

GUTHRIE PLAZA

1515 - 1603 S DIVISION STREET, GUTHRIE, OK 73044



PROPERTY DESCRIPTION

Guthrie Plaza has 1 space available, offering great visibility. Walgreens and Galleria Furniture, the shadow anchors offer excellent foot traffic as does Dollar General and AutoZone.

Large parking lot, offers ample parking.

Located directly across the street from the Wal-Mart SuperCenter at a signaled intersection, making excellent access.

Pylon signage space is available.

OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	4,685 SF
Building Size:	17,800 SF

SPACES	LEASE RATE	SPACE SIZE
1525	\$10.00 SF/yr	4,685 SF

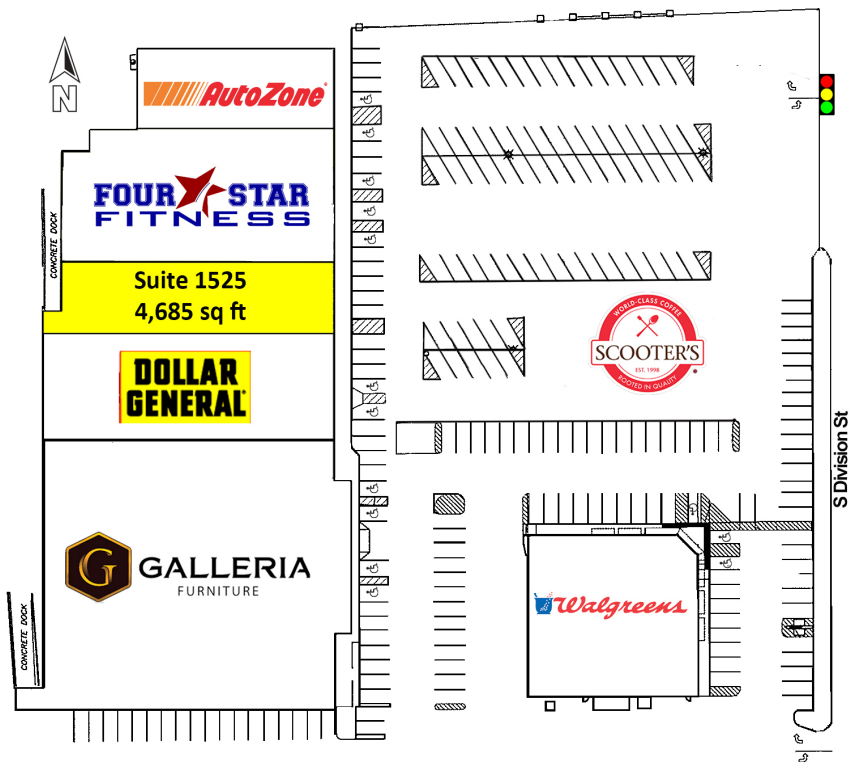
ROSHA WOOD

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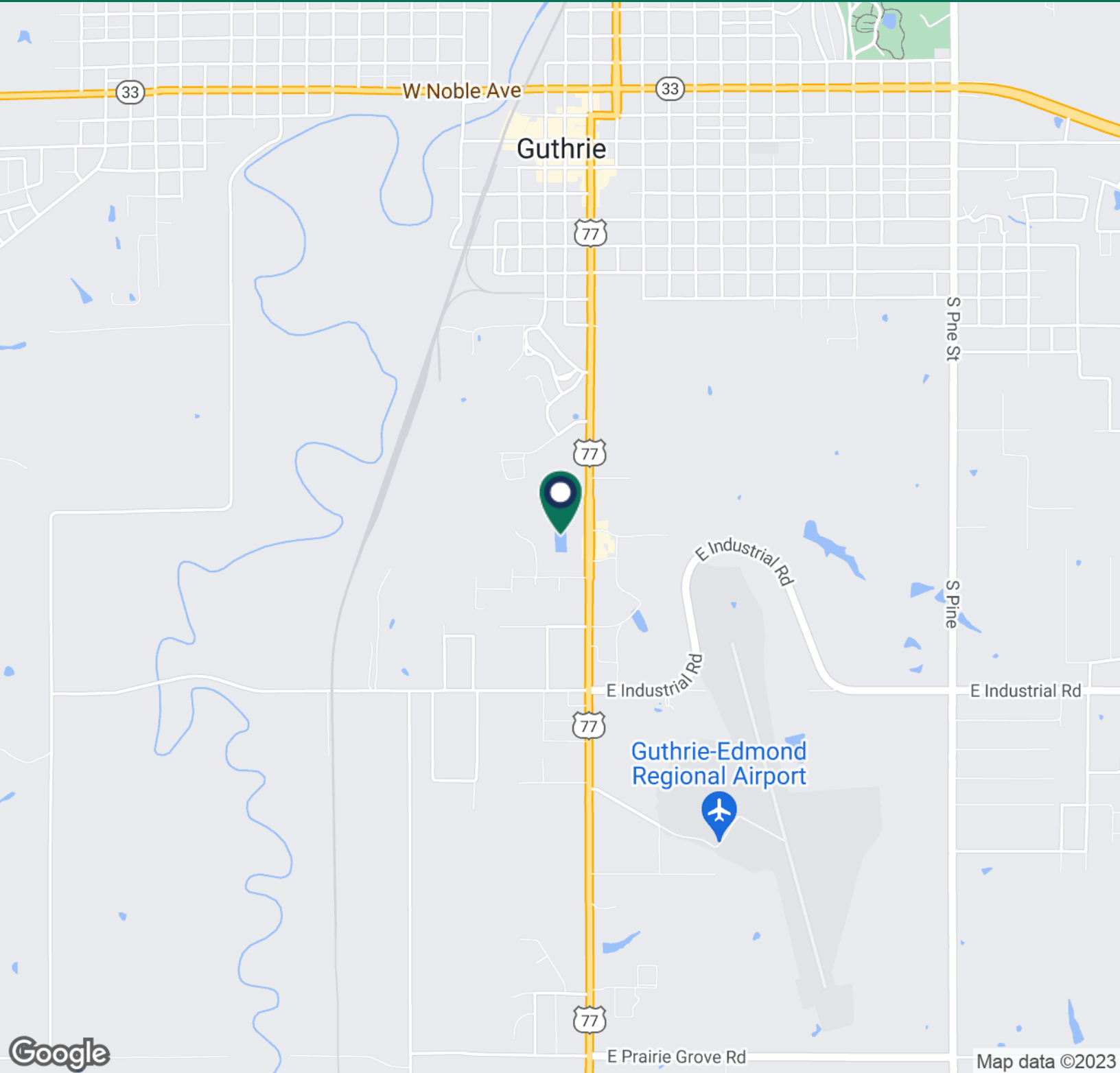
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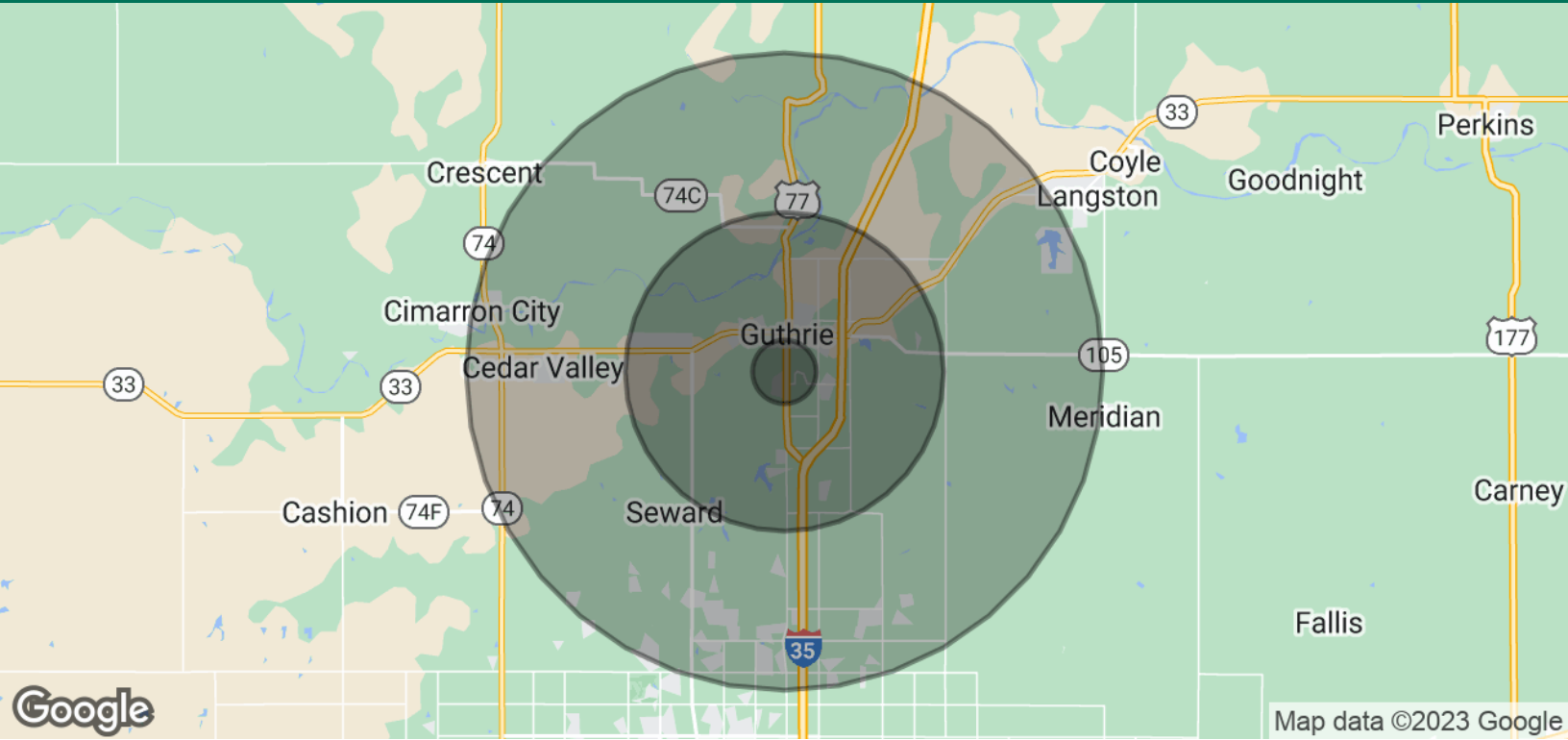
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	877	17,586	34,591
Average Age	32.5	32.6	35.9
Average Age (Male)	30.4	31.7	35.1
Average Age (Female)	34.5	33.9	37.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	303	6,499	12,600
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$44,214	\$53,538	\$67,163
Average House Value		\$132,593	\$291,900

* Demographic data derived from 2020 ACS - US Census

09082023

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