



OFFERING SUMMARY

Sale Price:	\$2,750,000
Building Size:	31,808 SF
Lot Size:	4.58 Acres
Price / SF:	\$86.46
Cap Rate:	7.8%
NOI:	\$212,495
Year Built:	2004

PROPERTY OVERVIEW

Guthrie Plaza is positioned with direct frontage to Division, one of the most highly trafficked intersections in Guthrie. Located directly across from Wal-Mart SuperCenter with a signaled entrance.

This center has long term tenants who some have been in place since the 1990s, which provides stability for any investor who is looking for a strong property with great returns, as well as 2 shadow anchors (Galleria Furniture and Walgreen) offering excellent foot traffic.

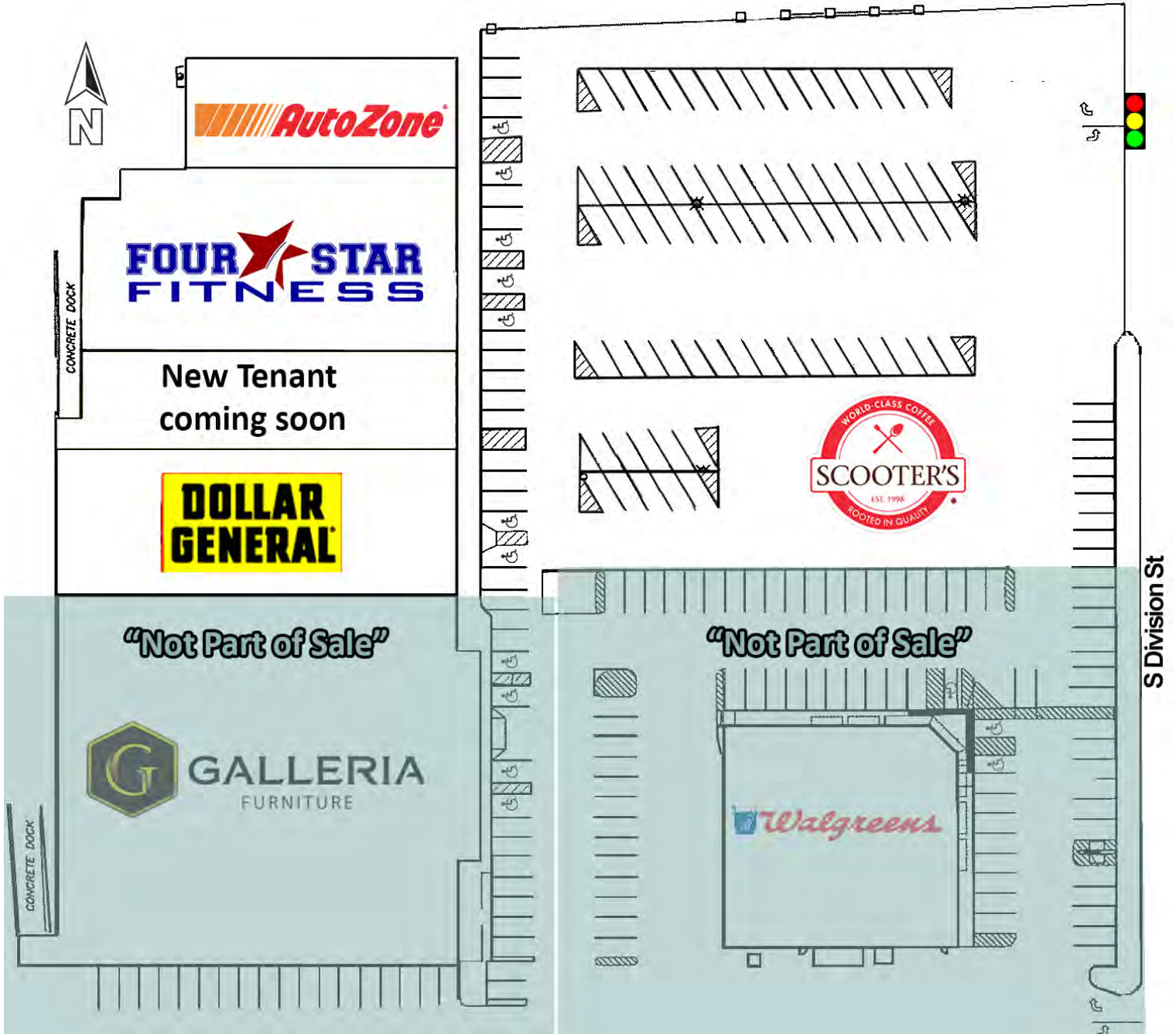
Guthrie is projected for significant growth in the coming years as we are seeing several developments along the North I-35 corridor with Guthrie in it's path.

This property is not only positioned with great visibility but it's also minutes away from the Turnpike that connects to Edmond and the OKC Metro.

PROPERTY HIGHLIGHTS

- 100% occupied
- Shared Pylon

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This Center is 100% occupied with Scooters Coffee in the parking lot



Shared Pylon



Galleria and Walgreens are separately Owned

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Guthrie, was the first capital of Oklahoma, a national historic landmark site, combining the Oklahoma Territory and the best heritage destinations in America. Over 200,000 visitors each year. 19th century architecture. Museums, stores, galleries, festivals, and dining. There are daily historic trolley tours, six museums.

Guthrie's is located at the intersection of I-35 and Hwy 33 providing access to major transportation corridors and is within minutes of the OKC metro area, Edmond, and Stillwater. Logan County is one of the 5 fastest growing counties in the state and is also within 60 miles of five universities and 11 community colleges.

Guthrie's Professional Golfers' Association golf courses at Cedar Valley and Cimarron National draw golfers from all over the world to play their four 18-hole championship courses.

The National Finals Steer Roping Rodeo is held in Guthrie. On 6 occasions, the Texas rodeo promoter Dan Taylor was chute director for the competition in Guthrie. Its museums include the Oklahoma Territorial Museum and hosts the Oklahoma International Bluegrass Festival, which draws 15,000 visitors annually. In addition, Guthrie claims to be the "Bed and Breakfast capital of Oklahoma.

Guthrie also hosts the Guthrie Scottish Rite Masonic Temple, one of the world's largest Masonic Centers, which in years past has brought artists such as Henry Mancini, Lena Horne, Victor Borge, and Luciano Pavarotti to local audiences.

Guthrie has Oklahoma's oldest year-round professional theatre company, the Pollard Theatre Company. With an emphasis on creative story-telling to illuminate the shared human experience, the Pollard produces 6 or more plays and musicals annually, with artists across the United States.

Historical tourism has become a significant industry for the town. Guthrie is the largest urban Historic district in Oklahoma, containing 2,169 buildings, 1,400 acres and 400 city blocks. Guthrie is a "Certified City;" it has received a Community Development Block Grant to inventory infrastructure features for Capital Improvement Planning.



Resource: <http://guthrieedmondregionalairport.com/guthrie/> & https://en.wikipedia.org/wiki/Guthrie,_Oklahoma



AutoZone, Inc. is an American retailer of aftermarket automotive parts and accessories, the largest in the United States. Founded in 1979, AutoZone has over 6,400 stores across the United States, Mexico, Puerto Rico, Brazil and the US Virgin Islands. The company is based in Memphis, Tennessee.

Headquarters: Memphis, TN

CEO: William C. Rhodes III

Founder: Pitt Hyde

Founded: July 4, 1979 in Forrest City, AR



For the full fiscal year, Dollar General reaffirmed plans to open 1,110 new stores across the U.S. They expect sales to rise 11% over 2021 on comparable-store sales growth in the range of 4%-5%.

Dollar General has been located at Guthrie Plaza since 1995



Four Star Fitness have been a leader in **24/7 fitness** in the Oklahoma City market since 2007. They have built our reputation on reasonable rates, the cleanest facilities and being a hassle free environment.

It's common to walk into a gym to look around and have the salespeople try up-selling you into things you don't want or need. At Four Star Fitness you'll never run into that, they are a one price all inclusive facility. Never any up-charges or yearly fees.

Free childcare

Free tanning

Free classes

24/7 access at all 4 locations



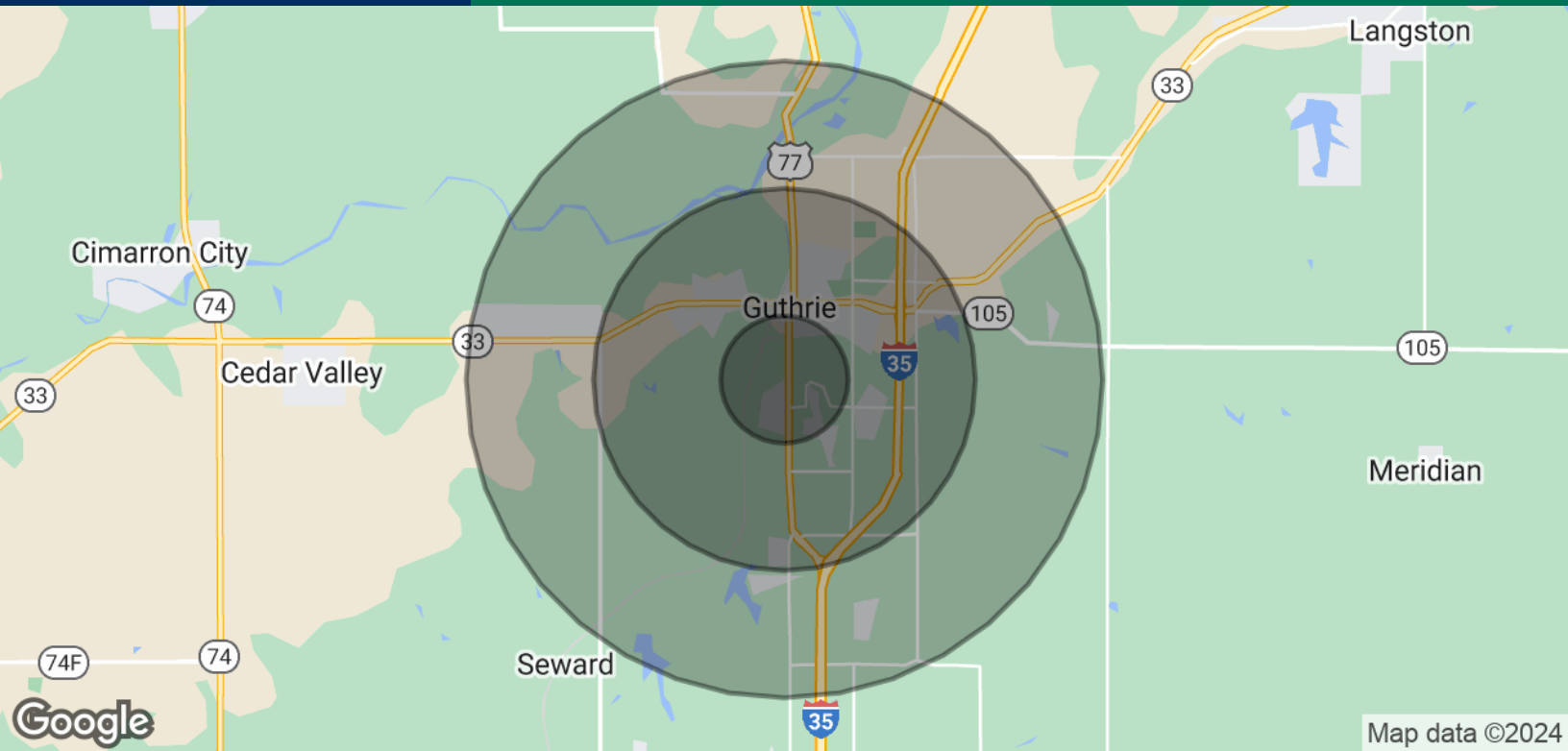
- Brand new 2022 Build to Suit Construction
- 30 Year Absolute NNN lease

Scooters Coffee has been in business for more than 20 years and they currently operate +300 stores across 24 states.

Scooters has begun franchising new locations and has aggressive expansion plans for the next several years. Scooters is Coffee is widely known for it's premium coffee, flavorful smoothies, and freshly baked pastries.

Guthrie Plaza | For Sale

1519 - 1601 S Division St, Guthrie, OK 73044



Map data ©2024

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,220	11,298	15,283
Average Age	38.4	39.1	39.5
Average Age (Male)	37.2	35.8	35.9
Average Age (Female)	38.6	42.7	43.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	613	4,589	5,921
# of Persons per HH	2.0	2.5	2.6
Average HH Income	\$37,575	\$54,026	\$61,738
Average House Value	\$108,141	\$121,359	\$147,277

* Demographic data derived from 2020 ACS - US Census

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