

**126 S 10th St, Duncan, OK 73533**

**\$159,000.00**

**RETAIL PROPERTY FOR SALE**



**SALE PRICE**

**\$159,000**

**OFFERING SUMMARY**

**Lot Size:** ±0.4 Acres

**Year Built:** 1945

**Building Size:** ±14,823 SF

**Zoning:** Commercial

**Submarket:** City Of Duncan  
Original Townsite

**Price / SF:** \$10.73

**PROPERTY OVERVIEW**

Restaurant/retail space available in downtown area of Duncan, just two blocks south of W Main St and two blocks east of Stephens County Courthouse. This ±5,000sf property offers a commercial kitchen with a vent hood, double door freezer and cooler, refrigerator, three compartment sink, buffet, and stove in building available for hook up. Spacious dining area, two ADA restrooms and an additional restroom in the back and one 8' overhead manual garage door. Surrounding businesses include United States Postal Service, Firestone Complete Auto Care, BancFirst, and Cotton Electric Co-Op. This property is also available for sale with two adjacent retail spaces for a total price of \$290,000.

**PROPERTY HIGHLIGHTS**

- ±5,000sf with commercial kitchen with vent hood, freezer, cooler, refrigerator, and stove
- Two ADA restrooms and one in back area, one 8' overhead manual garage door
- Property is also available for sale with two adjacent retail spaces for a total price of \$290,000

**SHANNON WELLS**

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Measurements and other information are obtained from Owner and/or other reliable sources and are offered as an aid for investment analysis. Although deemed reliable, information is not guaranteed and is provided subject to errors, omissions, prior sale or withdrawal.

Insight Commercial Real Estate Brokerage, LLC

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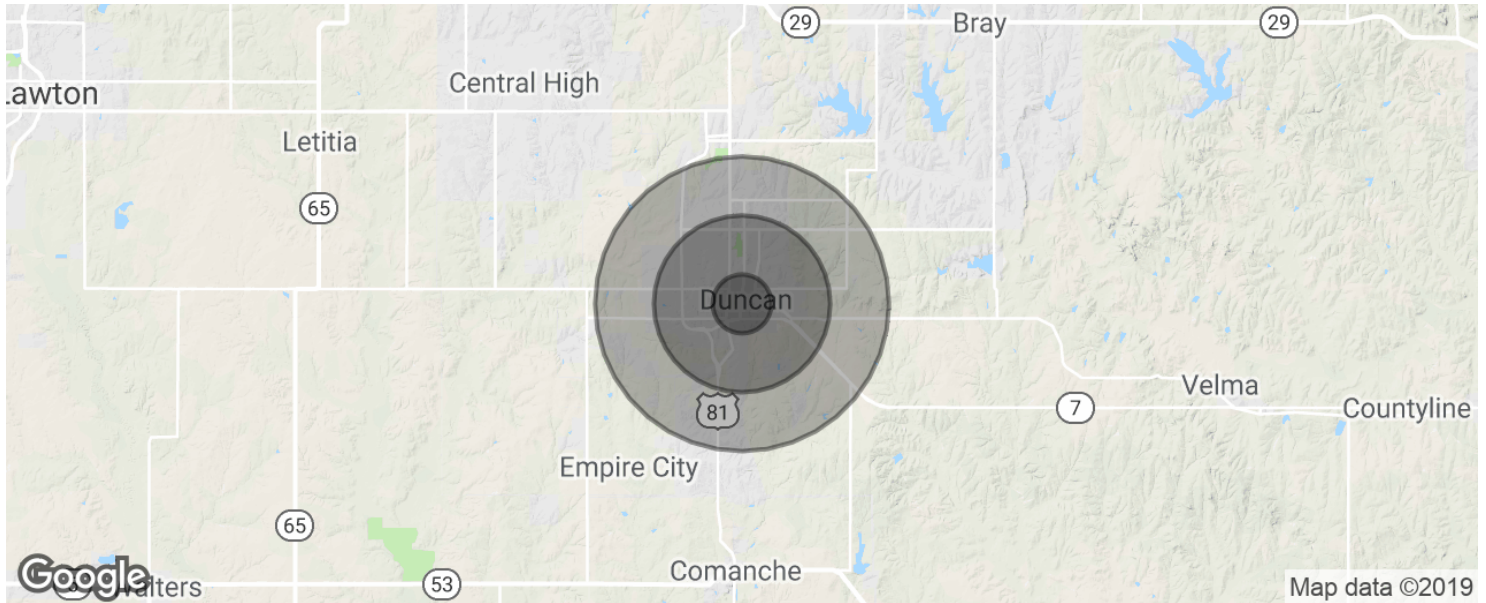
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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	3,506	17,388	29,150
Median age	36.1	38.6	39.2
Median age (Male)	34.3	36.5	37.0
Median age (Female)	37.8	40.7	41.3

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,467	7,223	12,008
# of persons per HH	2.4	2.4	2.4
Average HH income	\$49,404	\$53,634	\$55,366
Average house value	\$90,734	\$114,225	\$120,034

\* Demographic data derived from 2010 US Census

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