



## TWO RETAIL SPACES NOW AVAILABLE

Sale Price:	\$650,000
Lease Rate:	\$8.00 - 12.00 SF/yr (NNN)
Available SF:	1,500 - 4,000 SF
Lot Size:	2.34 Acres
Building Size:	26,000 SF
Year Built:	1978
Renovated:	2007
Cross Streets:	Main St & S 1st St

04092020

## PROPERTY OVERVIEW

This center is anchored by the popular Goodner's Grocery store. Two retail spaces available for Lease. Property is also available for sale. Details on separate flyer.

Suite 103 - 4,000 SF End Cap space - rate | \$12.00 psf NNN  
-PREFER DISPENSARY TENANT

Suite 105 - 1,500 SF inline former restaurant space - rate |  
\$8.00 psf NNN

## LOCATION OVERVIEW

Grocery anchored center, Marque Signs on Building, New Roof,  
Exterior Upgrades planned

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# Sledge Shopping Center

101 - 109 E Main Street, Duncan, OK 73533



Southwest View



## DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	37,455
Population Density	37,455
Median Age	39.8
Median Age (Male)	37.6
Median Age (Female)	41.6
Total Households	15,084
# of Persons Per HH	2.5
Average HH Income	\$56,698
Average House Value	\$119,051



81 miles from Oklahoma City to Duncan

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