

FIRST CAPITOL SQUARE | MIXED USE RETAIL 1700 - 1726 S DIVISION ST, GUTHRIE, OK 73044



## PROPERTY DESCRIPTION

First Capitol Square sits on a beautiful lot across from Wal-Mart Super Center in Guthrie, Oklahoma which drives significant traffic to the center, however this property does provide separate parking and three access points to the property.

It is well maintained with long term co-tenants such as Valir Physical Therapy, Anytime Fitness, Adkins, Loctus Gold Cannabis Co., and Domino's Pizza. Any use would be a great fit to compliment these long term tenants such as a med spa, nail salon, massage therapist, etc.

## OFFERING SUMMARY

<b>Lease Rate</b>	\$12.00 - 18.00 SF/yr (NNN)
<b>Available SF:</b>	800 - 3,900 SF
<b>Lot Size:</b>	2.09 Acres
<b>Building Size:</b>	20,460 SF

SPACES	LEASE RATE	SPACE SIZE
<b>Suite B</b>	\$12.00 SF/yr	3,900 SF
<b>Suite H</b>	\$18.00 SF/yr	800 SF

## ROSHA WOOD

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O: 405.239.1219 C: 405.902.8181

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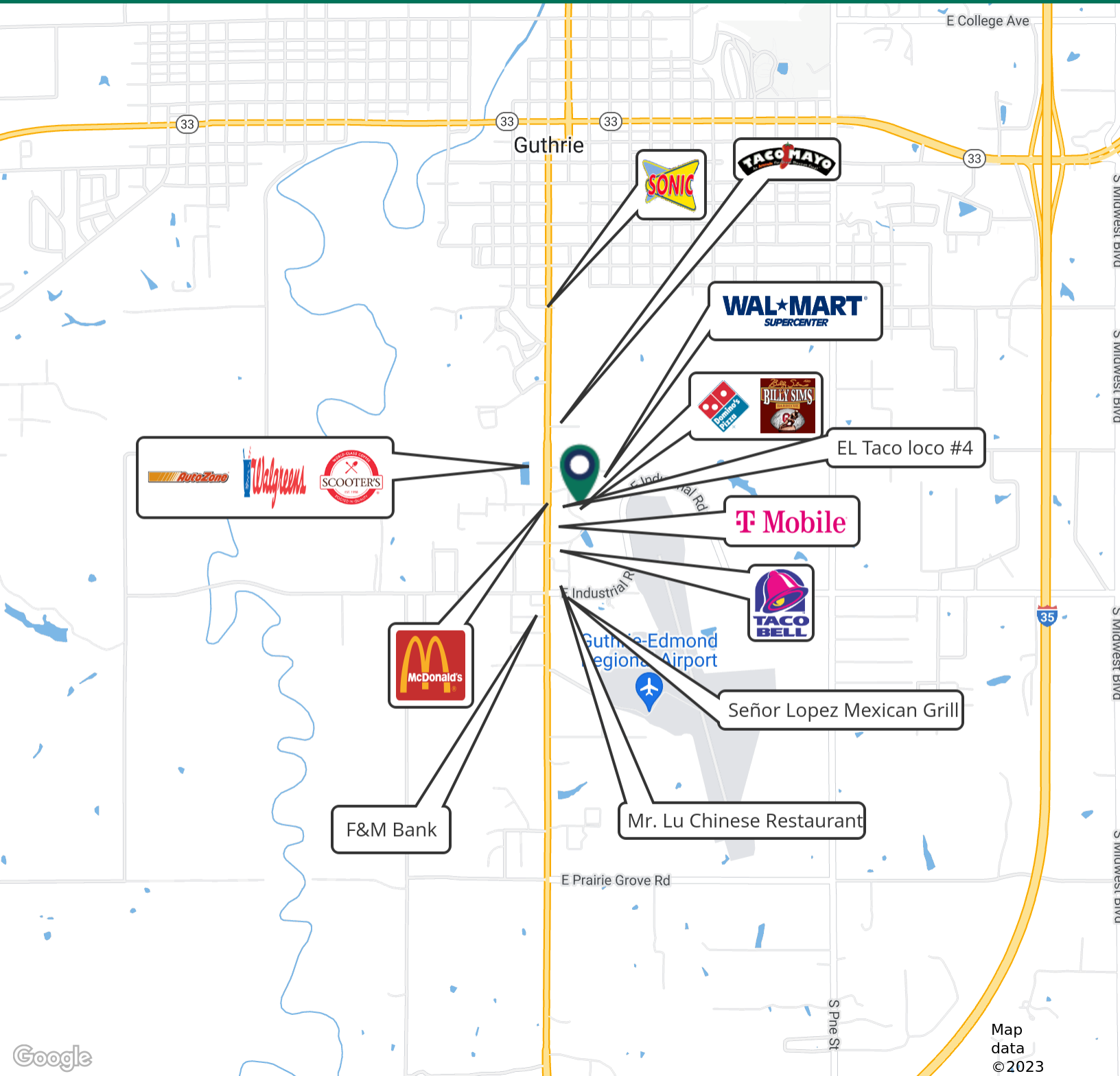


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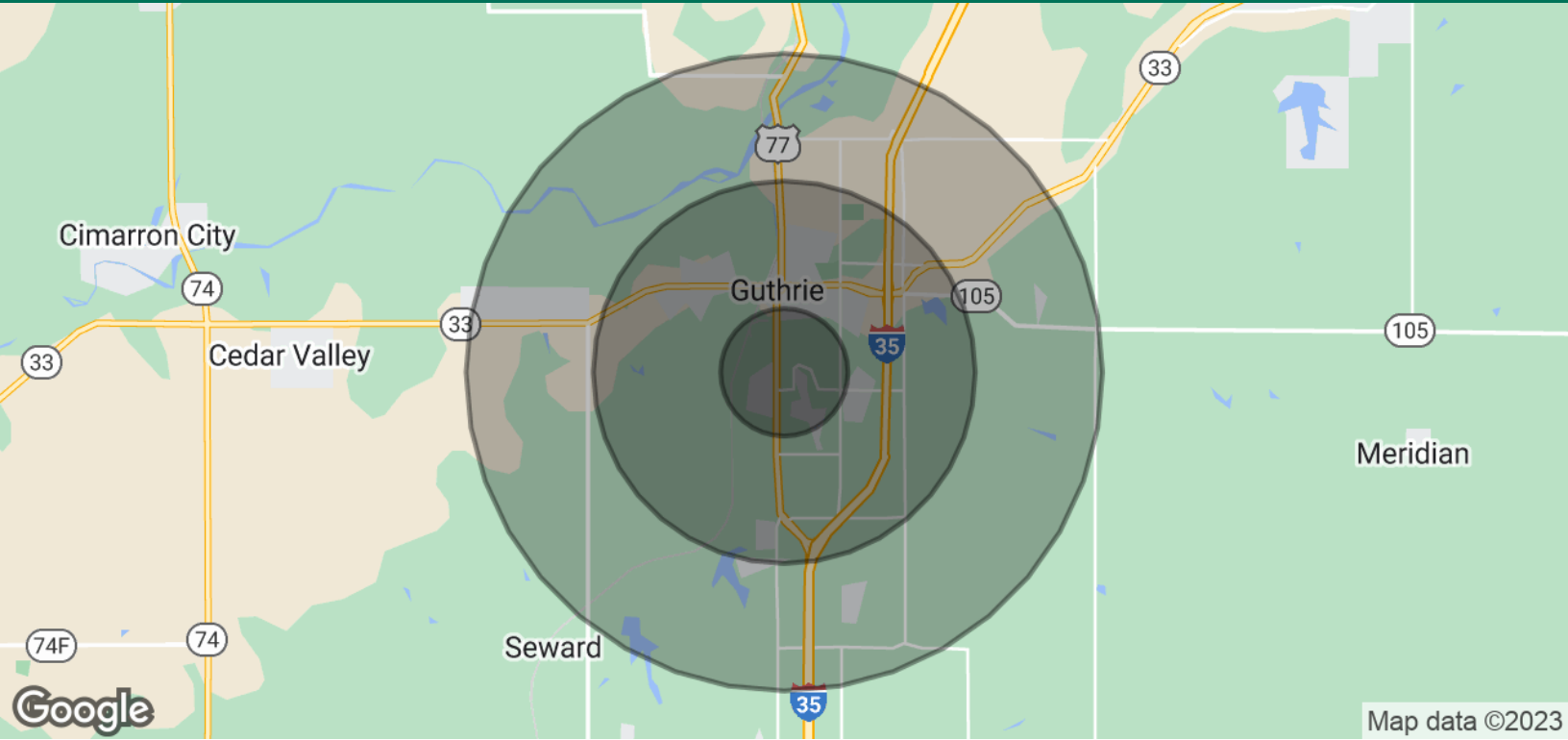
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	982	10,781	15,421
Average Age	39.1	39.5	39.6
Average Age (Male)	37.8	36.1	36.0
Average Age (Female)	39.4	43.0	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	429	4,420	5,971
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$42,274	\$54,731	\$61,908
Average House Value	\$121,441	\$125,088	\$147,770

\* Demographic data derived from 2020 ACS - US Census

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