



OFFERING SUMMARY

Lease Rate:	\$12.00 - \$16.00 SF/yr (NNN)
Building Size:	61,329 SF
Available SF:	900 - 2,160 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.

The Main Center is 100% occupied.

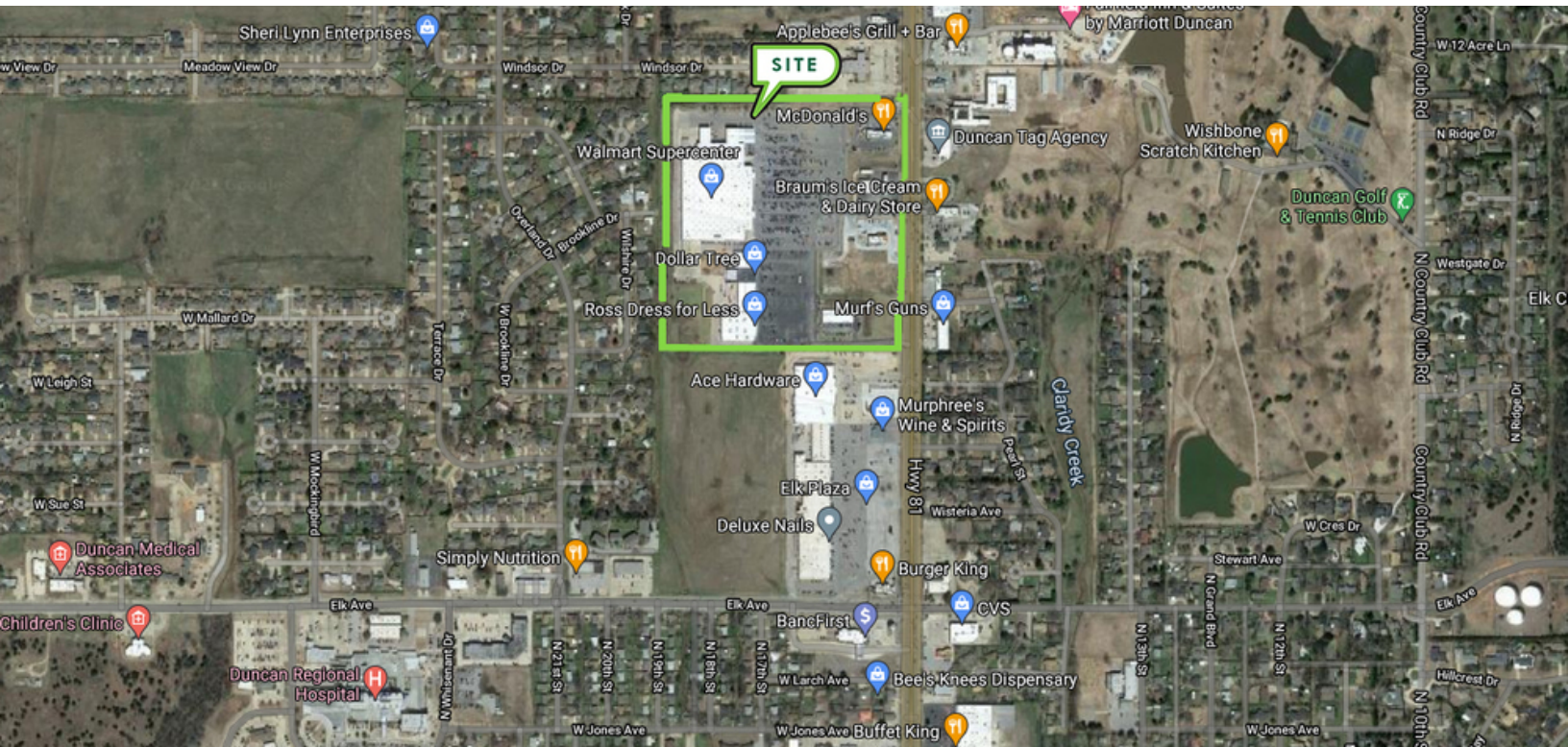
Three spaces are located in the outparcel with frontage facing Elk Ave with easy access and excellent co-tenancy.

SPACES

SPACE SIZE

Suite 12	900 SF
Suite 14	1,440 SF
Suite 16	2,160 SF

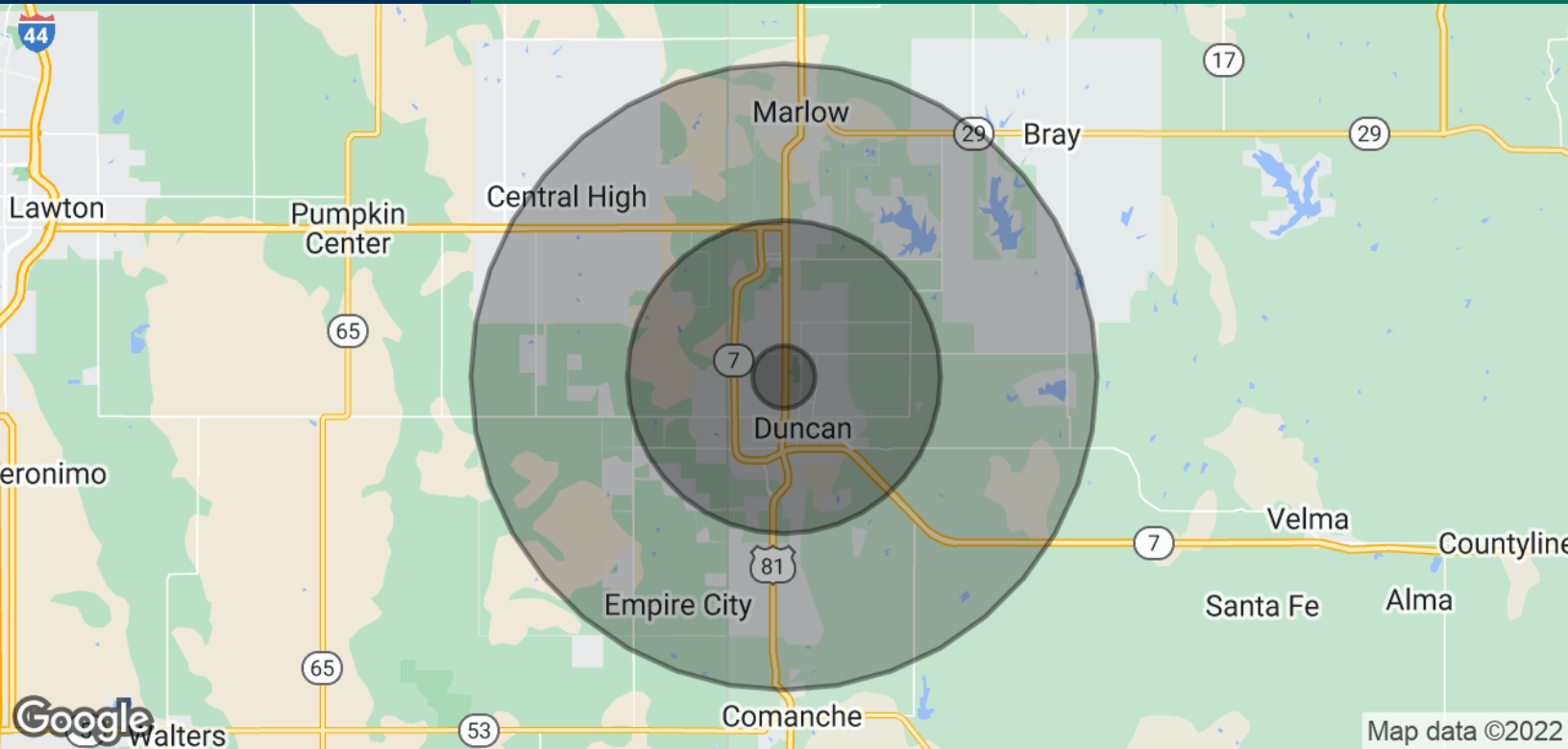




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Duncan Town Square

1803 N Highway 81, Duncan, OK 73533



Map data ©2022

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	22,700
US Highway 81	south	21,700
		05252022

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