Commercial Real Estate

#### **RETAIL SPACE FOR LEASE**

2100 W Evergreen St, Durant, OK 74701



### **RETAIL SPACE FOR LEASE** 2100 W Evergreen St, Durant, OK 74701

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#### LOCATION:

2100 W Evergreen St, Durant, OK 74701

#### **AVAILABLE SPACE:**

17,838 SF

#### **PROPERTY HIGHLIGHTS:**

- Existing Locke Supply Space
- Pylon Signage visible from US-75
- Resurfacing and restriping of the parking lot coming soon
- Strong Parking Ratio
- Strong Co-Tenancy within the corridor

#### **ASKING PRICE:**

\$15/SF NNN

#### **TRAFFIC COUNTS:**

US-70: 14,800 VPD ('23) US-75: 37,800 VPD ('24) Main St: 10,300 VPD ('23)

DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
2025 Population	5,415	19,083	27,581
Daytime Population	10,458	27,269	33,981
Avg. HH Income	\$65,442	\$69,840	\$73,855



#### **ATTRACTIONS:**

















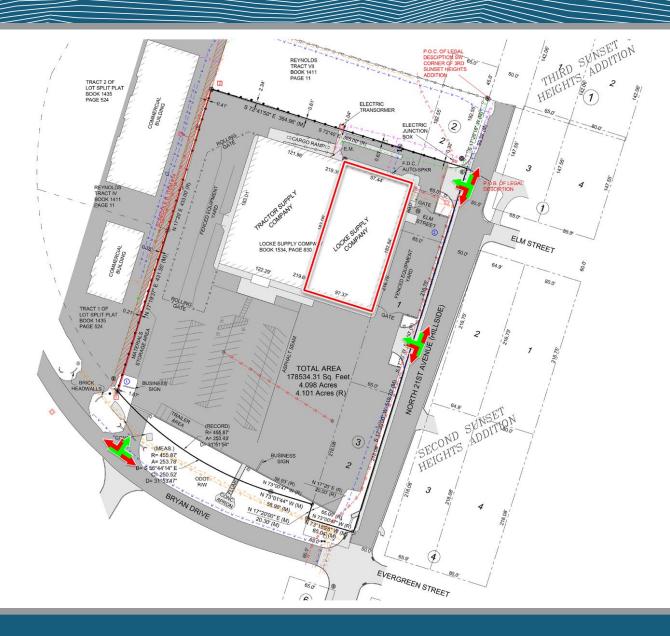








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