



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	61,329 SF
Available SF:	1,125 - 5,400 SF
Year Built:	2000
Intersection:	US Hwy 81 & Elk Ave

PROPERTY OVERVIEW

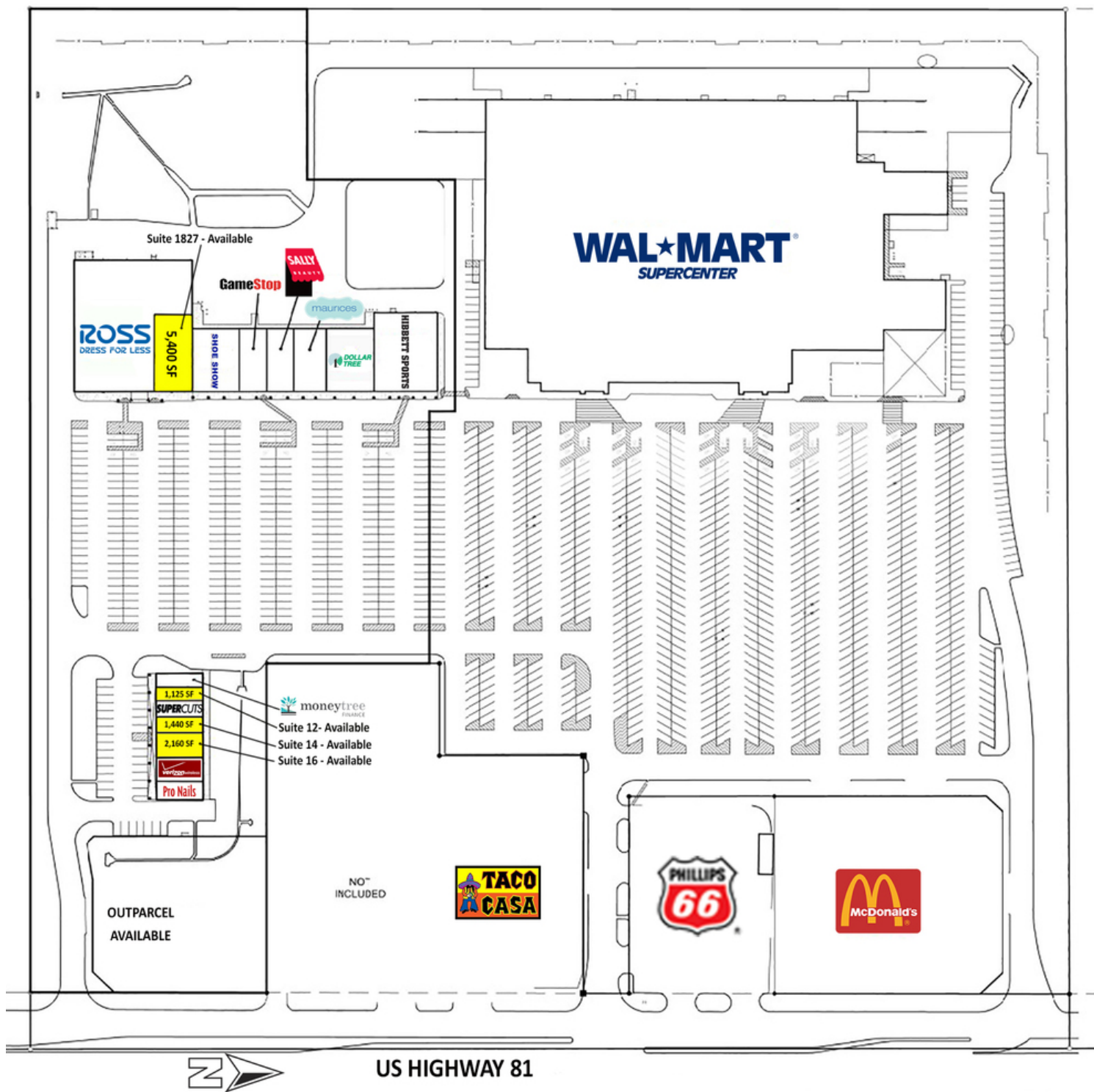
Duncan Town Square is located adjacent to the Wal-Mart Super Center on the highly traveled main retail corridor - US Highway 81 in Duncan, Oklahoma. This well manicured Center is home to national and regional tenants.

One 5,400 sq ft space is available in the Main Center, located between Ross Dress For Less and Shoe show, offering excellent foot traffic.

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

SPACES	LEASE RATE	SPACE SIZE
Suite 1827	Negotiable	5,400 SF
Suite 12	Negotiable	1,125 SF
Suite 14	Negotiable	1,440 SF
Suite 16	Neogitable	2,160 SF

BRANDY RUNDEL
405.990.5337
brundel@priceedwards.com
priceedwards.com



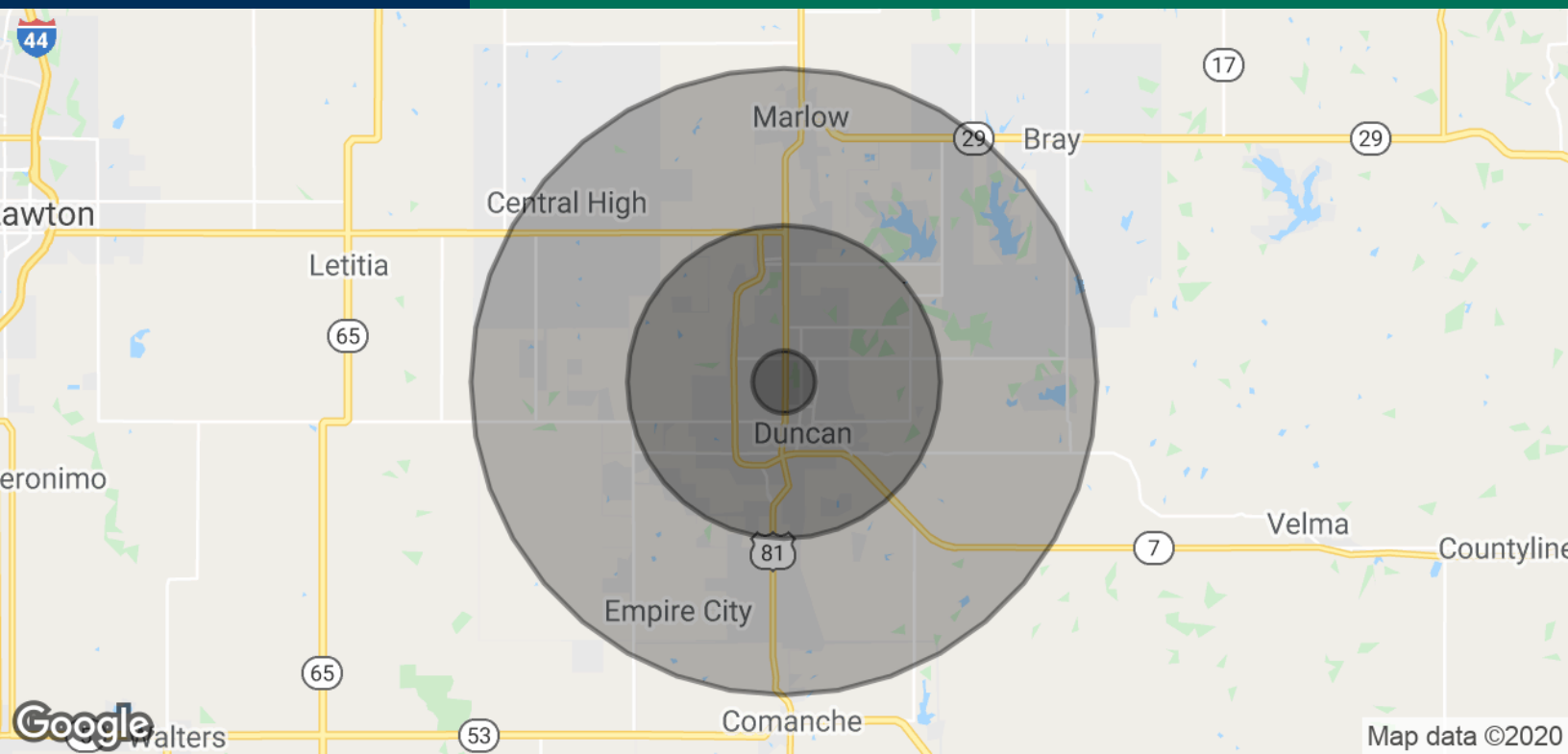
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Duncan Town Square

1803 N Highway 81, Duncan, OK 73533



Map data ©2020

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

* Demographic data derived from 2010 US Census

TRAFFIC COUNT- ODOT

US Highway 81	north/south	24,200 VPD
		03252020

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