

CROSS CREEK SHOPPING CENTER 3601 WEST MAIN STREET DURANT, OK 74701

**Large Fitness Center Space is Available**  
can be divided | 2, 300 - 4,600 SF  
\$18.00 - \$23.00 psf/yr

**Located in Cross Creek Shopping Center**



## BRANDY RUNDEL

retail leasing associate  
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O: 405.990.5337

## Lease Rate

\$18.00 - 25.00 SF/yr (NNN)

**End Cap Space is Available - 2,795 SF**  
**Can combine adjacent space for total of 3,695 SF**  
**\$22.00 psf**



### 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 - 25.00 SF/yr | 2,300 - 4,600 SF |
| <b>Suite 155</b>           | \$25.00 SF/yr         | 900 SF           |
| <b>Suite 160</b>           | \$22.00 SF/yr         | 2,795 - 3,695 SF |

### BRANDY RUNDEL

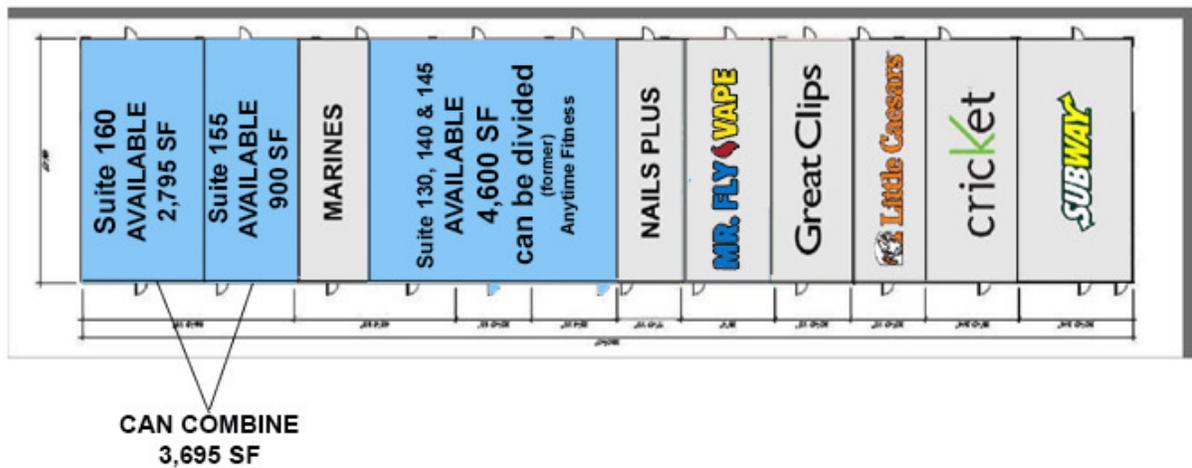
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## Site Plan



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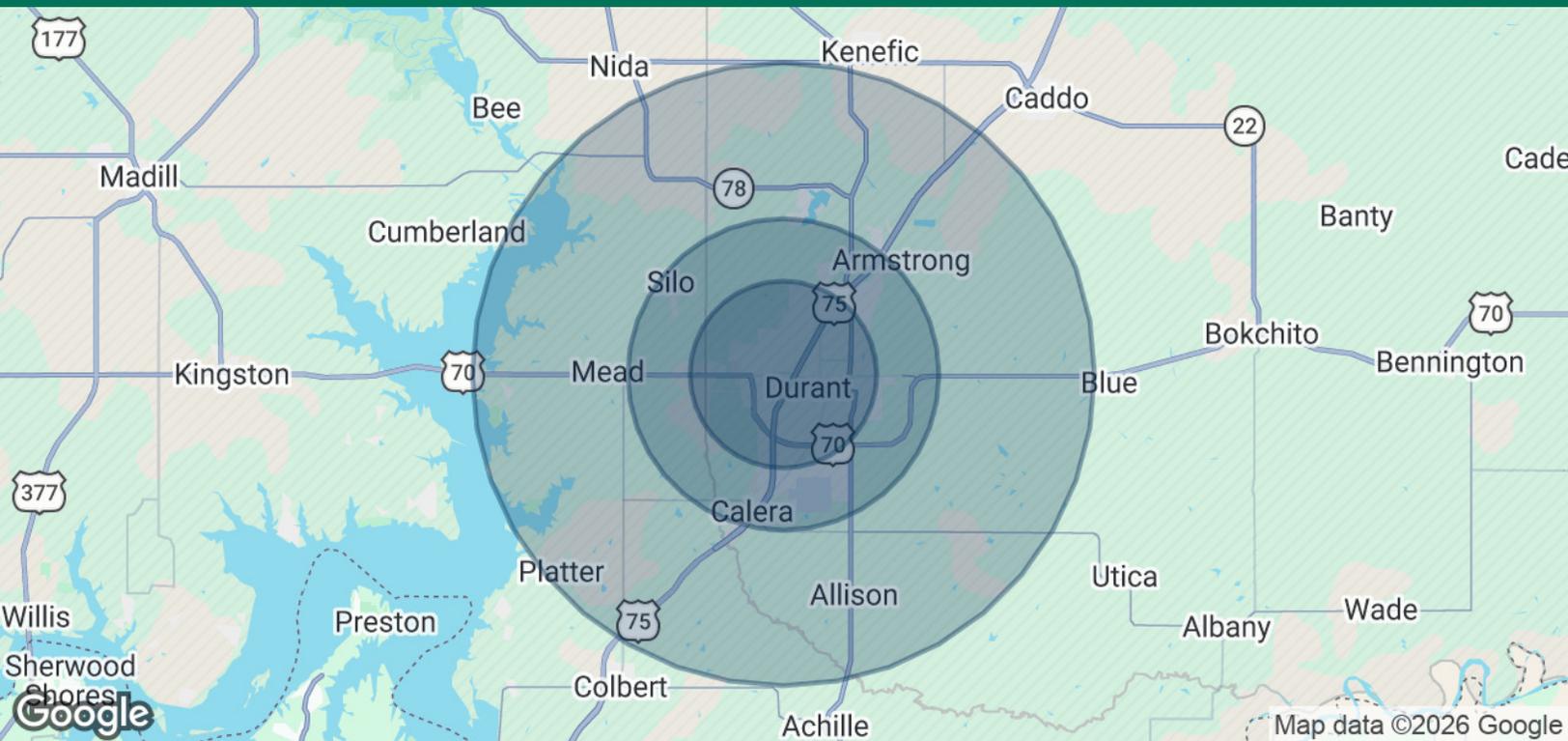
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## CROSS CREEK SHOPPING CENTER

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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

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