

Former Goody's Building

2432 W Main St Durant, OK 74701



RETAIL SPACE NOW AVAILABLE

Available SF: 51,390 SF
(Space can be Leased -
divided or as one space)

Lease Rate: Negotiable

Building Size: 51,390 SF

FOR MORE INFORMATION, CONTACT

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PROPERTY OVERVIEW

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

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 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, 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 square foot distribution center, headquarters to First United bank (nation's largest privately held bank), CMC Metals, Alliance Health, and CMC Steel. An analysis of Retail Trends for FY 2016 reflect a retail population trade area capture of 54,125 for General Merchandise and 67,713 for Restaurants/Food Services.

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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)

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

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