

# Former Clifton's Furniture Building

# FOR LEASE

493 Radio Road. Durant. OK 74701



## Details

<b>Lease Rate:</b>	\$14.00 SF/yr (NNN)
<b>Available SF:</b>	18,640 SF
<b>Lot Size:</b>	4.65 Acres
<b>Building Size:</b>	51,504 SF
<b>Cross Streets:</b>	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

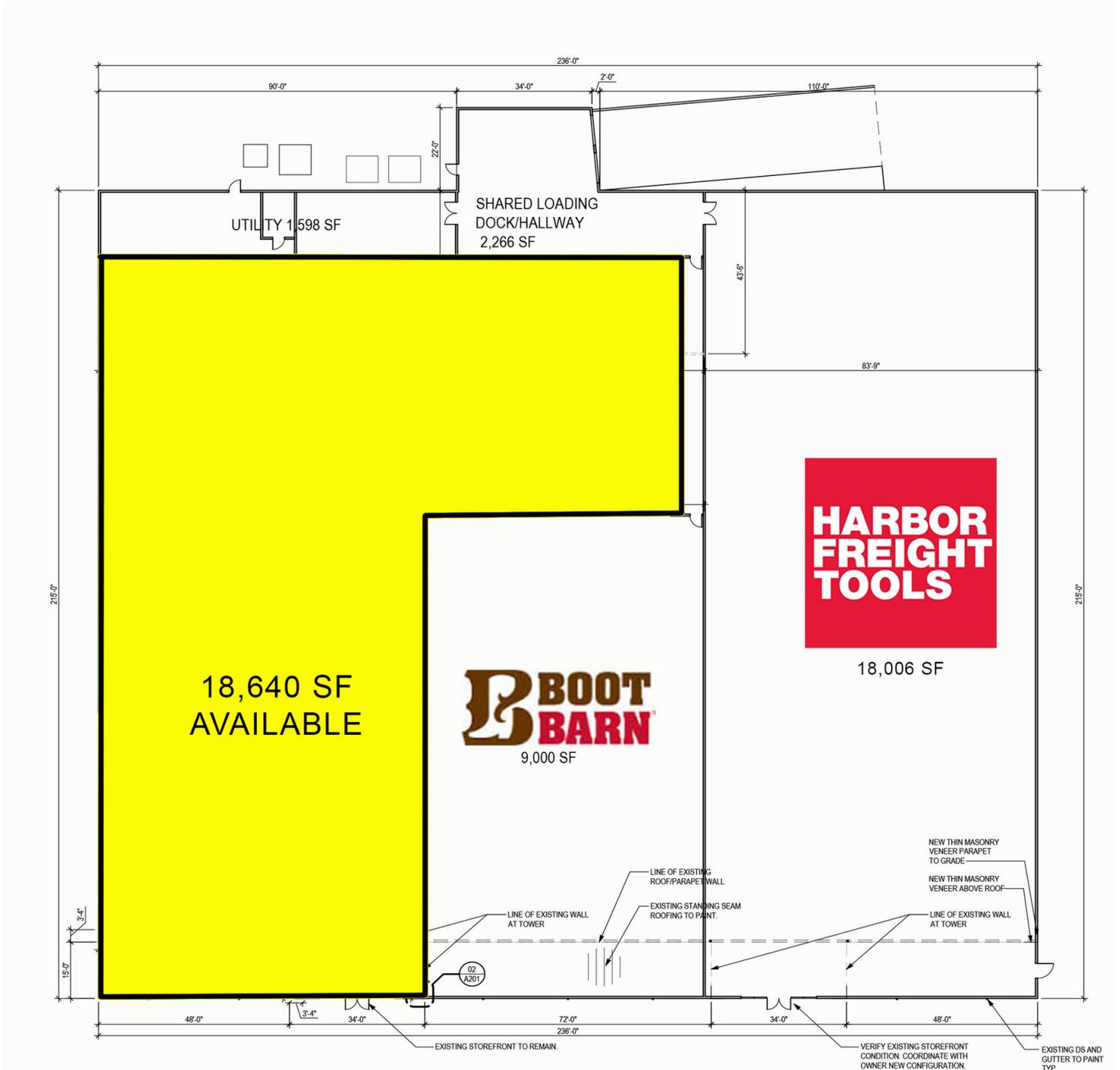
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PRICE  
EDWARDS  
AND COMPANY

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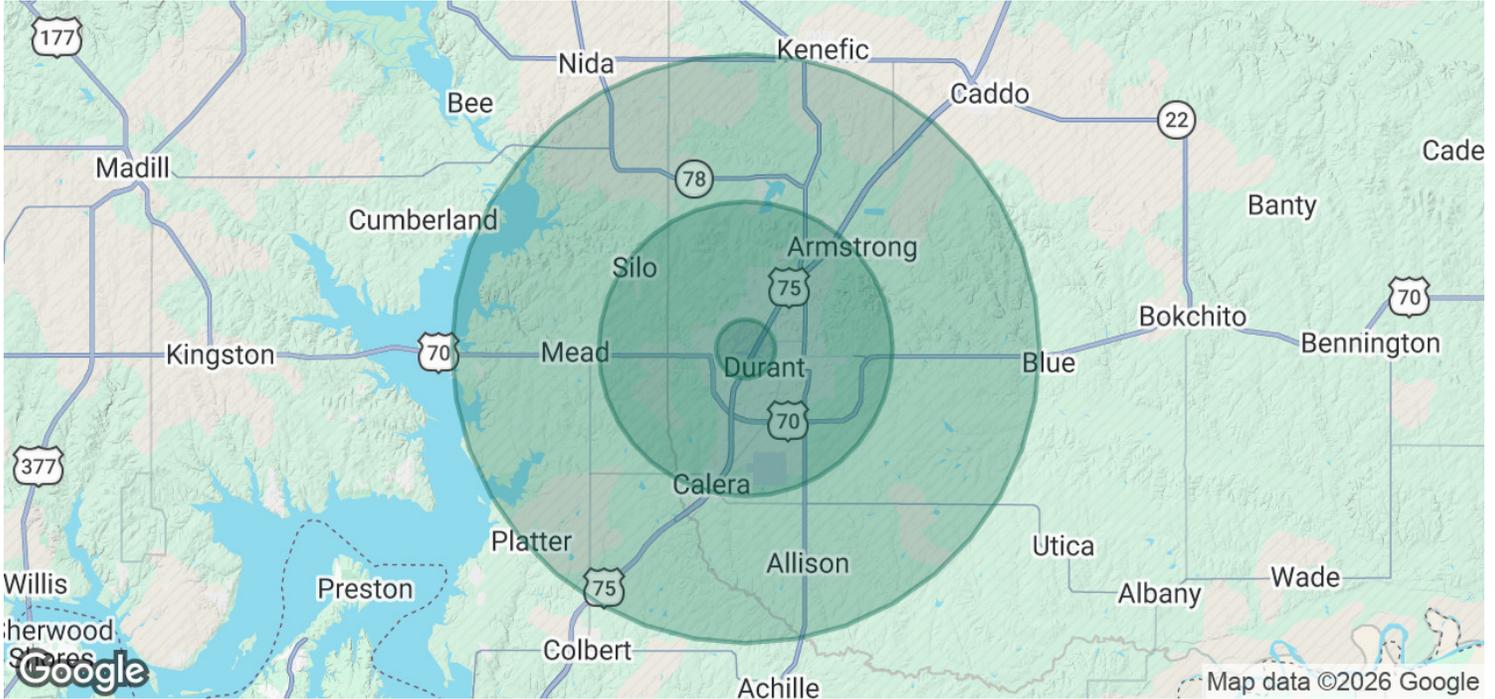
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,729	27,420	37,137
Average Age	39	37	38
Average Age (Male)	37	36	37
Average Age (Female)	40	39	40
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,501	10,471	14,242
# of Persons per 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

03252026



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