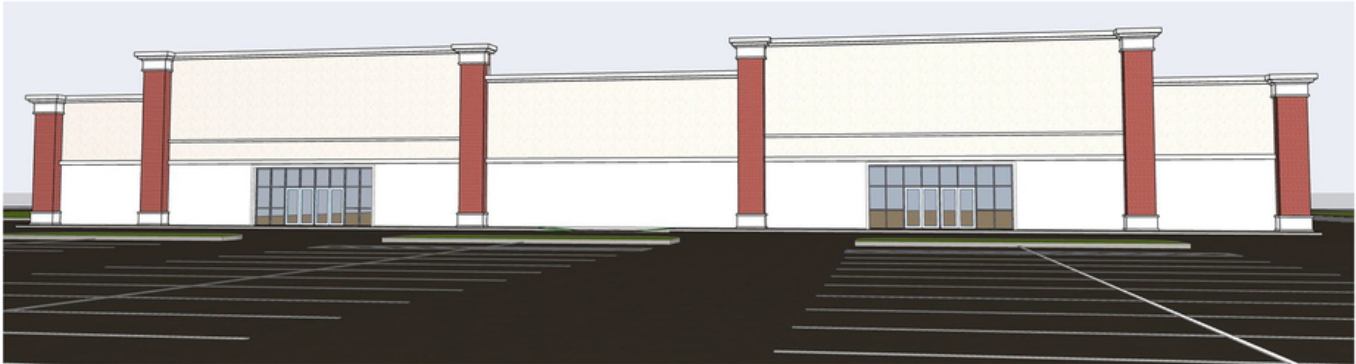


FORMER GOODY'S BUILDING
 (WEST MAINSTREET SHOPPING CENTER)
 2432 W Main St, Durant, OK 74701



3D VIEW - FOR REFERENCE ONLY
 NOT TO SCALE



RETAIL SPACE NOW AVAILABLE FOR SALE

Sale Price:	\$2,000,000
Building Size:	51,390 SF
Lot Size:	4.80 Acres
County:	Bryan County

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.

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.

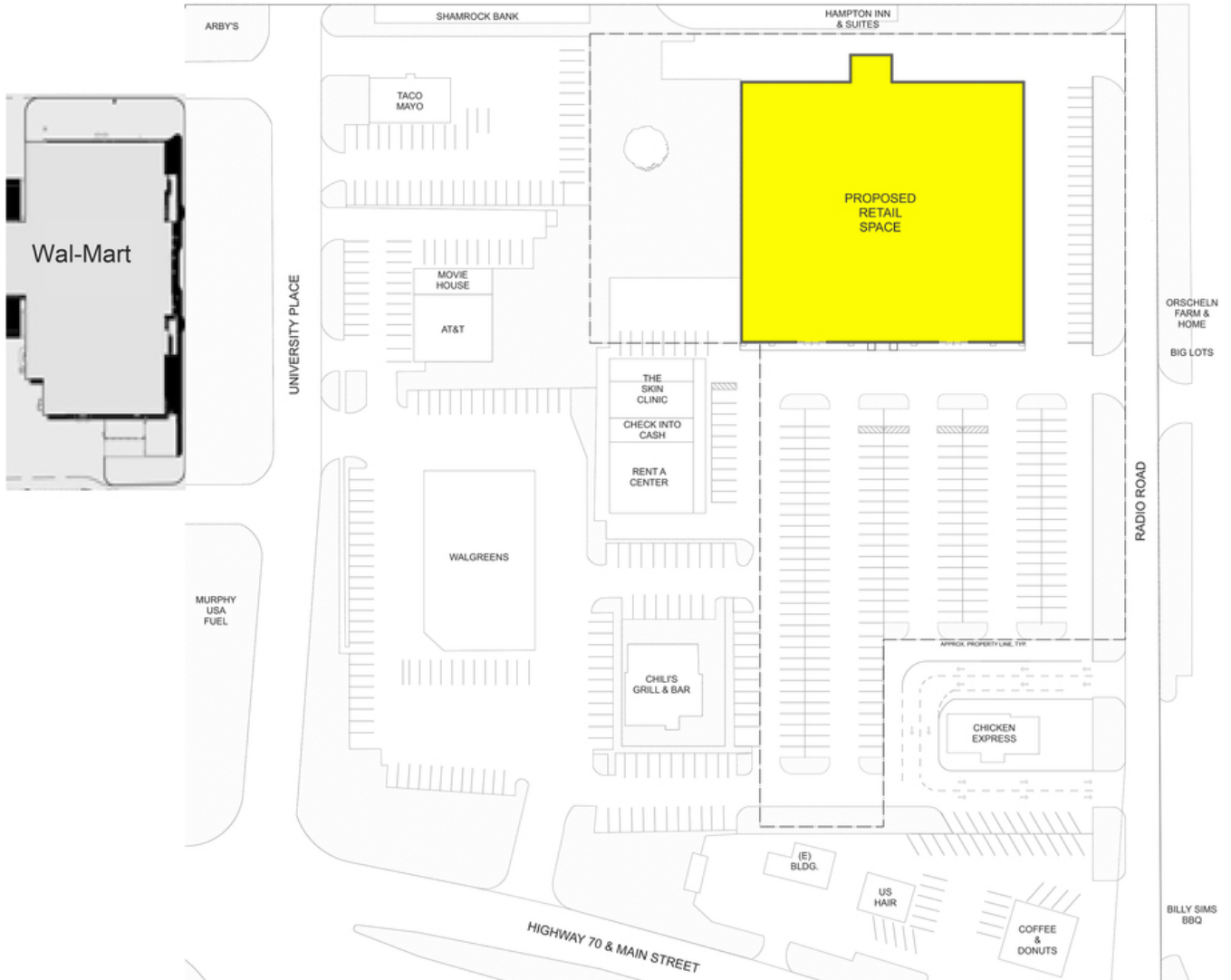
112018

BRANDY RUNDEL

Retail Specialist
 brundel@priceedwards.com
 405.990.5337
 210 Park Ave, Suite 700, Oklahoma City, OK 73102
 priceedwards.com

FORMER GOODY'S BUILDING

2432 W Main, St Durant, OK 74701



BRANDY RUNDEL

Retail Specialist

brundel@priceedwards.com

405.990.5337

210 Park Ave, Suite 700, Oklahoma City, OK 73102

priceedwards.com

FORMER GOODY'S BUILDING

2432 W Main St Durant, OK 74701



BRANDY RUNDEL

Retail Specialist

brundel@priceedwards.com

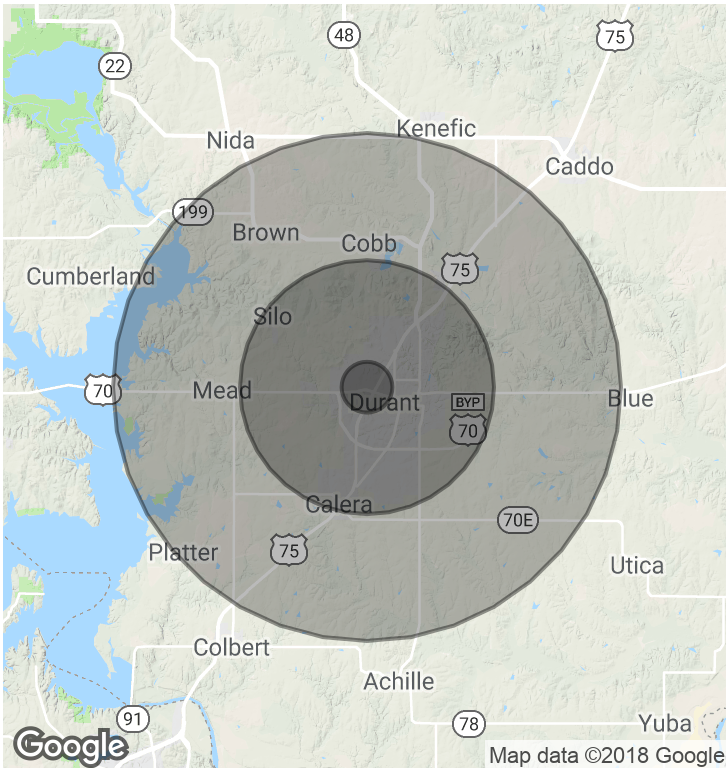
405.990.5337

210 Park Ave, Suite 700, Oklahoma City, OK 73102

priceedwards.com

FORMER GOODY'S BUILDING

2432 W Main St Durant, OK 74701



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 ACOG)

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

BRANDY RUNDEL

Retail Specialist
 brundel@priceedwards.com
 405.990.5337
 210 Park Ave, Suite 700, Oklahoma City, OK 73102
 priceedwards.com