

## DUNCAN TOWN SQUARE

1803 N HIGHWAY 81, DUNCAN, OK 73533



### PROPERTY DESCRIPTION

Duncan Town Square is located adjacent to the Wal-Mart Super Center on the highly traveled main retail corridor - US Highway 81 in Duncan, Oklahoma. This well manicured Center is home to national and regional tenants.

The Main Center is 100% occupied.

Two spaces located in the outparcel are available with frontage facing Elk Ave with easy access and excellent co-tenancy.

### TRAFFIC COUNTS

| U.S. Highway 81 | north/south | 24,200 VPD |
|-----------------|-------------|------------|
|-----------------|-------------|------------|

### OFFERING SUMMARY

|                         |                |
|-------------------------|----------------|
| <b>Lease Rate</b>       | Negotiable     |
| <b>Number of Units:</b> | 15             |
| <b>Available SF:</b>    | 900 - 2,160 SF |
| <b>Building Size:</b>   | 61,329 SF      |

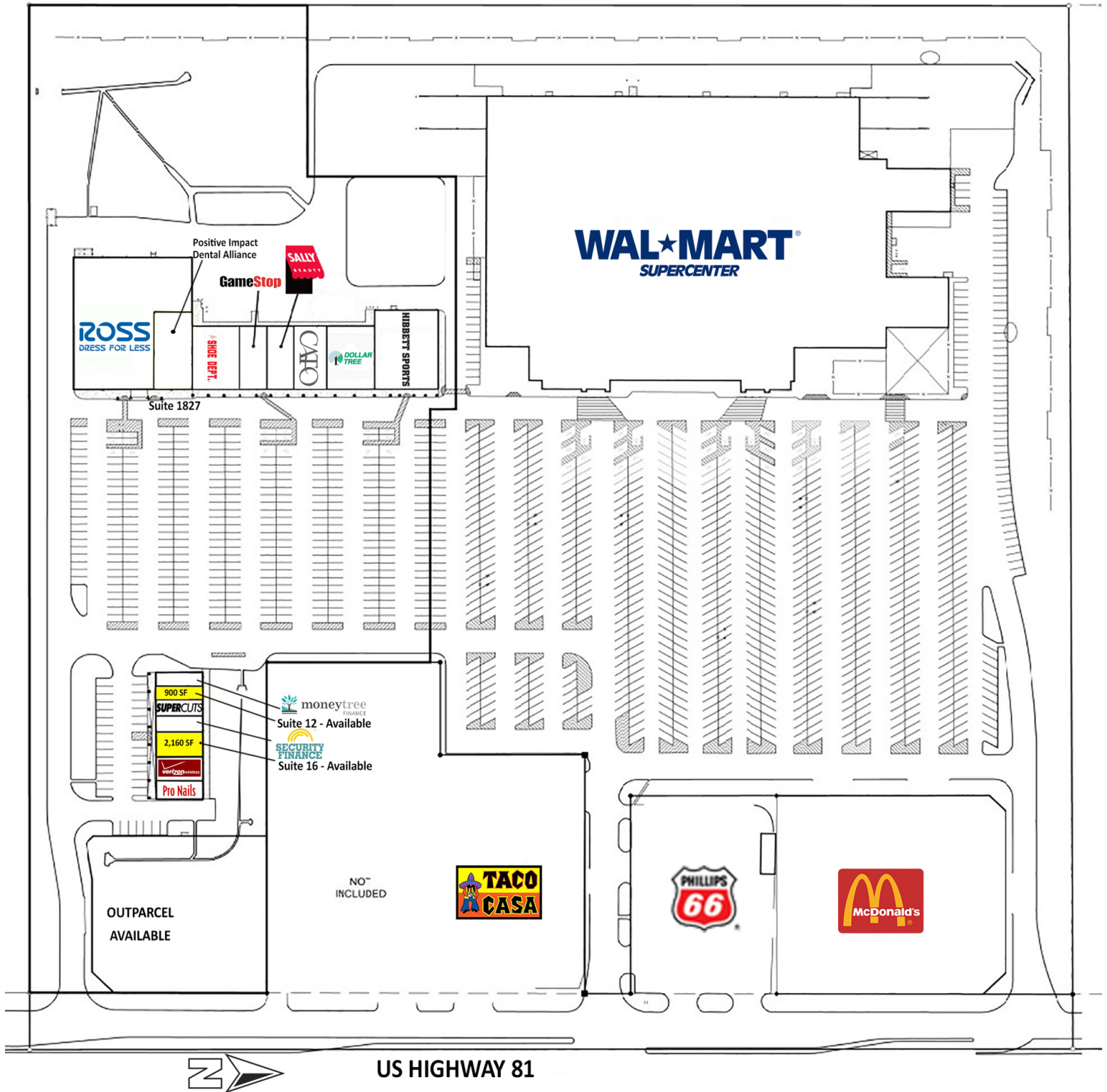
| SPACE           | LEASE RATE | SPACE SIZE |
|-----------------|------------|------------|
| <b>Suite 12</b> | Negotiable | 900 SF     |
| <b>Suite 16</b> | Negotiable | 2,160 SF   |

### BRANDY RUNDEL

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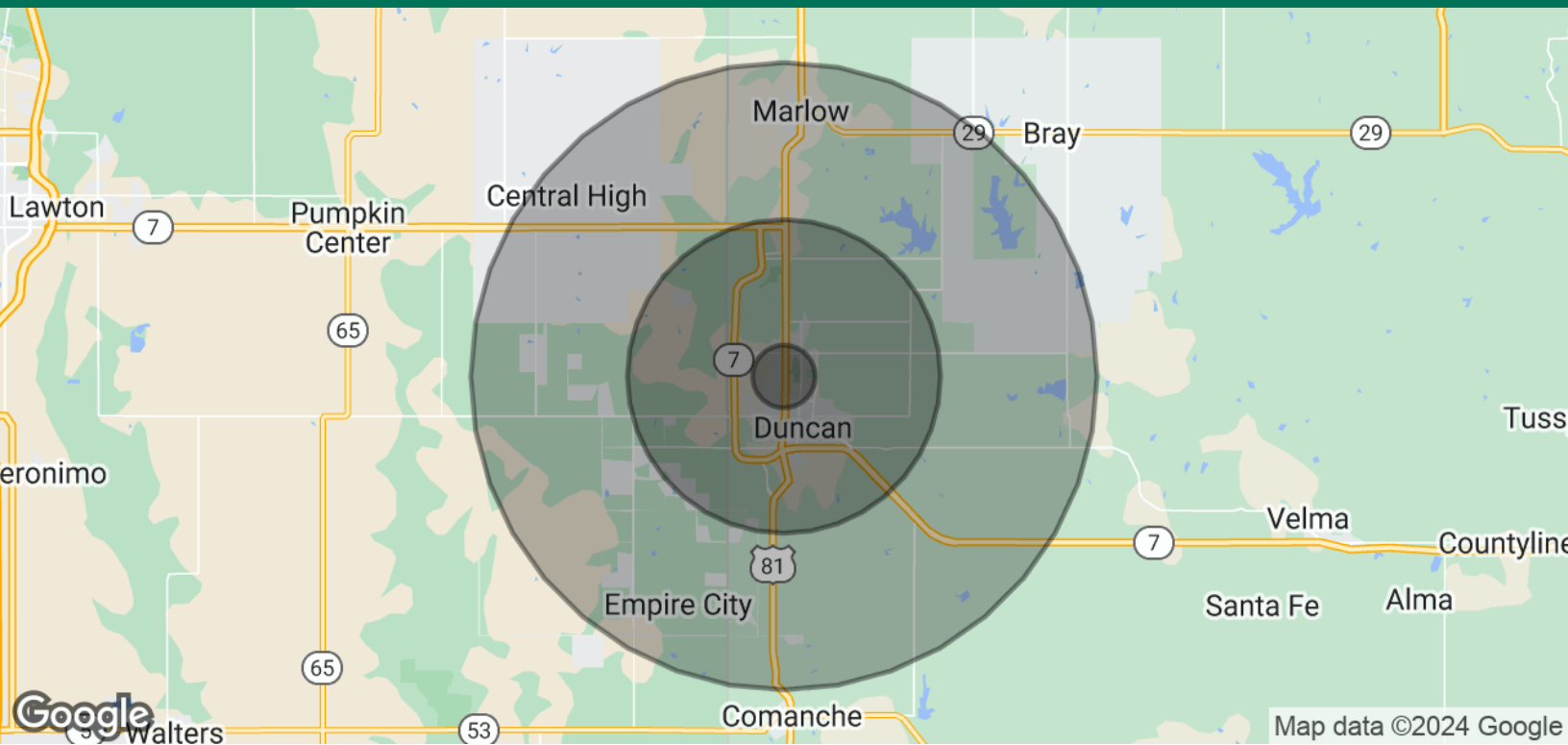
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| POPULATION           | 1 MILE    | 5 MILES   | 10 MILES  |
|----------------------|-----------|-----------|-----------|
| Total Population     | 3,100     | 28,571    | 37,327    |
| Average Age          | 44.8      | 39.4      | 39.6      |
| Average Age (Male)   | 41.7      | 37.2      | 37.4      |
| Average Age (Female) | 47.7      | 41.6      | 41.5      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 5 MILES   | 10 MILES  |
| Total Households     | 1,325     | 11,770    | 14,944    |
| # of Persons per HH  | 2.3       | 2.4       | 2.5       |
| Average HH Income    | \$72,296  | \$55,912  | \$56,670  |
| Average House Value  | \$124,873 | \$118,979 | \$118,588 |

2020 American Community Survey (ACS)

07262024

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