



### MARKET OVERVIEW

Duncan, OK is the county seat for Stephens County and its principal retail destination, accounting for two-thirds of all retail businesses and three-quarters of taxable retail sales. Situated at the lighted intersection of Hwy 81 and W Plato Rd, this future grocery-anchored development offers retailers and restaurants a prime location within a growing trade area.

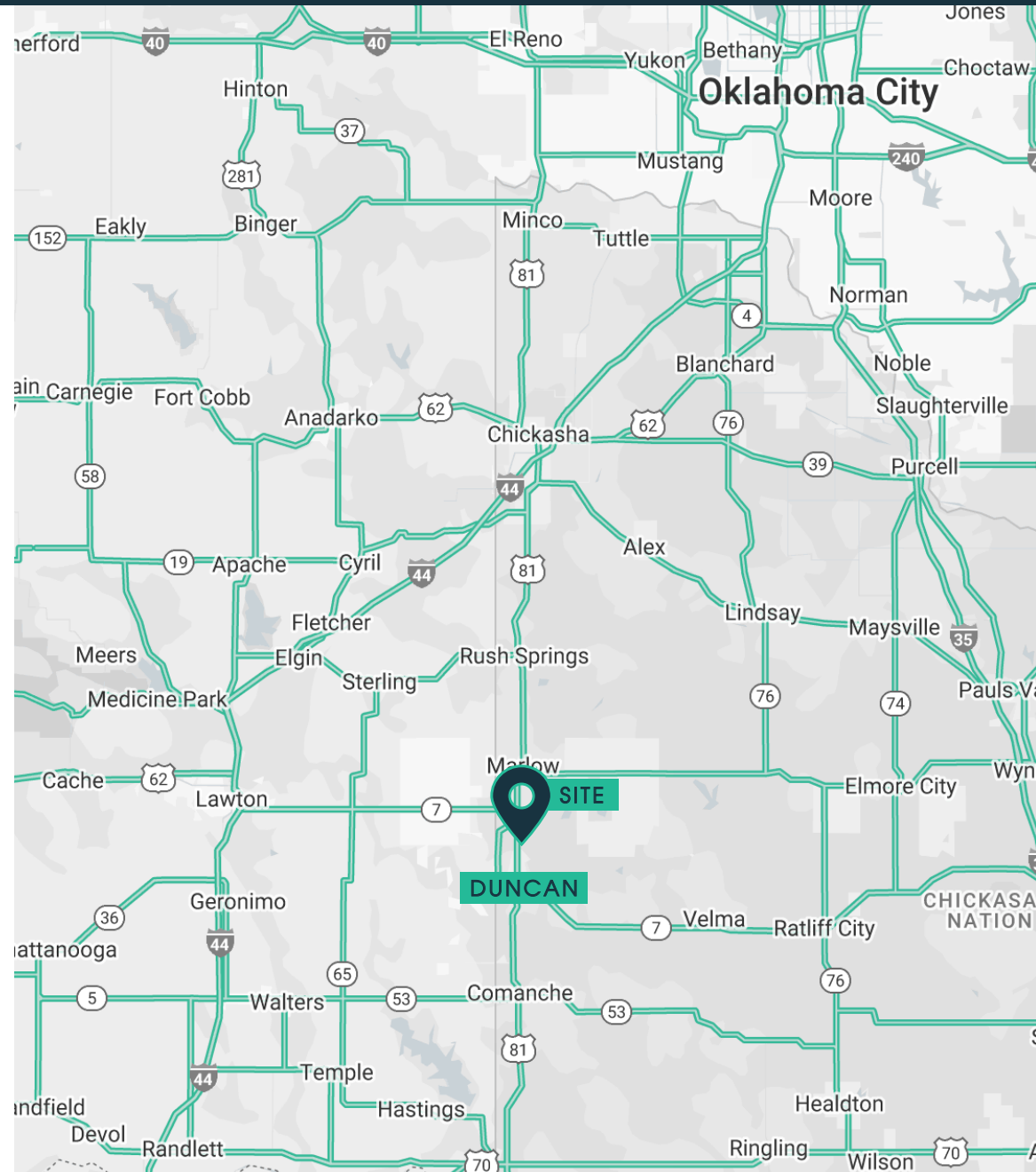
### PROPERTY HIGHLIGHTS

- > Grocery Anchored Retail Development
- > 0.5 – 2.0 AC Pad Sites for Sale, Lease, or BTS
- > Jr. Anchor Box Build-to-Suit Opportunity
- > Lighted Intersection Offering Easy Ingress/Egress

### TRAFFIC COUNTS

- > Hwy 81: 17,484 VPD
- > W Plato Rd: 7,185 VPD

DEMOGRAPHICS	3-Miles	5-Miles	10-Miles
2024 Population	23,198	24,527	35,592
Avg HH Income	\$67,452	\$68,534	\$68,953
Households	9,498	10,576	14,941





Duncan Pad Sites	
Parcel	Size
A	±0.92 Acres
B	±0.91 Acres
C	±0.65 Acres
D	±0.79 Acres
E	±0.81 Acres
F	±1.19 Acres
G	±1.31 Acres
Retail A	±56,228 SF
Retail B	±10,850 SF

