



## PROPERTY HIGHLIGHTS

- Sublease opportunity with drive thru.
- Hard corner at W Main St & S 13th Ave.
- Nearby national retailers include Hibbett Sports, Auto Zone, Dollar General, Bealls, Pizza Hut, CVS, Starbucks, Jack In The Box, and more.
- Restaurant equipment may be included.

## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,322 SF
Lot Size:	30,056 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,186	7,676	10,641
Total Population	8,367	19,245	26,925
Average HH Income	\$60,963	\$70,173	\$75,923

## TRAFFIC COUNTS

West Main Street	9,832 vpd ('22)
North Washington Avenue	5,980 vpd ('22)
South 9th Avenue	5,860 vpd ('22)

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**Grant Stewart, CCIM**

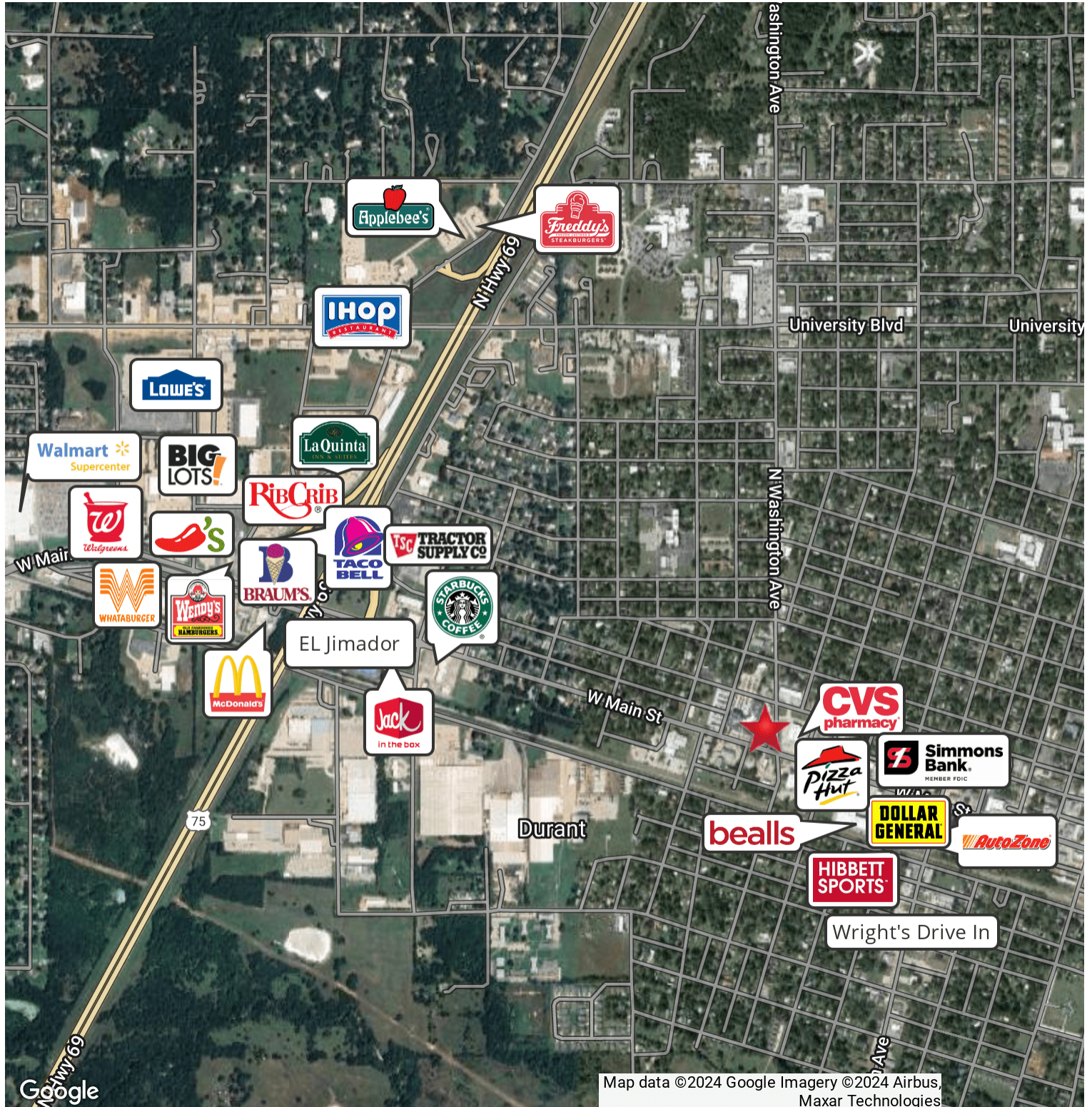
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Retail Property For Lease

# 1305 W Main St

Durant, OK 74701

**WIGGIN**  
PROPERTIES, LLC



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