

CROSS CREEK SHOPPING CENTER 3601 WEST MAIN STREET DURANT, OK 74701



BRANDY RUNDEL

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Lease Rate

\$22.00 - 25.00 SF/yr (NNN)



PREMIER END CAP RESTAURANT OPPORTUNITY

Cross Creek Shopping Center offers a premier end cap restaurant space at Durant's highest traffic intersection, Main Street and University Drive, directly across from Walmart Supercenter. This highly visible location delivers exceptional frontage, access, and strong co tenancy within the city's dominant west side retail corridor. A 60 month lease is preferred. Recent improvements include a new TPO roof installed March 2025 with a 20 year warranty.

STRATEGICALLY POSITIONED FOR REGIONAL GROWTH

Durant's continued expansion is driven by Choctaw Casino and Resort, Lake Texoma tourism, and a newly announced billion dollar Chickasaw Nation development. This restaurant opportunity is positioned to capture sustained traffic, regional draw, and long term market growth.

OFFERING SUMMARY

Lease Rate	\$22.00 - 25.00 SF/yr (NNN)
Available SF:	900 - 3,695 SF
Lot Size:	1.76 Acres
Building Size:	18,165 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 155	\$25.00 SF/yr	900 SF
Suite 160	\$22.00 SF/yr	2,795 - 3,695 SF

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Site Plan



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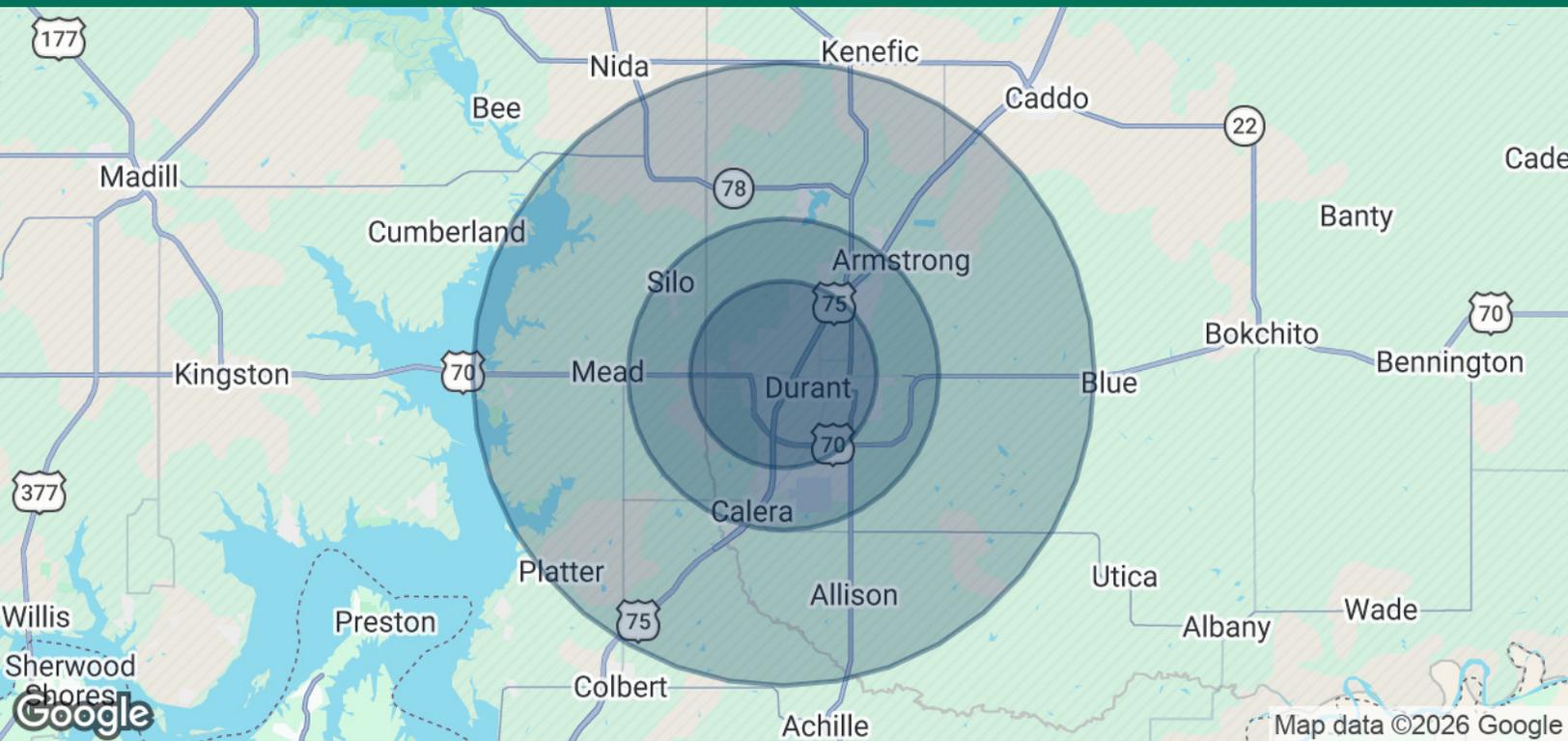
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	19,423	27,106	36,934
Average Age	36	37	38
Average Age (Male)	35	36	37
Average Age (Female)	38	39	40
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	7,401	10,360	14,162
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$72,591	\$76,228	\$78,494
Average House Value	\$183,263	\$195,439	\$202,588

Demographics data derived from AlphaMap

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