



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



Duncan Pad Sites

Parcel	Size
A	±0.66 Acres
B	±0.78 Acres
C	±0.78 Acres
D	±0.95 Acres
Remaining	±1.79 Acres
Retail	±21,816 SF
Grocery	±22,246 SF

81

17,484 VPD



EAST 1710 ROAD - PLATO ROAD 7,185 VPD

