



## OFFERING SUMMARY

Lease Rate:	\$12.00 - \$16.00 SF/yr (NNN)
Building Size:	61,329 SF
Available SF:	900 - 5,400 SF
Year Built:	2000

## 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.

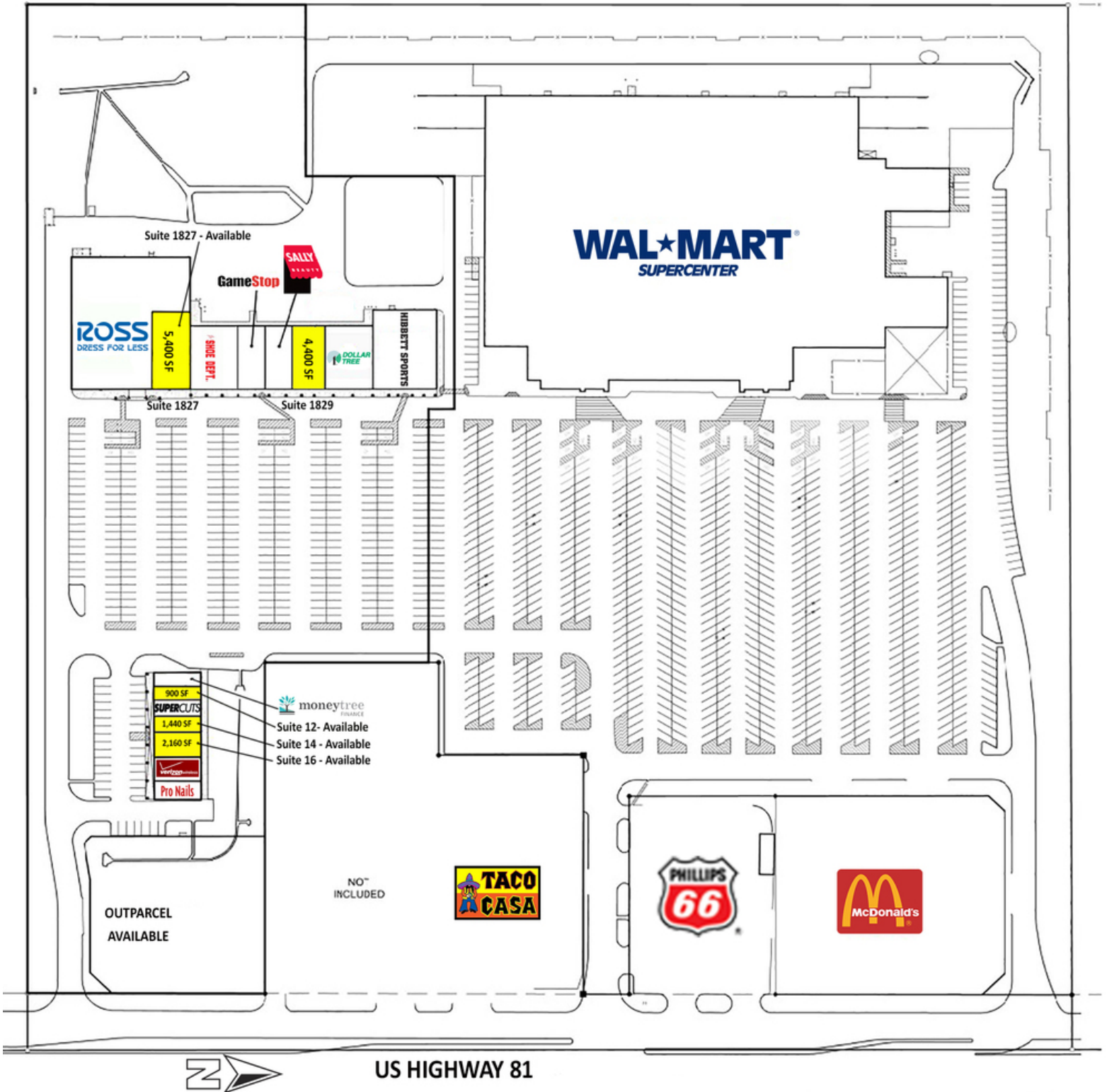
5,400 sq ft space is available in the Main Center, located between Ross Dress For Less and The Shoe Dept. and 4,400 sq ft space located between Sally Beauty and Dollar Tree offering excellent foot traffic.

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

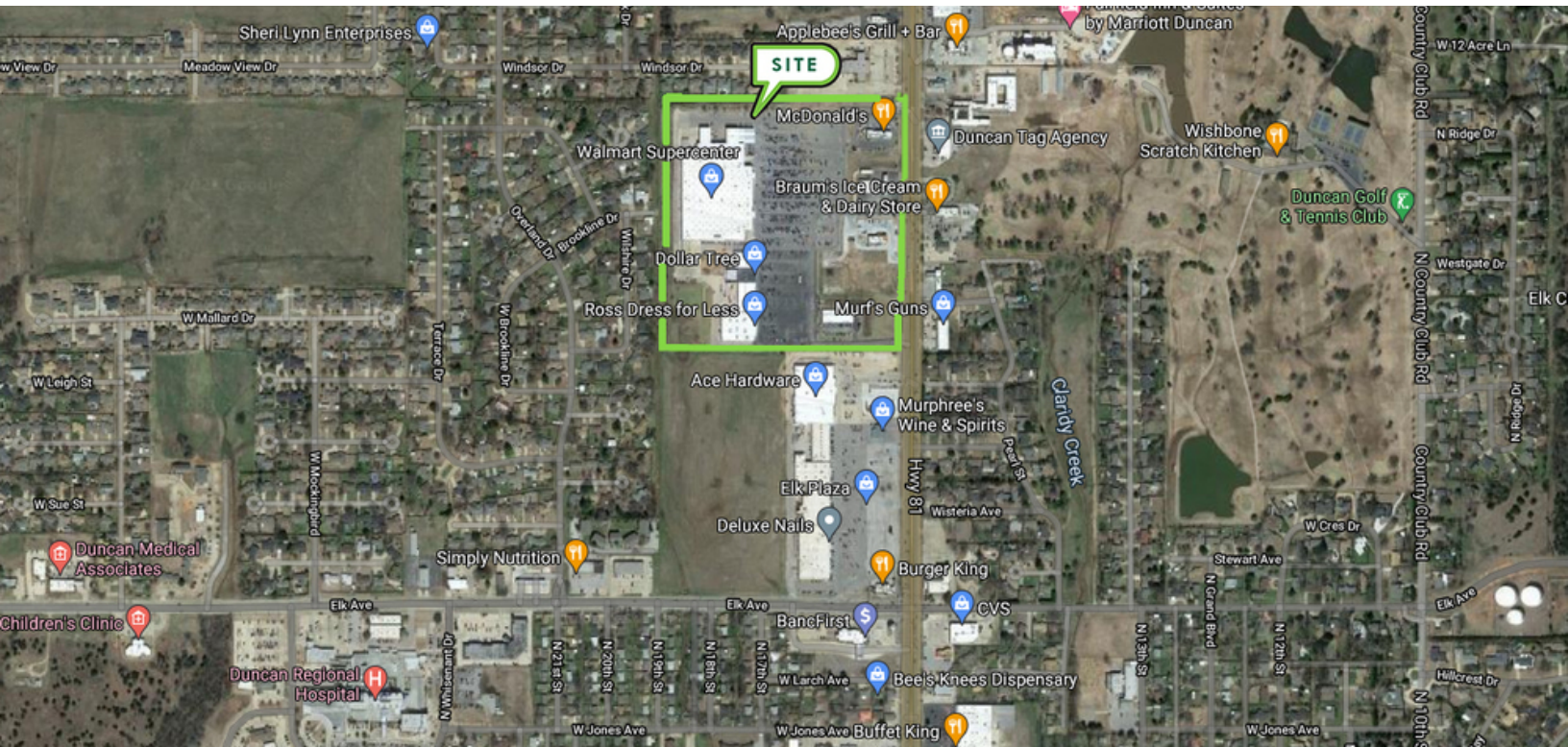
### SPACES

### SPACE SIZE

Suite 1827	5,400 SF
Suite 1829	4,400 SF
Suite 12	900 SF
Suite 14	1,440 SF
Suite 16	2,160 SF



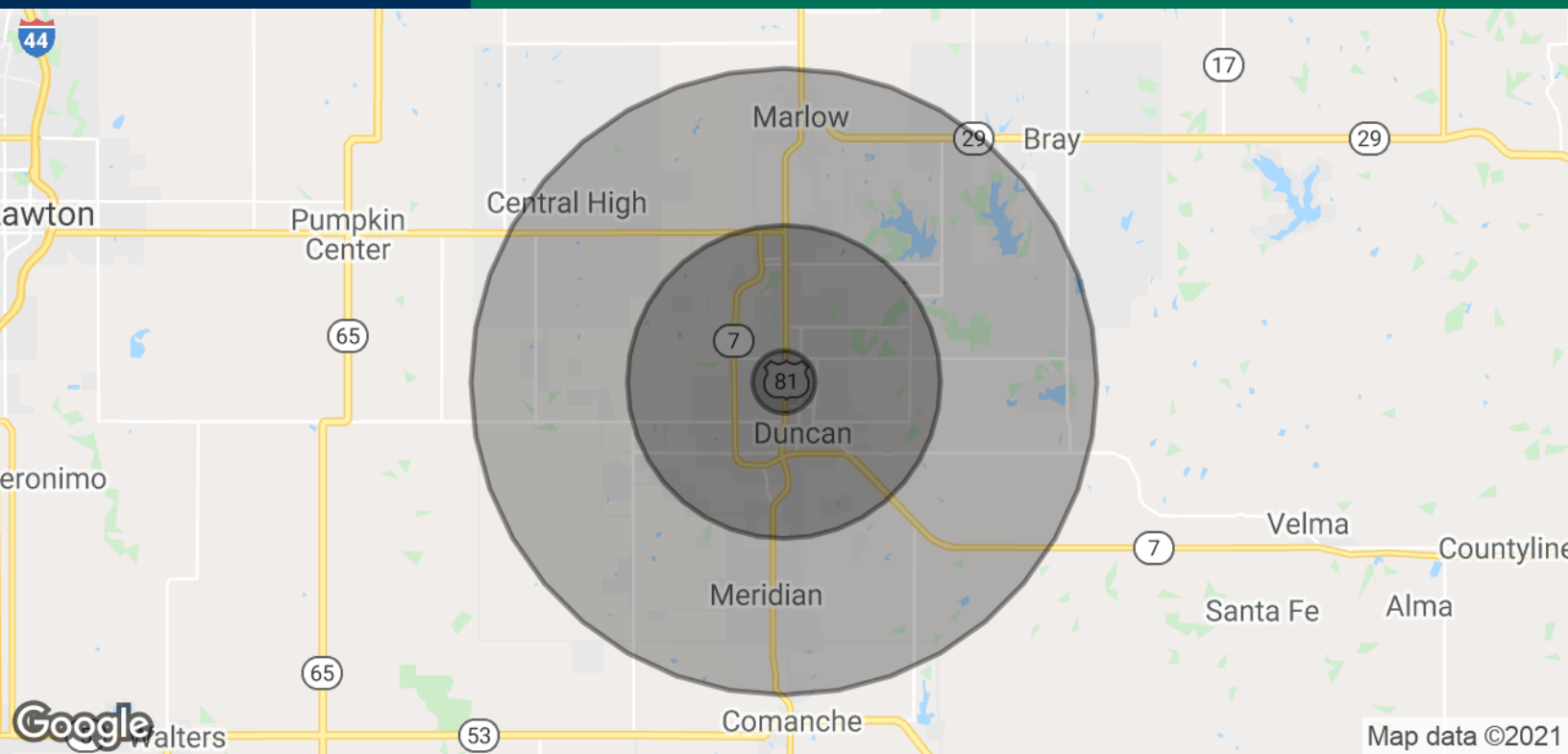
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# Duncan Town Square

1803 N Highway 81, Duncan, OK 73533



Map data ©2021

**POPULATION**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
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**

	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
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	22,700
US Highway 81	south	21,700
		07272021