

UNIVERSITY PARK CENTER

2824 UNIVERSITY BLVD, STE 108 | DURANT, OK 74701



Lease Rate: \$3,200 per month (Gross)

405.990.5337
brundel@creekpe.com

Executive Summary



Details

Lease Rate:	\$3,200 per month (Gross)
Available SF:	1,800 SF
Cross Streets:	Estelle St & University Blvd

Highlights

- Former nail salon with all salon plumbing in place

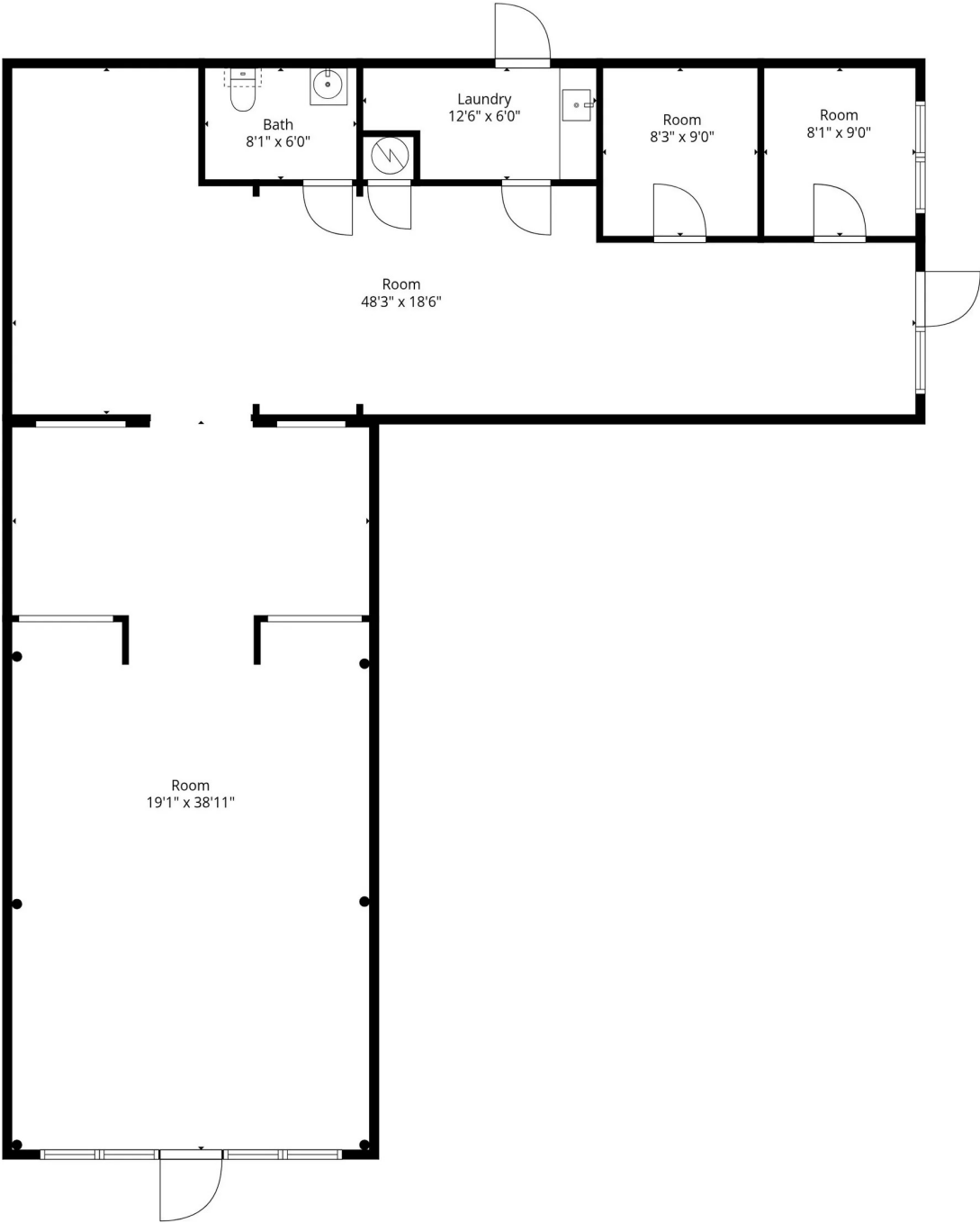
Overview

Exceptional retail opportunity located off Hwy 69/75 and University Blvd—one of the highest traffic retail corridors in Durant’s fast-growing market. Surrounded by top national co-tenants like Super Walmart, Lowe’s, Tractor Supply, Petco, Boot Barn, Chili’s, McDonald’s, Braum’s, and more, this area offers proven foot traffic and retail momentum.

Durant is not only a regional shopping destination but also a tourism hub, drawing visitors to nearby Lake Texoma and the Choctaw Casino & Resort. The city enjoys strong support from the Choctaw Nation, local government, and a loyal community, making it an ideal place for business growth.

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FLOOR PLAN



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Suite 108 - 1,800 SF | Photos



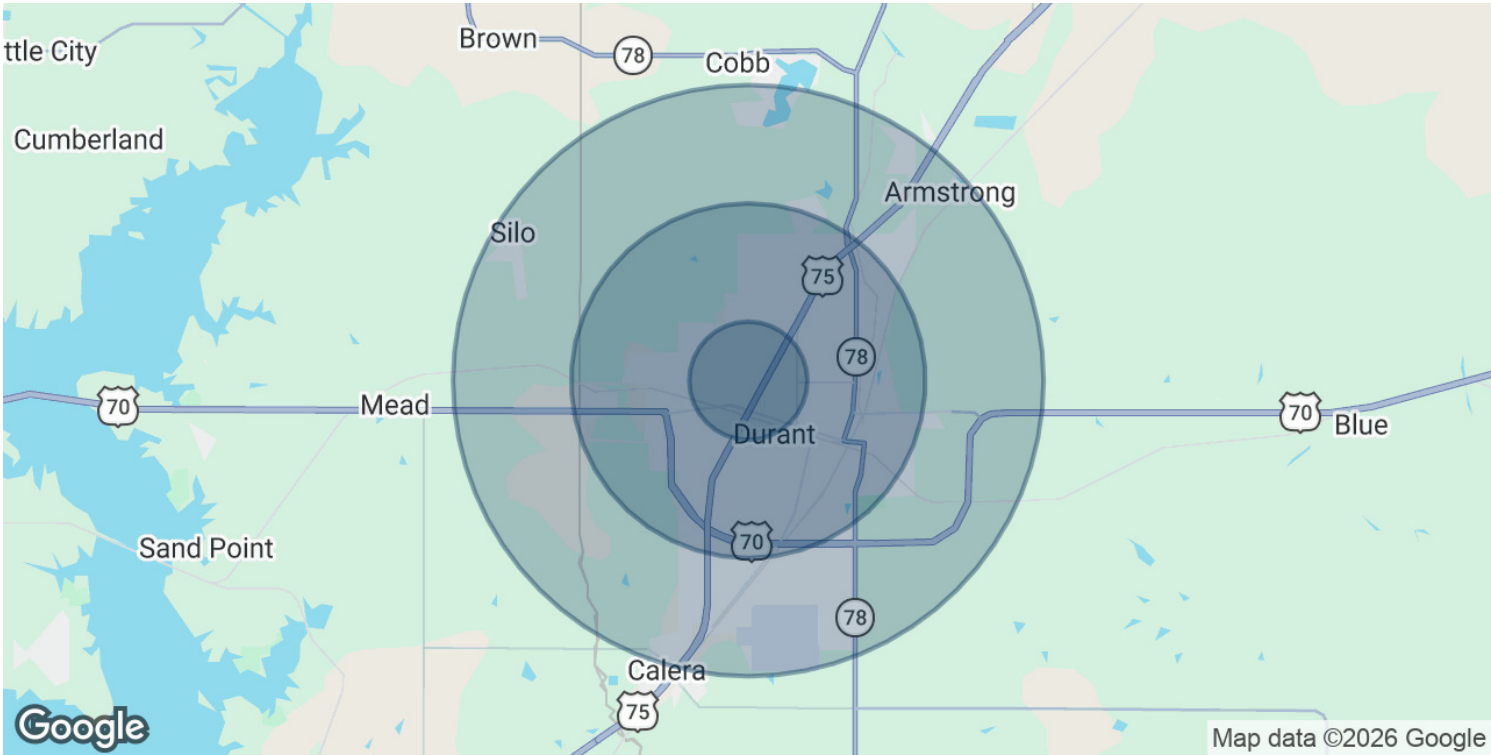
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Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	3,518	18,823	25,212
Average Age	32.2	33.8	34.9
Average Age (Male)	30.2	31.9	33.4
Average Age (Female)	34.3	35.4	36.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,347	7,239	9,661
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$69,396	\$67,564	\$69,673
Average House Value	\$182,997	\$182,696	\$187,379

2023 American Community Survey (ACS)

10092026

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