

903-1027 W. MAIN STREET
DURANT, OK 74701

BRIARWOOD SHOPPING CENTER



Retail Space For Lease

Suites Available:

Suite 903-A: 6,225 SF +/- \$13.50/SF
Shell Space (\$40 in TI Allowance)

Suite 915: 6,342 SF +/- \$11.00/SF

Suite 1005: 4,000 SF +/- \$14.00/SF

NNN Charges: \$1.55/SF

NAIRED COMMERCIAL
REAL ESTATE
405.840.0600 | NAIRED.COM

DAVID HARTNACK
405.761.8955
DAVID@NAIRED.COM

SAM SWANSON
405.208.2046
SAM@NAIRED.COM

HENRY JACKSON
405.240.4946
HENRY@NAIRED.COM



PROPERTY OVERVIEW

TOTAL SF	103,805 SF +/-
LOT SIZE	6.42 ACRES +/-
YEAR BUILT	1970 / RENOVATED 2021
ZONING	UC

PROPERTY HIGHLIGHTS

- National Co-Tenancy
- Ample Parking
- Multiple Ingress/Egress Points
- Pylon Signage Available
- Main Street Visibility
- Facade and Roof Replaced in 2021

LOCATION HIGHLIGHTS

- Durant Serves as a Regional Hub for Over 85,000 People
- 3 Miles From Choctaw Casino & Resort (Over 6.7 Million Visitors Annually)
- Lake Texoma's Primary Daily Needs Supplier

DEMOGRAPHICS



POPULATION

1 MILE: 8,997
3 MILES: 19,826
5 MILES: 28,213



AVERAGE HOUSEHOLD INCOME

1 MILE: \$55,275
3 MILES: \$66,405
5 MILES: \$70,431



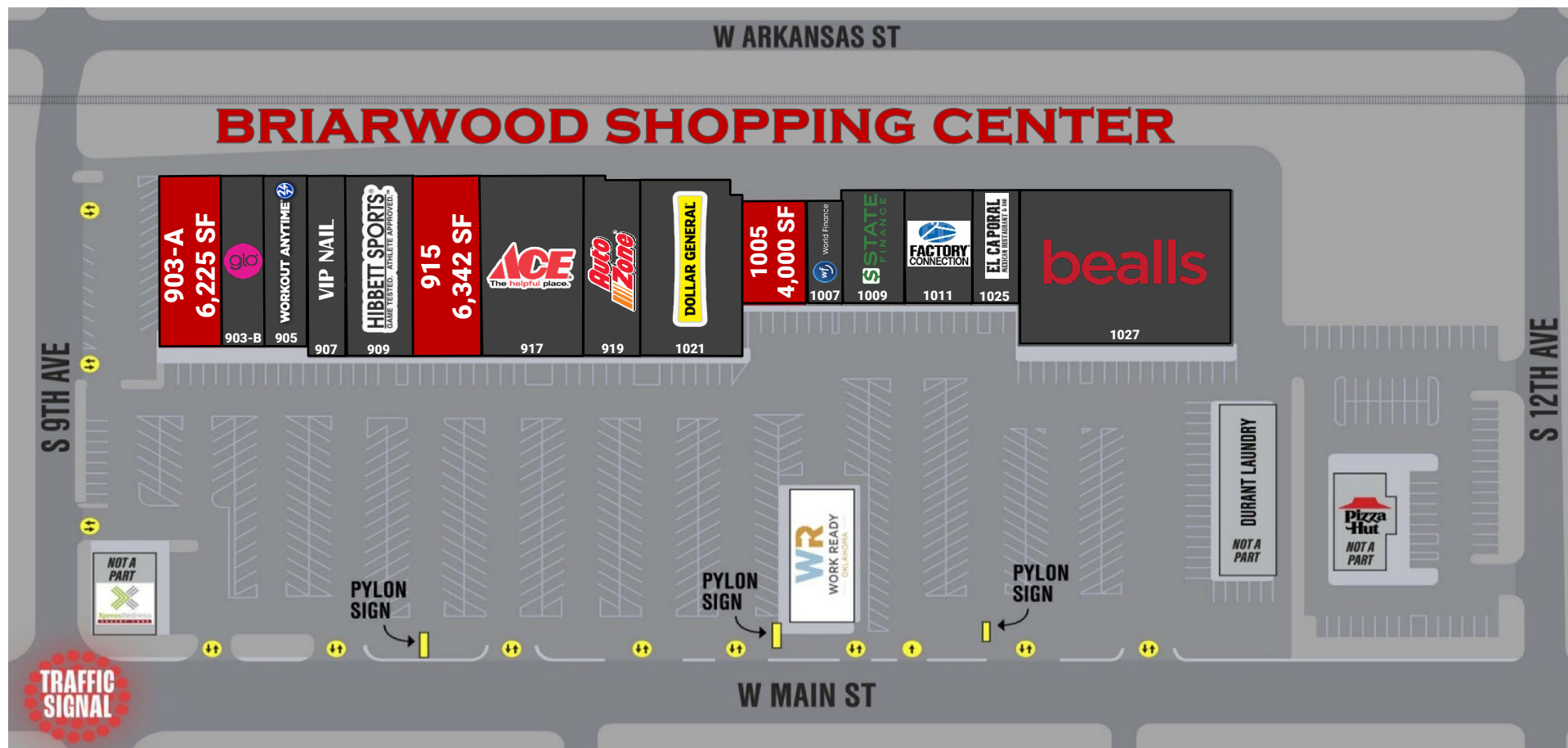
TOTAL HOUSEHOLDS

1 MILE: 3,316
3 MILES: 7,657
5 MILES: 10,860



DRIVE TIMES
ON HWY 70
1.5 MILES FROM US-69
& US-75

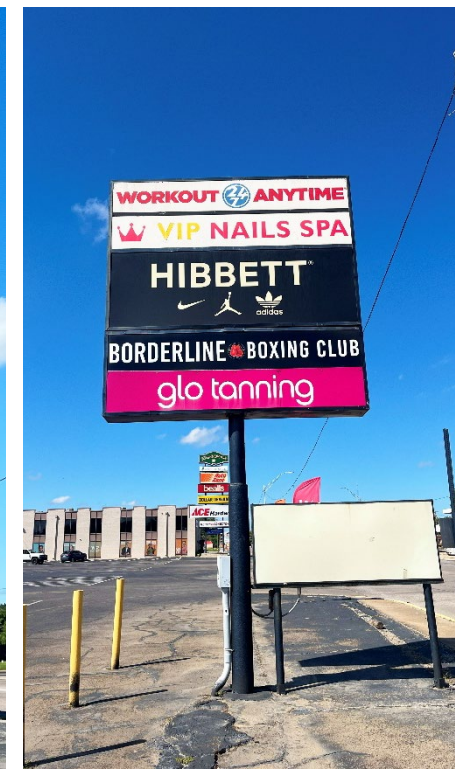
BRIARWOOD SHOPPING CENTER - SITE PLAN



SUITE	TENANT	SF
903-A	AVAILABLE	6,225 SF
903-B	GLO Tanning Salon	3,750 SF
905	Workout Anytime	6,870 SF
907	VIP Nail Salon	2,400 SF
909	Hibbett Sports	5,964 SF
915	AVAILABLE	6,342 SF
917	Ace Hardware	11,250 SF
919	AutoZone	7,500 SF

SUITE	TENANT	SF
1021	Dollar General	14,950 SF
1005	AVAILABLE	4,000 SF
1007	World Acceptance Corp.	2,027 SF
1009	State Finance	2,623 SF
1011	Factory Connection	5,050 SF
1025	El Caporal Mexican Restaurant	3,633 SF
1027	Bealls – Burke's Outlet	21,600 SF

BRIARWOOD SHOPPING CENTER - PHOTOS



SITE

75

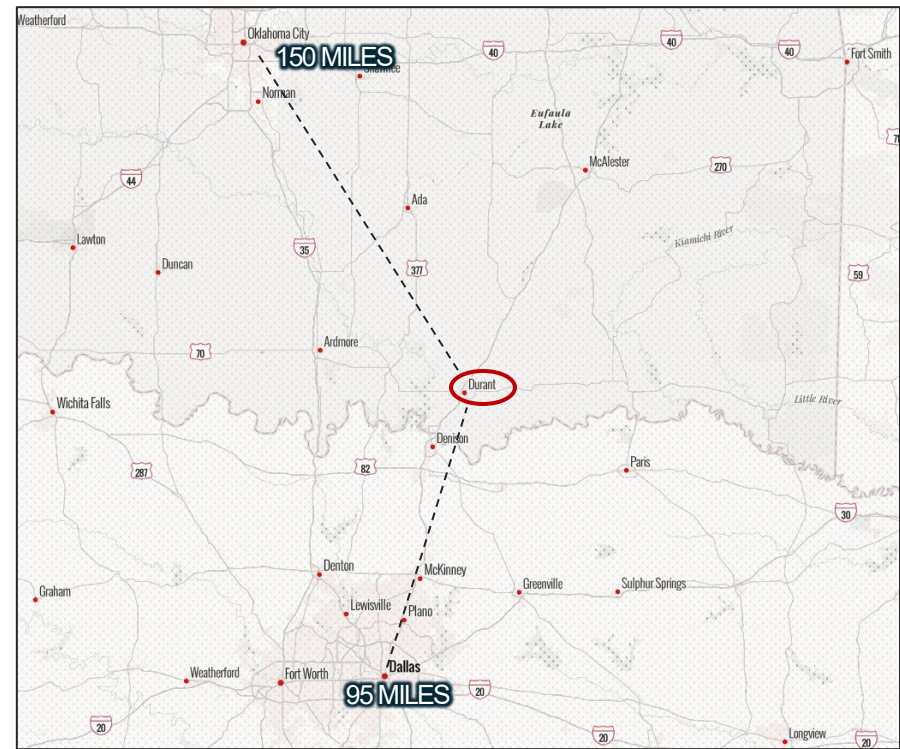
70

CHOCTAW
CASINO | RESORT

DURANT
REGIONAL AIRPORT

SOUTHEASTERN
SF

- Located in Southern Oklahoma in the Red River Valley, a few miles north of the Texas border
- Home of Southeastern Oklahoma State University
- Key Employer: Headquarters of the Choctaw Nation of Oklahoma and the Choctaw Casino Resort, which employs over 5,400 people locally
- Lake Texoma is located less than 10 miles away, serving as the 12th largest man-made lake in the US and drawing millions of annual visitors



BRIARWOOD SHOPPING CENTER - AERIAL

