



### PROPERTY DESCRIPTION

Cross Creek Shopping Center enjoys a prime location at the highest-traffic intersection in Durant—Main Street and University Drive—directly across Highway 70 from the Walmart Supercenter. This highly visible and easily accessible site is positioned within Durant’s thriving west-side corridor, home to a strong lineup of national retailers, restaurants, and service providers. The center benefits from consistent daily traffic from both local residents and regional shoppers drawn to the area’s concentrated commercial activity. With a strong consumer base and excellent frontage, Cross Creek is an ideal destination for retailers seeking visibility and growth in a rapidly expanding market.

Durant serves as a regional hub in southern Oklahoma, bolstered by significant tourism and economic development. The nearby Choctaw Casino & Resort attracts over 6.7 million visitors annually, bringing substantial foot traffic and retail spending to the area. In addition, the city is a gateway to Lake Texoma, one of the region’s most popular outdoor recreation destinations. Adding to the momentum, the Chickasaw Nation has announced a transformational billion-dollar development just a few minutes from the center, expected to further elevate Durant’s status as a destination for tourism, commerce, and investment. Cross Creek Shopping Center is perfectly positioned to capitalize on this dynamic growth and long-term regional opportunity.

### PROPERTY HIGHLIGHTS

- New TPO Roof Installed March 2025, With 20 Yr Warranty
- Large Space is Divisible
- 60 Month Lease Preferred
- Strong Co-tenancy

### OFFERING SUMMARY

<b>Lease Rate</b>	\$18.00 - 25.00 SF/yr (NNN)
<b>Available SF:</b>	900 - 4,600 SF
<b>Lot Size:</b>	1.76 Acres
<b>Building Size:</b>	18,165 SF

SPACES	LEASE RATE	SPACE SIZE
<b>Suite 130, 140, 145</b>	\$18.00 - 23.00 SF/yr	2,300 - 4,600 SF
<b>Suite 155</b>	\$25.00 SF/yr	900 SF

### BRANDY RUNDEL

brundel@priceedwards.com

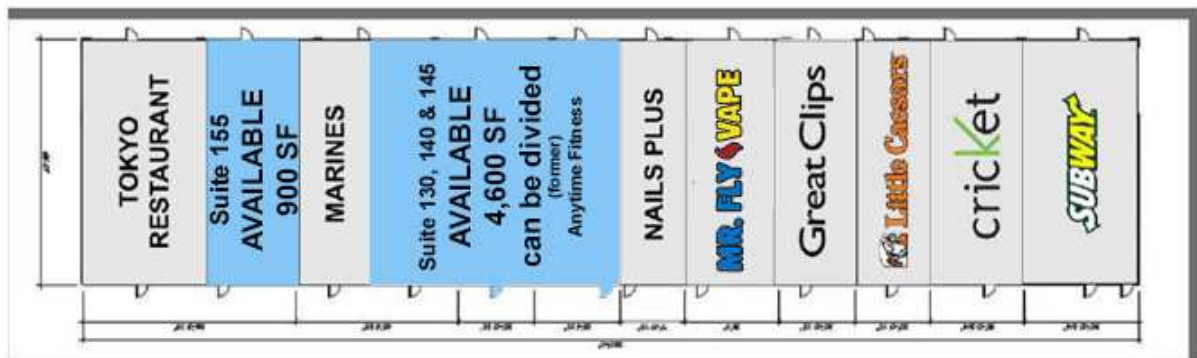
O: 405.990.5337 C: 405.990.5337

CROSS CREEK SHOPPING CENTER

3601 WEST MAIN ST, DURANT, OK 74701



## Site Plan



**BRANDY RUNDEL**

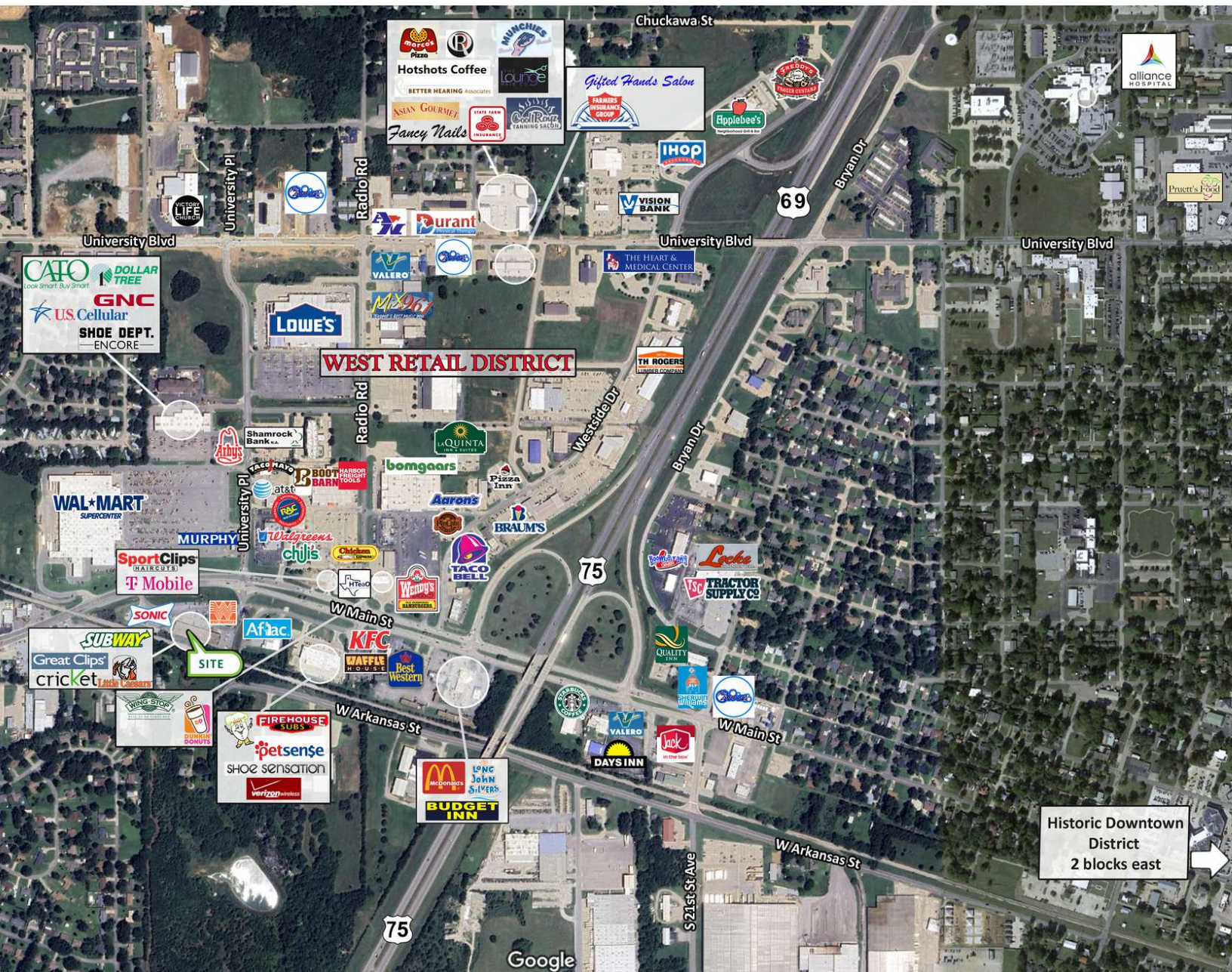
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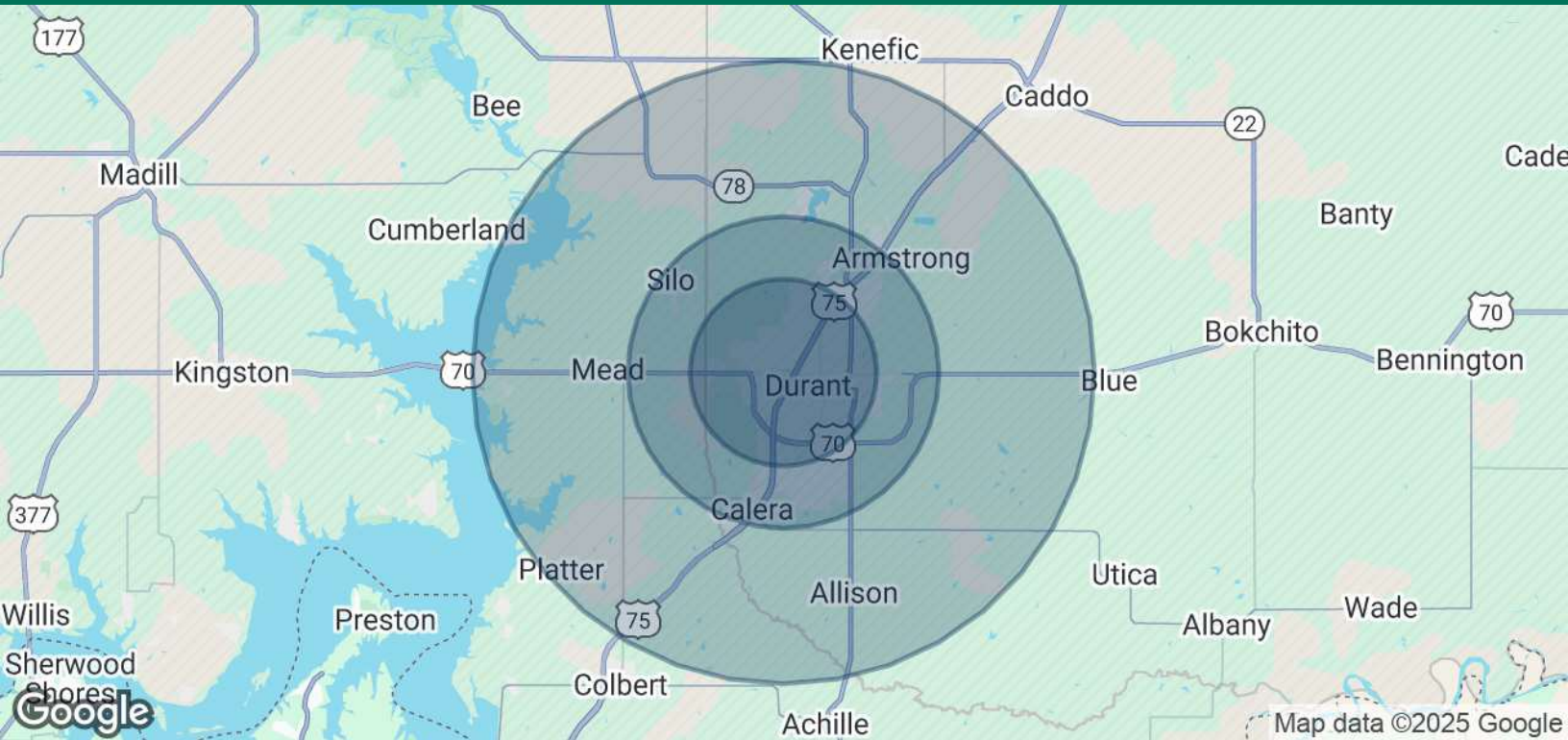
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## CROSS CREEK SHOPPING CENTER

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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	19,423	27,106	36,934
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	38	39	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,401	10,360	14,162
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$72,591	\$76,228	\$78,494
Average House Value	\$183,263	\$195,439	\$202,588

Demographics data derived from AlphaMap

08012025

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