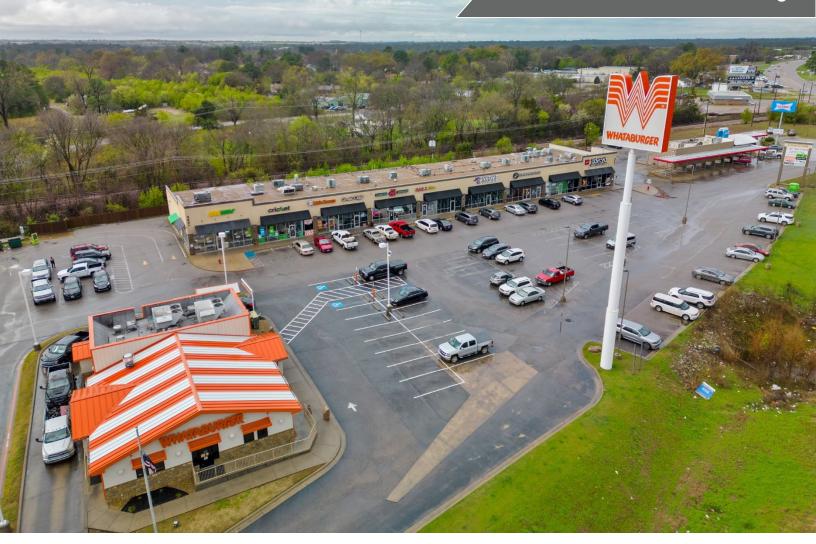
## **Retail Space For Lease**

Lease Price: Call For Pricing



## **3601 W. Main Street** Durant, Oklahoma 74701

### **PROPERTY HIGHLIGHTS**

- Positioned Across the Street from Walmart
  Supercenter
- Fronting the Busiest Street in Durant with over 17,000 Cars Per Day

### SUITES AVAILABLE

- Suite 125 : 1,625 SF
- Suite 150 : 900 SF

TOTAL SF	18,165 SF MOL
BUILT	2005
ZONED	Commercial

Nathan Wilson +1 405 760 5327 nathan@naisullivangroup.com Samuel Dunham +1 207 7286 samuel@naisullivangroup.com

#### +1 405 840 0600 OFFICE

4045 N.W. 64<sup>th</sup> Street, Suite 340 Oklahoma City, OK 73116

### Retail Space For Lease



Nathan Wilson +1 405 760 5327 nathan@naisullivangroup.com

Samuel Dunham +1 207 7286 samuel@naisullivangroup.com

#### +1 405 840 0600 OFFICE

4045 N.W. 64<sup>th</sup> Street, Suite 340 Oklahoma City, OK 73116

Retail Space For Lease



### **LOCATION HIGHLIGHTS**

- \$1 Billion Dollar Development Located Directly West on Highway 70
- Durant, OK boasts a burgeoning market that caters not only to its resident population but also to the influx of tourists drawn by the allure of Lake Texoma (6 million visitors per year)

Population	1 Mile:	3 Miles:	5 Miles:
	3,542	19,265	27,287
Average Household	1 Mile:	3 Miles:	5 Miles:
Income	\$49,364	\$39,900	\$42,432
Total Households	1 Mile:	3 Miles:	5 Miles:
	1,480	7,621	10,786

Nathan Wilson +1 405 760 5327 nathan@naisullivangroup.com

Samuel Dunham +1 207 7286 samuel@naisullivangroup.com

#### +1 405 840 0600 OFFICE

4045 N.W. 64<sup>th</sup> Street, Suite 340 Oklahoma City, OK 73116

#### www.naisullivangroup.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

**Retail Space For Lease** 

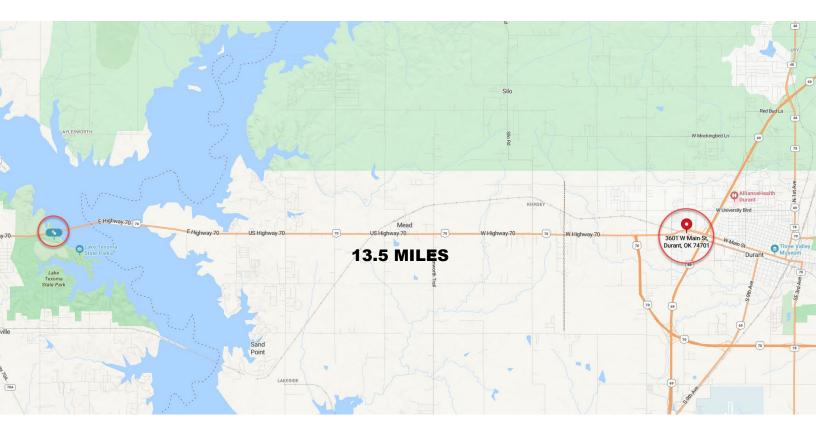


Nathan Wilson +1 405 760 5327 nathan@naisullivangroup.com Samuel Dunham +1 207 7286 samuel@naisullivangroup.com

### +1 405 840 0600 OFFICE

4045 N.W. 64<sup>th</sup> Street, Suite 340 Oklahoma City, OK 73116

## **Pointe Vista: \$1 Billion Dollar Development**





- 2,700 Acre Mixed Use Development
- Three 4-Star Resort Hotels
- Convention Center
- Chickasaw Nation Casino
- Restaurants
- Aquatic Center
- 2,100 Homes
- Championship Golf Course
- Hard Rock Hotel
- Margaritaville Resort
- Expected to Create 9,000 Jobs

Nathan Wilson +1 405 760 5327 nathan@naisullivangroup.com Samuel Dunham +1 207 7286 samuel@naisullivangroup.com

#### +1 405 840 0600 OFFICE

4045 N.W. 64<sup>th</sup> Street, Suite 340 Oklahoma City, OK 73116