

120 - 124 RADIO ROAD

120 RADIO ROAD, DURANT, OK 74701



PROPERTY DESCRIPTION

Located at the bustling intersection of Main Street and Radio Road in Durant, Oklahoma, this small shop strip center offers a prime opportunity for businesses to thrive. With prominent retailers like Boot Barn, Harbor Freight, Big Lots, Boomgaars, and Chili's Bar & Grill nearby, the center benefits from high foot traffic and visibility.

The available space on the north end cap comprises approximately 1,150 square feet, featuring a versatile open floor plan and an office area. Additionally, a neighboring office premises of around 1,850 square feet will become available in Spring 2024, presenting further leasing opportunities.

Durant, recently acclaimed as the fastest-growing rural city in Oklahoma, invites exploration with its picturesque landscapes and robust economic landscape. Fondly dubbed the "City of Magnolias," Durant serves as the gateway to Lake Texoma, a breathtaking natural wonder that annually attracts over 8 million visitors seeking recreational adventures and serene vistas.

BRANDY RUNDEL

brundel@priceedwards.com

O: 405.990.5337 C: 405.990.5337

OFFERING SUMMARY

Lease Rate:	\$15.00 - 18.00 SF/yr (NNN)
NNN Rate:	\$1.75 SF/yr
Available SF:	1,150 - 1,850 SF
Building Size:	5,000 SF

SPACES	LEASE RATE	SPACE SIZE
120 Radio Road	\$15.00 - 16.00 SF/yr	1,850 SF
124 Radio Road	\$17.00 - 18.00 SF/yr	1,150 SF

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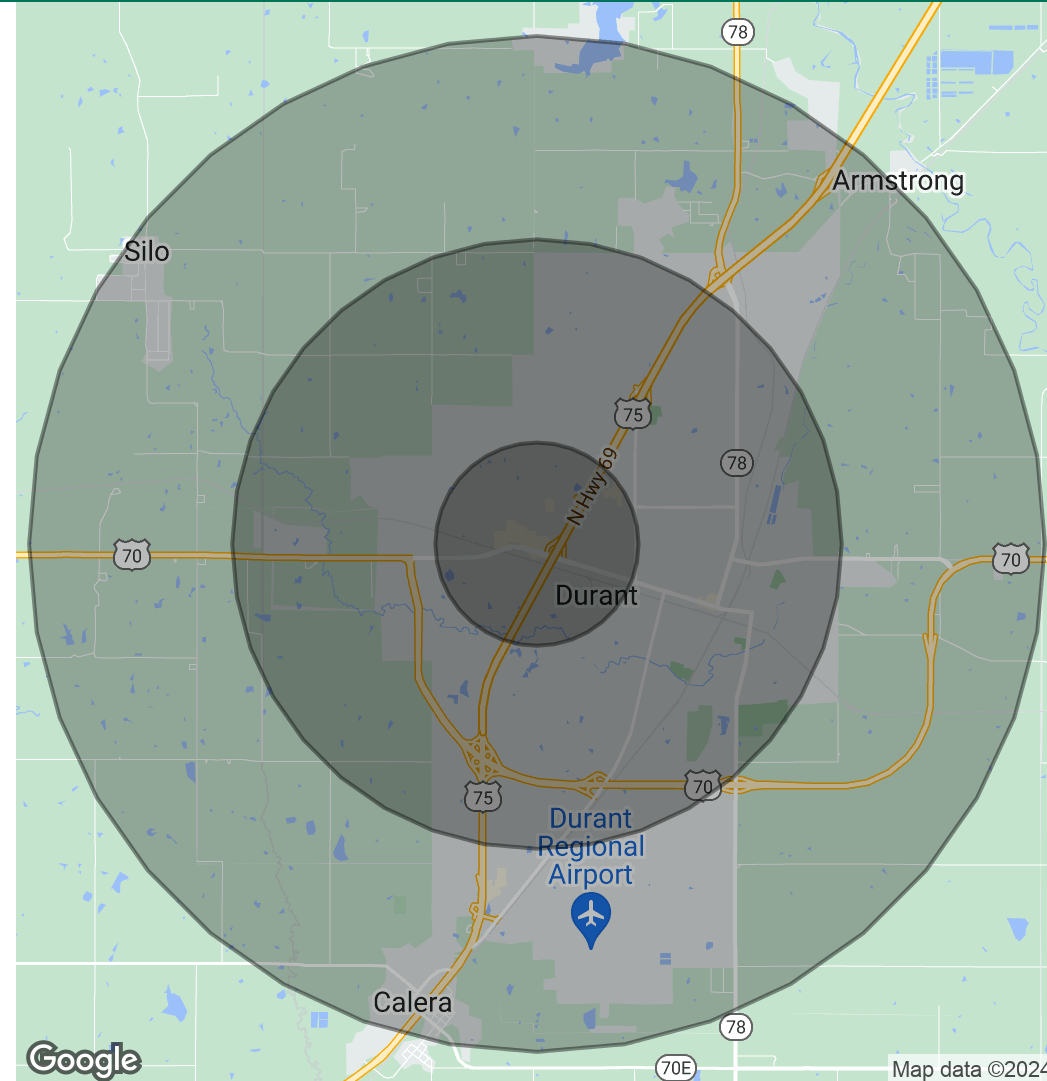
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,844	17,660	25,109
Average Age	37.0	33.1	34.3
Average Age (Male)	35.8	31.9	33.0
Average Age (Female)	38.0	35.0	36.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,173	7,360	10,276
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$57,423	\$54,332	\$57,152
Average House Value	\$121,476	\$125,991	\$135,962

* Demographic data derived from 2020 ACS - US Census

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