

FORMER CLIFTON'S FURNITURE BUILDING

493 RADIO ROAD, DURANT, OK 74701



PROPERTY DESCRIPTION

This expansive 18,640 square foot retail space is located on the west side of Durant, Oklahoma, within a high-traffic corridor that promises excellent visibility and customer flow. Anchoring with Boot Barn and Harbor Freight, this shopping center is a bustling hub of activity. Its advantageous location places it within walking distance of major retailers and dining options, including Walmart, Lowe's Home Improvement, Walgreens, Chili's, McDonald's, and a variety of other fast-casual restaurants and retailers. The premises also features an additional 15,500 square foot climate-controlled warehouse, complete with a shipping dock, making it an ideal location for a furniture store or other retailers needing extensive storage and logistics capabilities. This prime retail space offers an exceptional opportunity for businesses looking to thrive in a vibrant commercial environment.

PROPERTY HIGHLIGHTS

- Can be leased -Retail & Warehouse combined
- Can be leased separately
- Warehouse is climate controlled
- Strong co-tenancy

BRANDY RUNDEL

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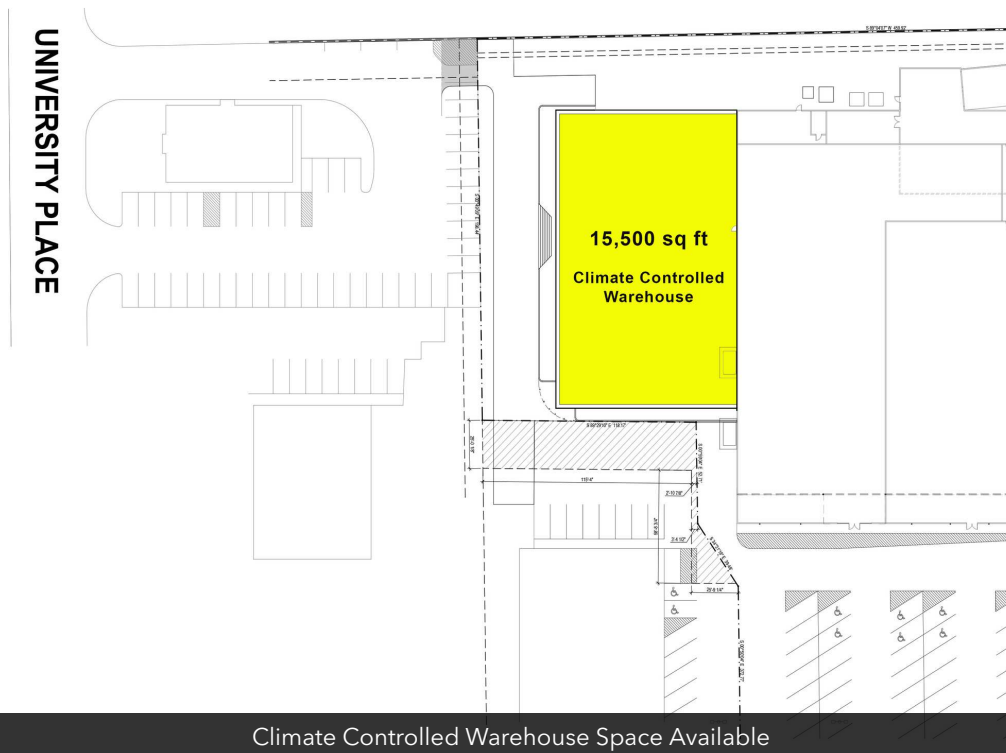
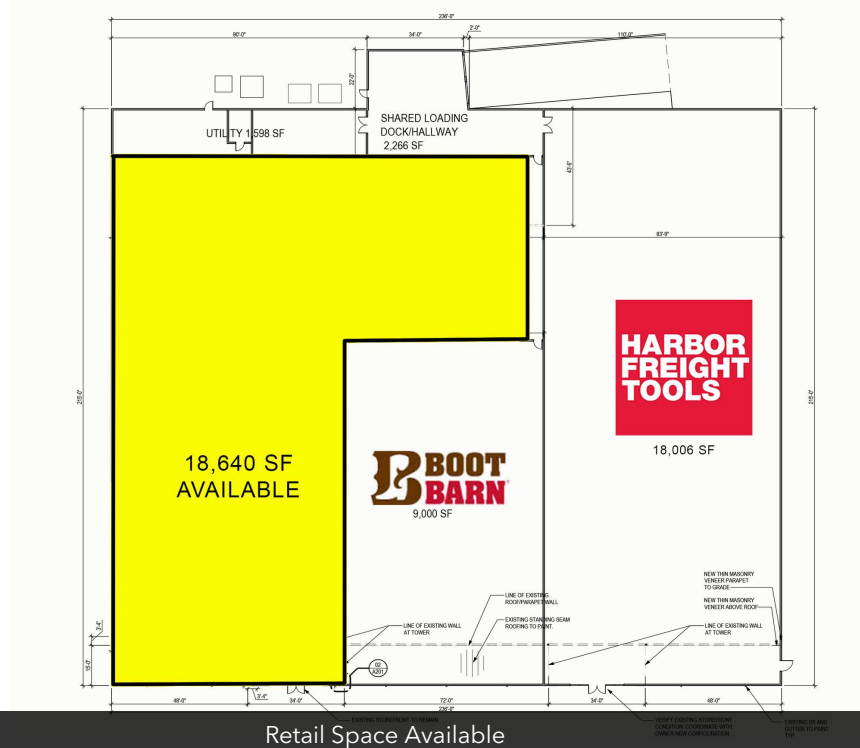
OFFERING SUMMARY

Lease Rate	\$9.00 - 14.00 SF/yr (NNN)
Available SF:	15,500 - 18,640 SF
NNN's:	\$2.20 SF
Lot Size:	4.65 Acres
Combined Space Size:	34,140 SF

SPACES	LEASE RATE	SPACE SIZE
493A Retail	\$14.00 SF/yr	18,640 SF
493-Warehouse	\$9.00 SF/yr	15,500 SF

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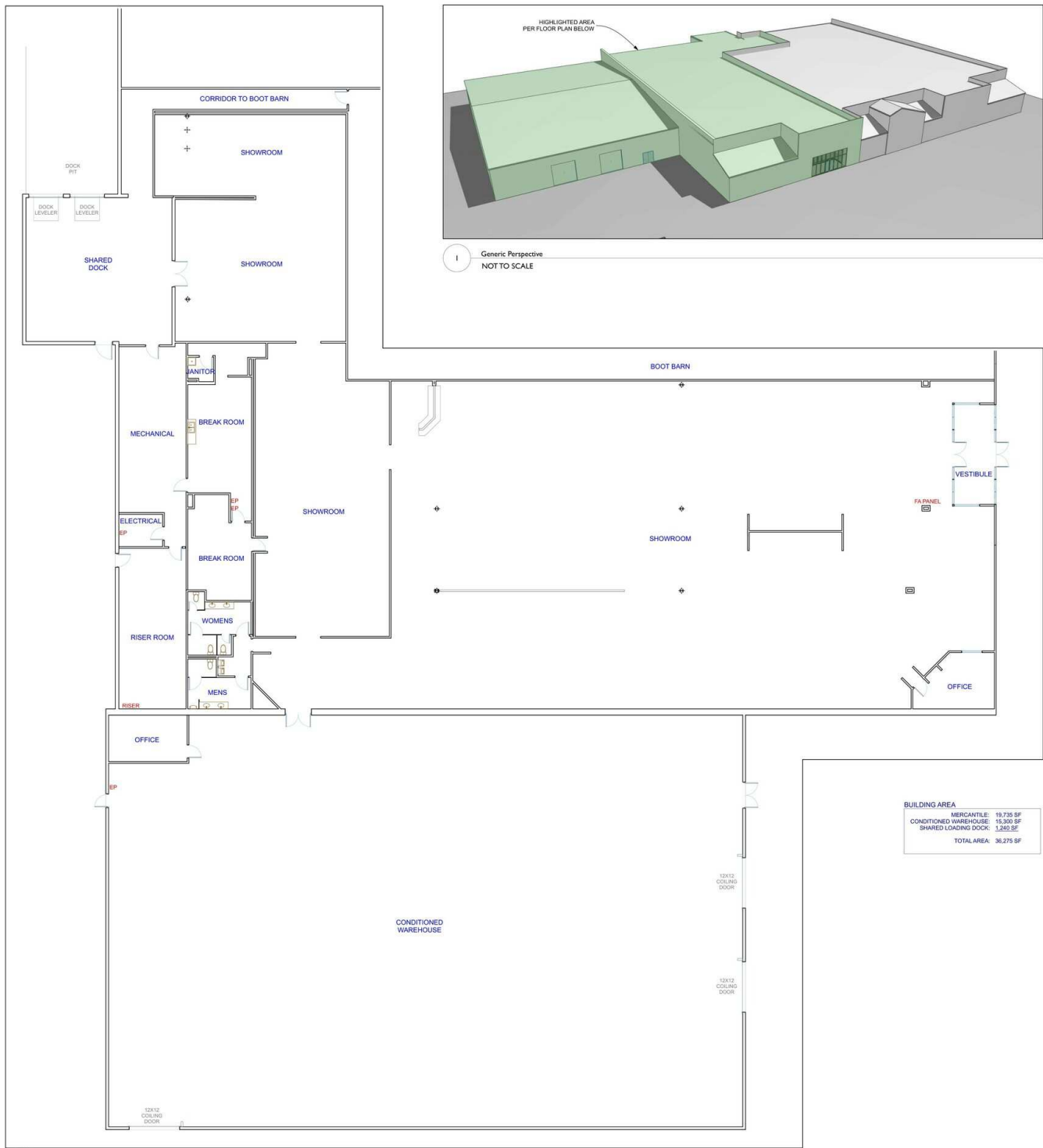
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"As Built"

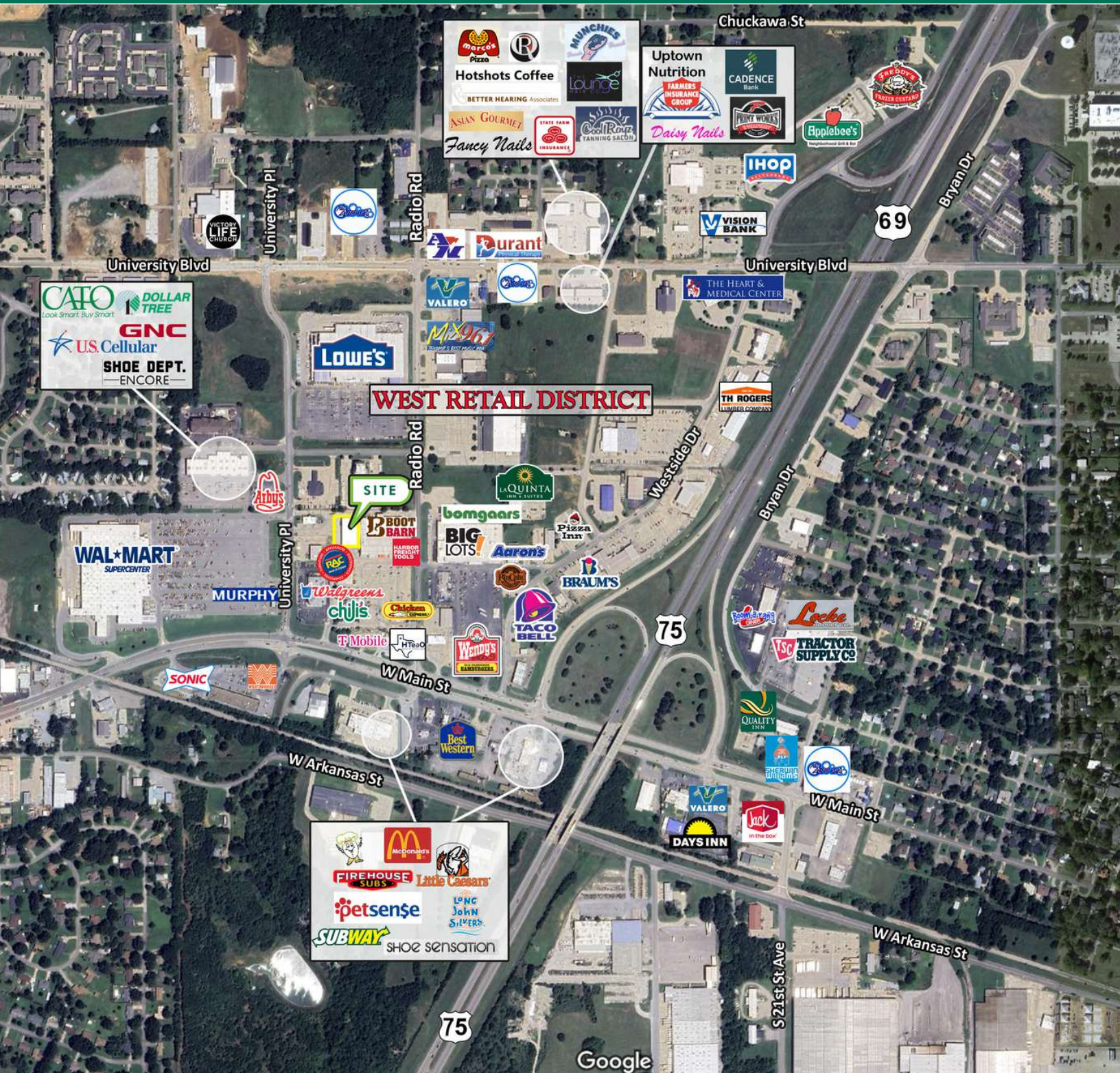
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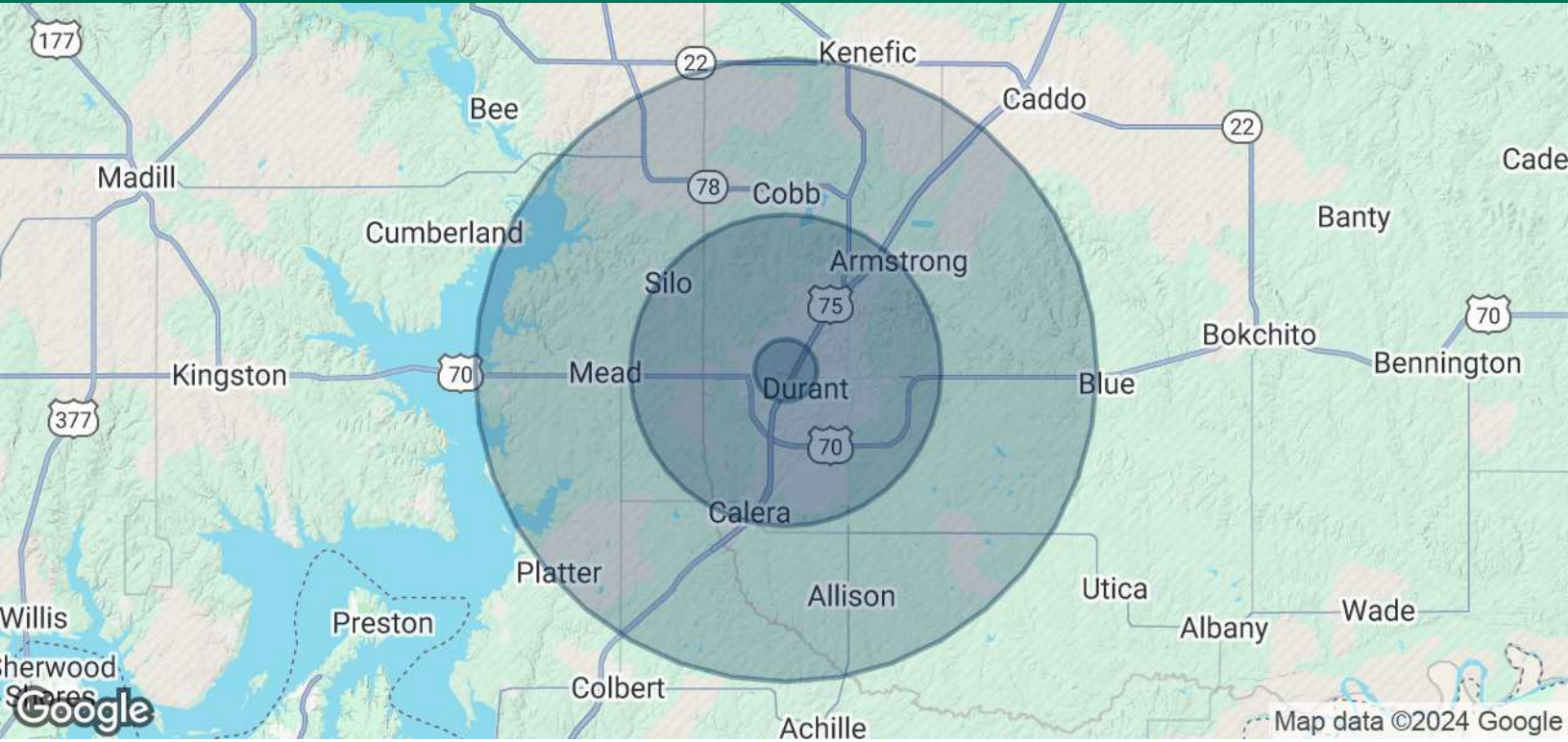
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,729	27,420	37,137
Average Age	39	37	38
Average Age (Male)	37	36	37
Average Age (Female)	40	39	40
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,501	10,471	14,242
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$80,553	\$76,570	\$78,609
Average House Value	\$193,692	\$196,995	\$202,832

Demographics data derived from AlphaMap

10282024

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