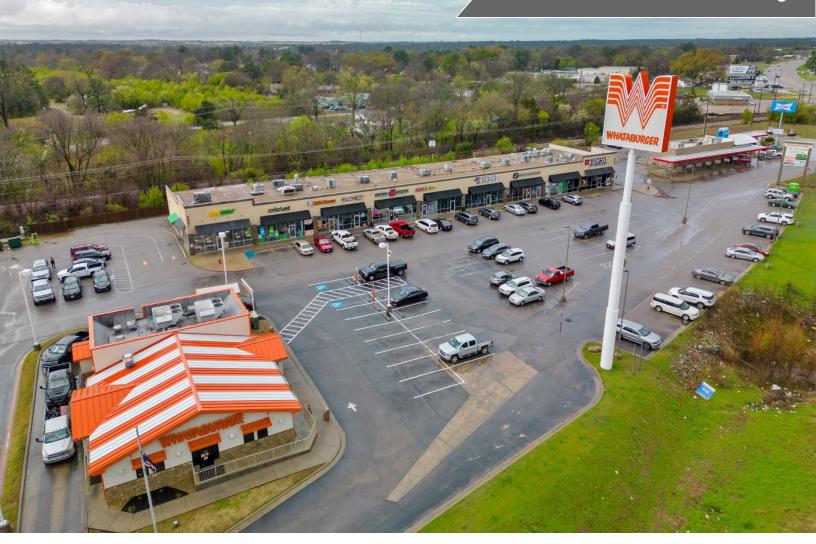
Retail Space For Lease

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

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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

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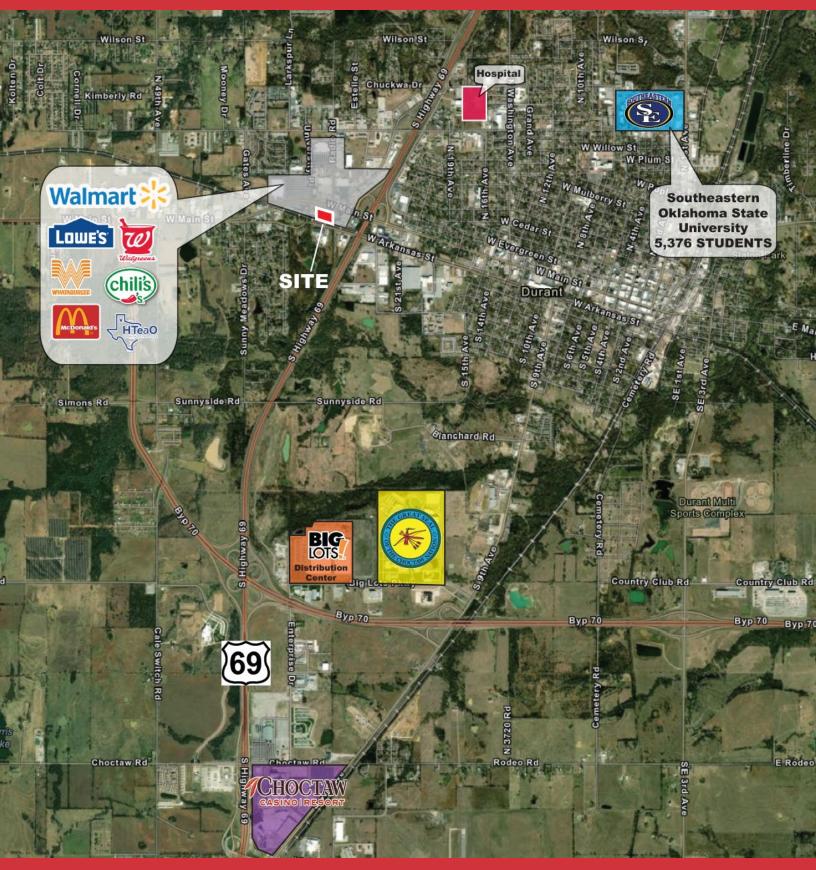
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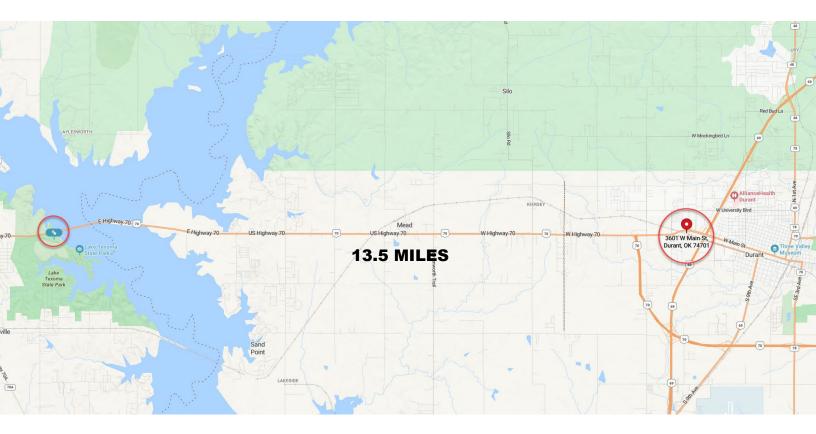


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Pointe Vista: \$1 Billion Dollar Development





- 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

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