



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	61,329 SF
Available SF:	900 - 5,400 SF
Year Built:	2000
Intersection:	US Hwy 81 & Elk Ave

PROPERTY OVERVIEW

Duncan Town Square is located adjacent to the Wal-Mart Super Center on the highly traveled main retail corridor - US Highway 81 in Duncan, Oklahoma. This well manicured Center is home to national and regional tenants.

One 5,400 sq ft space is available in the Main Center, located between Ross Dress For Less and Shoe show, offering excellent foot traffic.

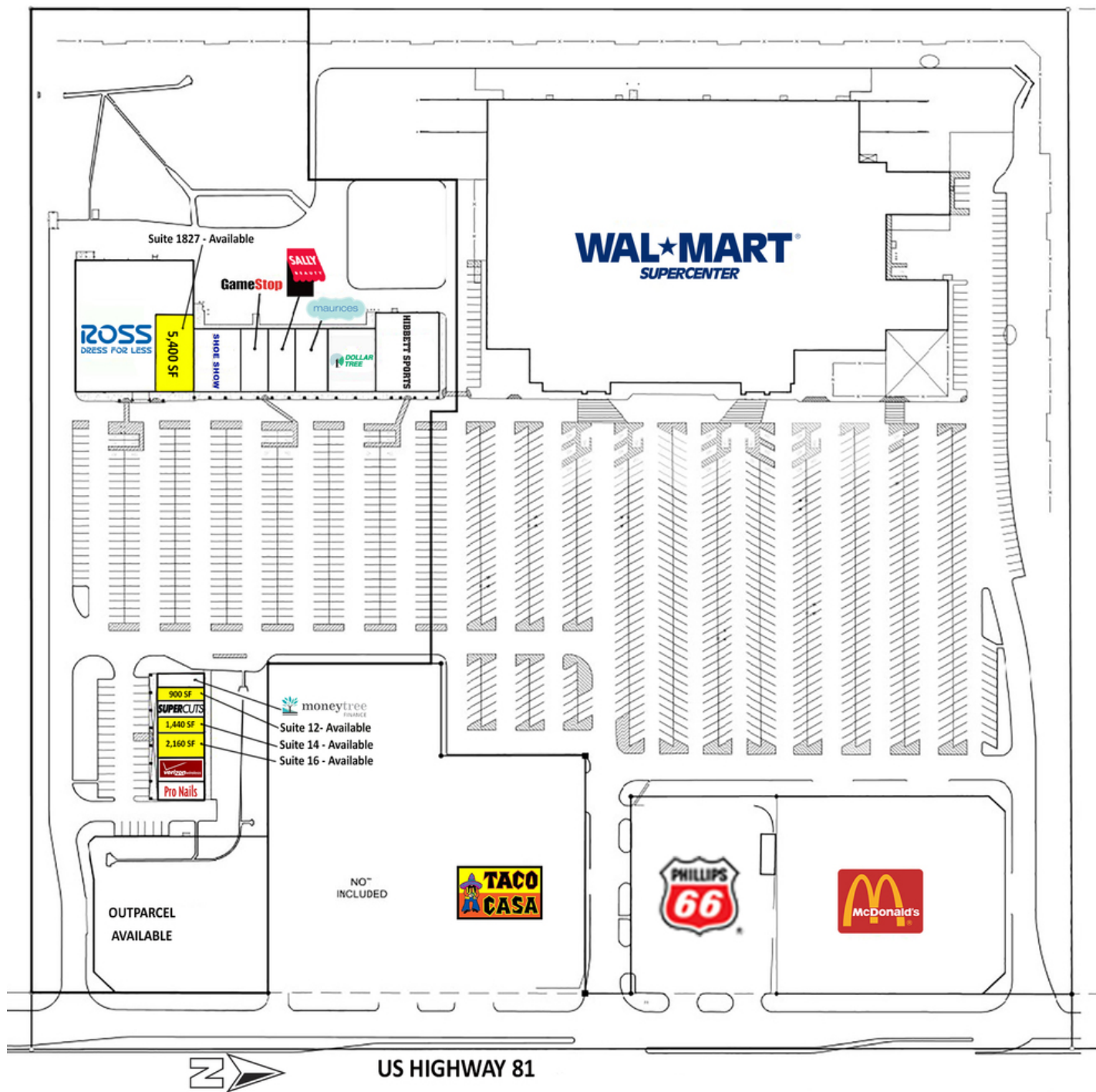
Three spaces are located in the outparcel with frontage facing Elk Ave with easy access and excellent co-tenancy.

SPACES	LEASE RATE	SPACE SIZE
Suite 1827	Negotiable	5,400 SF
Suite 12	Negotiable	900 SF
Suite 14	Negotiable	1,440 SF
Suite 16	Neogitable	2,160 SF

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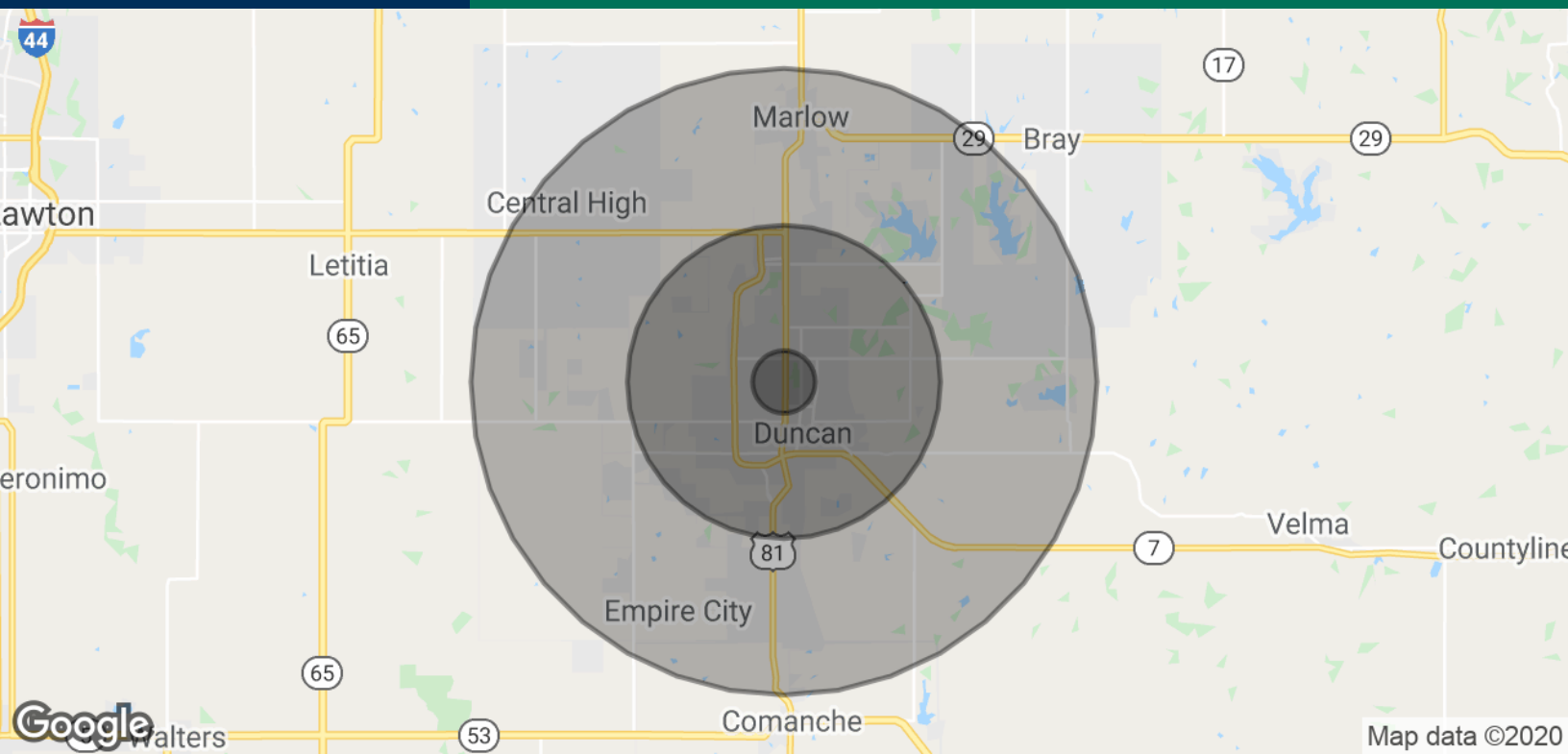


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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

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Map data ©2020

POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	3,100	28,571	37,327
Average age	44.8	39.4	39.6
Average age (Male)	41.7	37.2	37.4
Average age (Female)	47.7	41.6	41.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,325	11,770	14,944
# of persons per HH	2.3	2.4	2.5
Average HH income	\$72,296	\$55,912	\$56,670
Average house value	\$124,873	\$118,979	\$118,588

* Demographic data derived from 2010 US Census

TRAFFIC COUNT- ODOT

US Highway 81	north/south	24,200 VPD
		05202020

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