

## Duncan Pad Sites Highway 81 & East 1710 (Plato Road), Duncan, OK 73533



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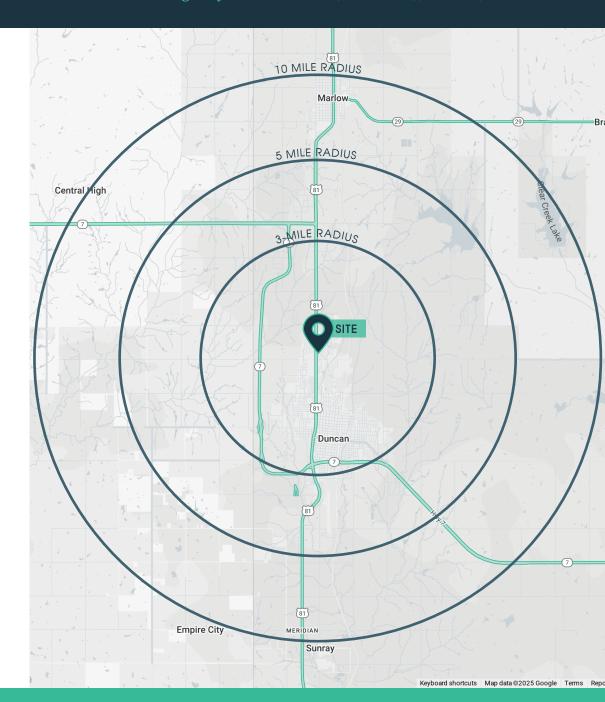
## MARKET OVERVIEW

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 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
- > 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



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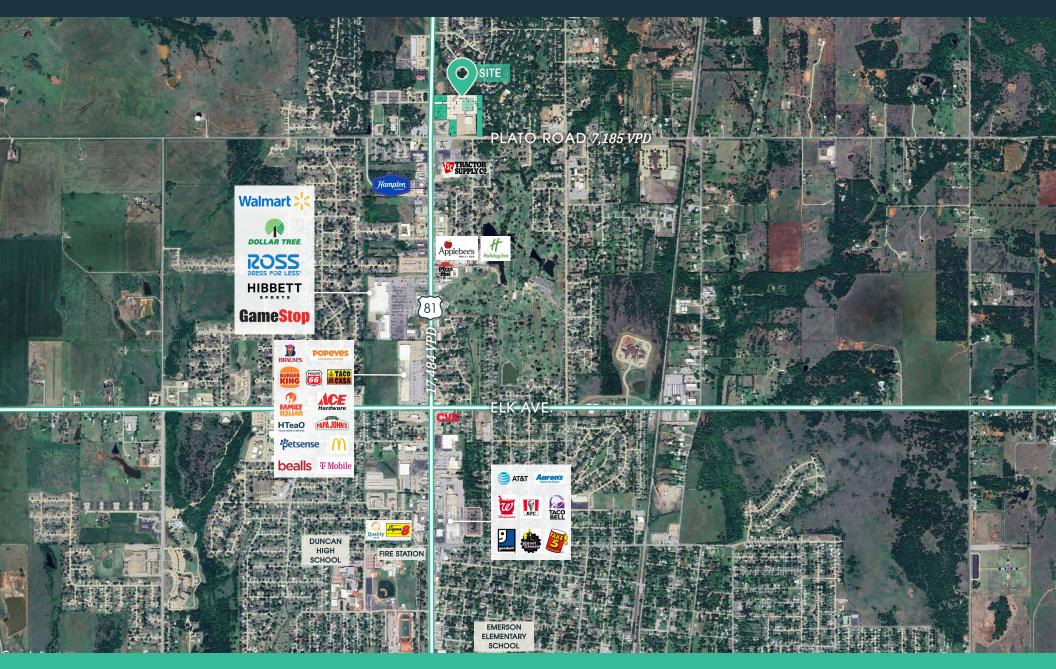




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