

# PLAINS

Commercial Real Estate

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



**DURANT, OK**  
2100 W Evergreen St

RYAN STORER // (405) 464-2385 // [RYAN.STORER@PLAINSCRE.COM](mailto:RYAN.STORER@PLAINSCRE.COM)  
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## LOCATION:

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## 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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