

720 BRYAN DRIVE

DURANT, OK 74701



PROPERTY DESCRIPTION

Modern, move-in ready medical space now available just minutes from AllianceHealth Durant. Recently remodeled with updated finishes and a functional layout, this space is ideal for primary care, specialists, or outpatient services seeking a professional setting in a growing market.

Located near the intersection of Hwy 69/75 and University Blvd, the property offers excellent access and visibility, with close proximity to other healthcare providers, retail centers, and residential neighborhoods. Its location near AllianceHealth adds convenience for referrals and collaboration with the area's leading hospital.

Durant's expanding population, steady tourism from Lake Texoma and Choctaw Casino & Resort, and strong backing from the Choctaw Nation and city leadership make this an excellent opportunity to serve a vibrant, well-supported community.

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Number of Units:	4
Available SF:	2,416 SF
Lot Size:	50,941 SF
Building Size:	7,824 SF

SPACES	LEASE RATE	SPACE SIZE
Suite B	\$20.00 SF/yr	2,416 SF

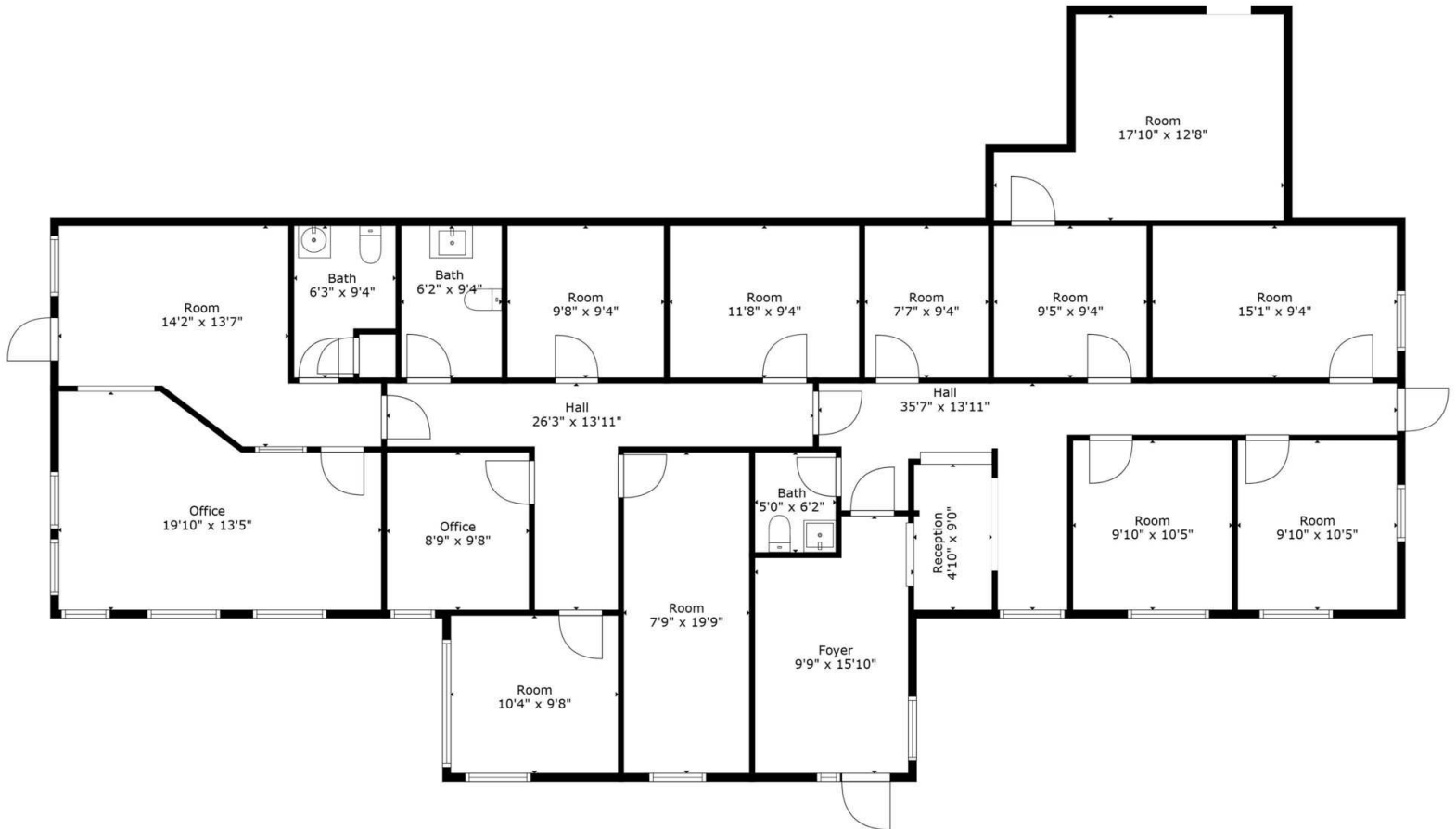
BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337

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TOTAL: 2416 sq. ft
FLOOR 1: 2416 sq. ft
EXCLUDED AREAS: WALLS: 130 sq. ft

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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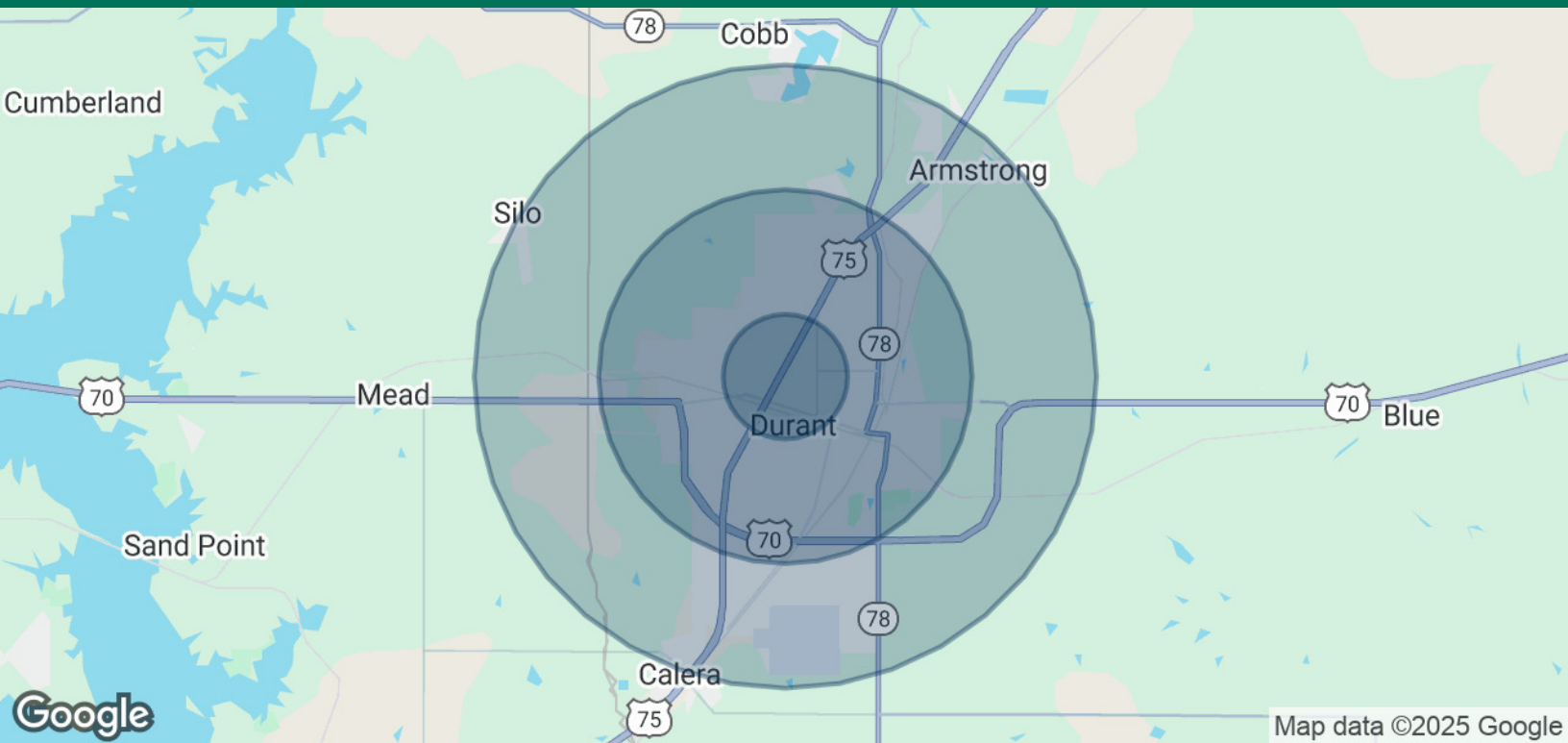
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,924	20,176	26,538
Average Age	37	37	37
Average Age (Male)	35	35	36
Average Age (Female)	39	38	39
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,307	7,669	10,085
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$66,943	\$73,612	\$77,234
Average House Value	\$165,237	\$189,819	\$199,842

Demographics data derived from AlphaMap

11102025

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