2432 W Main St Durant, OK 74701





PROPERTY OVERVIEW

#### RETAIL SPACE NOW AVAILABLE

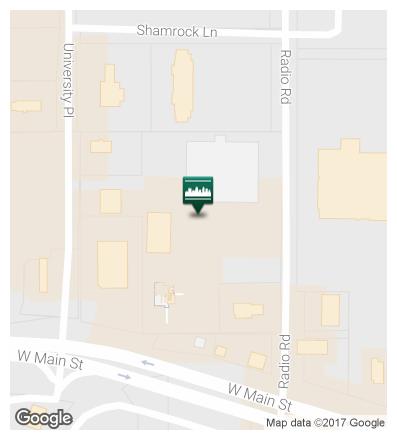
Available SF:	51,390 SF (Space can be Leased - divided or as one space)	Former Goody's building is located off Main Street directly across street from the WalMart Super Center. Surrounding Retailers include: Walmart SuperCenter, Lowe's, Big Lots, Orscheln's Farm & Home, Dollar Tree, Dollar General, Walgreens, Rent-A-Center, Chili's, McDonald's, and Jimmy's Egg.
		LOCATION OVERVIEW
Lease Rate:	Negotiable	Durant, Oklahoma has been ranked the fastest growing city in Oklahoma. This beautiful "City of Magnolias" is the Gateway to the 12th largest lake in the United States, Lake Texoma, which spans two states and attracts more than 8 million tourist each year! Other tourist attractions include Choctaw
Building Size:	51,390 SF	Casino Resort, Magnolia Festival and Fort Washita. Durant is also home to Southeastern Oklahoma State University (enrollment of approximately 5,200), Headquarters of the Choctaw Nation of Oklahoma, that generates \$570 million in revenue in 2015,
FOR MORE INFORMATION, CONTACT		employing over 6,000 people. In addition to the Choctaw Nation, Durant's stable economy is fundamentally attributed to their large employment base. Major employers consist of Big Lots 1.2 million
Brandy Rundel		square foot distribution center, headquarters to First
brundel@priceedwards.com		United bank(nation's largest privately held bank),
405.321.7500		CMC Metals, Alliance Health, and CMC Steel. An analysis of Retail Trends for FY 2016 reflect a retail
210 Park Ave, Suite 700		population trade area capture of 54,125 for General
Oklahoma City, OK 73102 www.priceedwards.com		Merchandise and 67,713 for Restaurants/Food
www.priceeuwarus.com		Services.

The information above has been obtained from sources believed 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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DEMOGRAPHICS (per 2010 Census; 5 Miles Radius)	
Total Population	33,148
Population Density	33,148
Median Age	34.0
Median Age (Male)	32.7
Median Age (Female)	36.1
Total Households	12,779
# of Persons Per HH	2.6
Average HH Income	\$47,237
Average House Value	\$105,665
TRAFFIC COUNTS (per ODOT)	

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Radio Rd	north/south	6,378	
Main St	east	14,553	
Main St	west	14,310	

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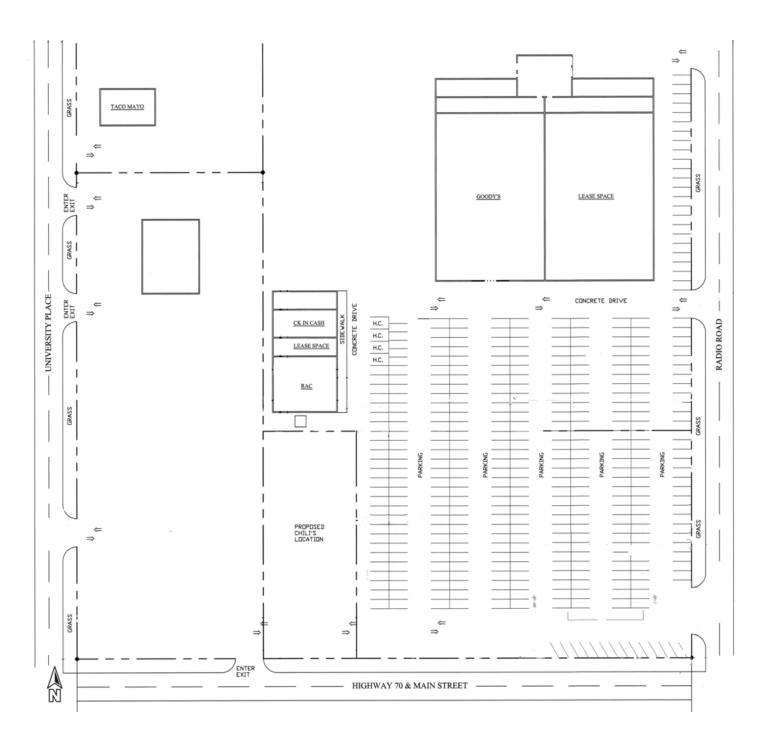
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