight, this shopping center is a bustling hub of activity. Its advantageous location places it within walking distance of major retailers and dining options, including Walmart, Lowe's Home Improvement, Walgreens, Chili's, McDonald's, and a variety of other fast-casual restaurants and retailers. This prime retail space offers an exceptional opportunity for businesses looking to thrive in a vibrant commercial environment.

Brandy Rundel

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405.990.5337

PRICE
EDWARDS
AND COMPANY

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Floor Plan

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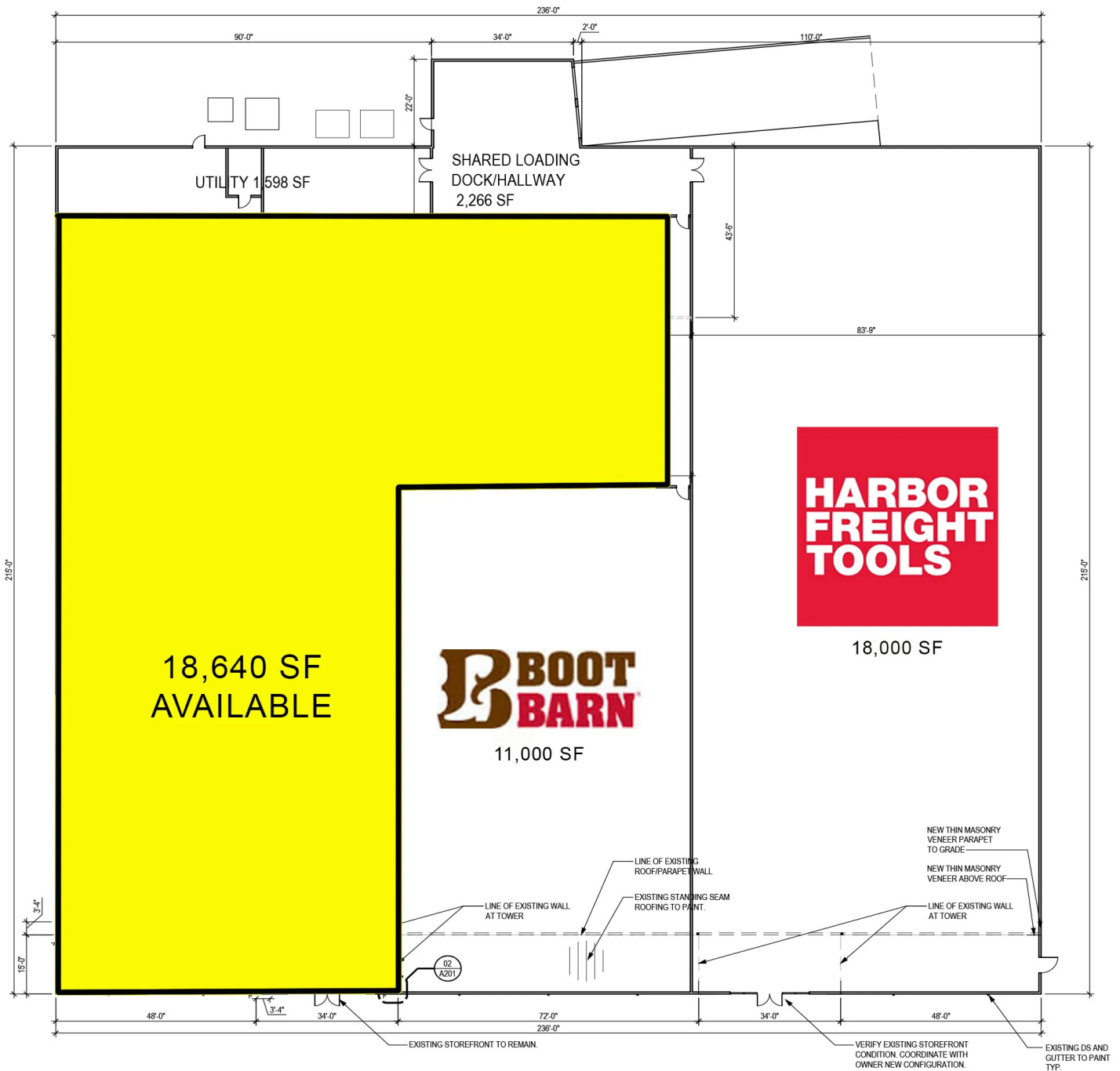
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BRYAN COUNTY DEMOGRAPHICS

Durant, Oklahoma serves as the regional hub for Bryan County and the surrounding Southeastern Oklahoma trade area, with a population approaching 50,000 residents. Bryan County currently has approximately 51,000 residents, 18,400 households, a median household income of approximately \$57,225, and a median age of 37. The market continues to benefit from the regional draw of Choctaw Casino & Resort, Choctaw Nation Headquarters, Lake Texoma tourism, and the US 69/75 corridor.

Sources:

Data USA – Bryan County, Oklahoma Demographics
U.S. Census Bureau / American Community Survey Estimates

LOCATION DESCRIPTION

Located north of W Main St (Highway 7) on Radio Rd, in the heart of the retail district.

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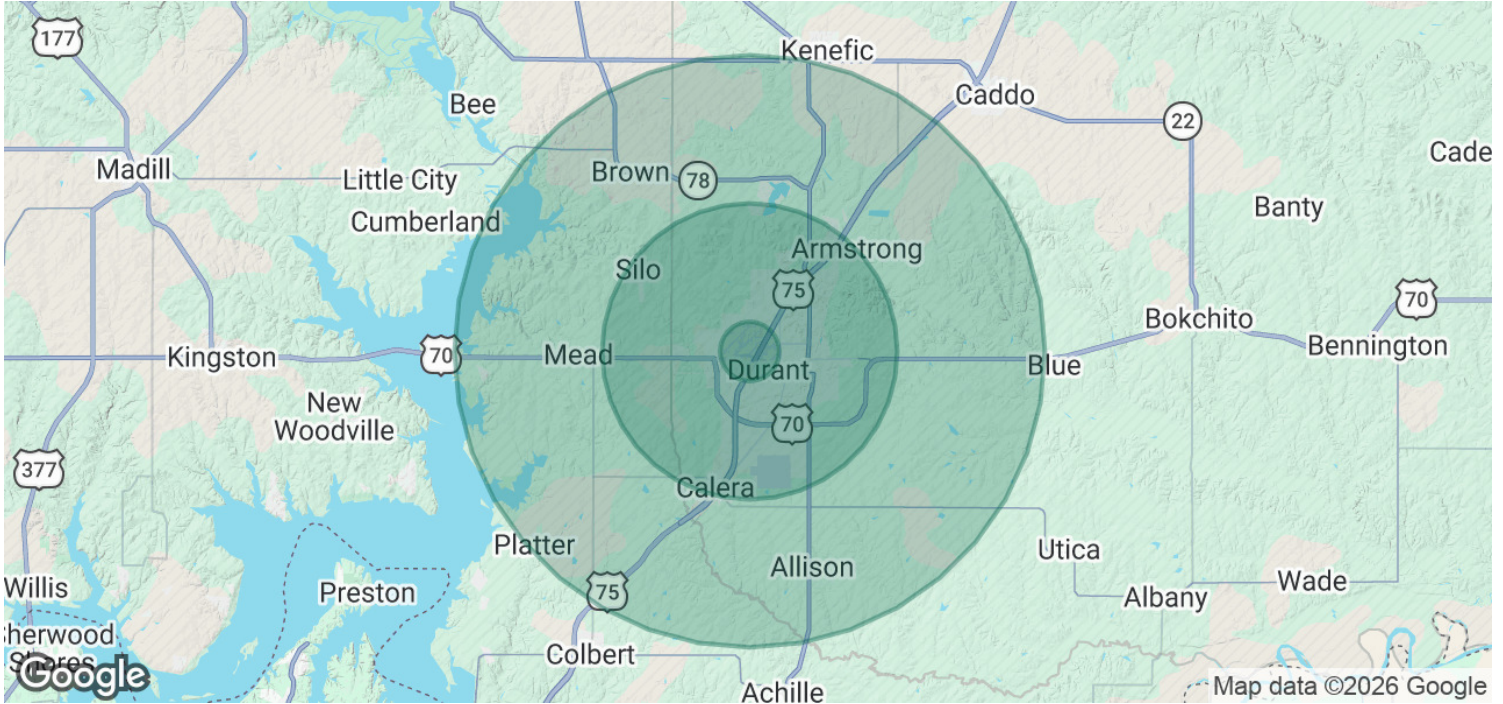
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,729	27,420	37,137
Average Age	39	37	38
Average Age (Male)	37	36	37
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,501	10,471	14,242
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$80,553	\$76,570	\$78,609
Average House Value	\$193,692	\$196,995	\$202,832

Demographics data derived from AlphaMap

06182026

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