

105 EAST INDUSTRIAL ROAD

105 E Industrial Rd, Guthrie, OK 73044



OFFERING SUMMARY

Available SF: 1,000 - 2,400 SF

Lease Rate: \$15.00 SF/yr (NNN)

Lot Size: 3.35 Acres

Year Built: 2013

Building Size: 14,550

02072020

PROPERTY OVERVIEW

Located at the intersection of Division and Industrial in Guthrie, OK, this 14,550 SF center offers great visibility and access. The property is located approximately a mile from I-35 and co-tenants include Rick's To-Go Coffee and Spoonful Pharmacy. Ideally suited for medical, service or office users.

Trade area includes Walmart SuperCenter, Walgreens, Galleria Furniture and Rent-A-Center.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite B	\$15.00 SF/yr	1,000 SF
Suite G	\$15.00 SF/yr	1,500 SF
Suite AA - 2nd floor office	\$15.00 SF/yr	2,400 SF

GEORGE WILLIAMS, CCIM

Retail Investment Specialist
gwilliams@priceedwards.com
405.239.1270
210 Park Ave, Suite 700, Oklahoma City, OK 73102
priceedwards.com

105 EAST INDUSTRIAL ROAD

105 E Industrial Rd, Guthrie, OK 73044



GEORGE WILLIAMS, CCIM

Retail Investment Specialist
gwilliams@pricedwards.com

405.239.1270

210 Park Ave, Suite 700, Oklahoma City, OK 73102

pricedwards.com

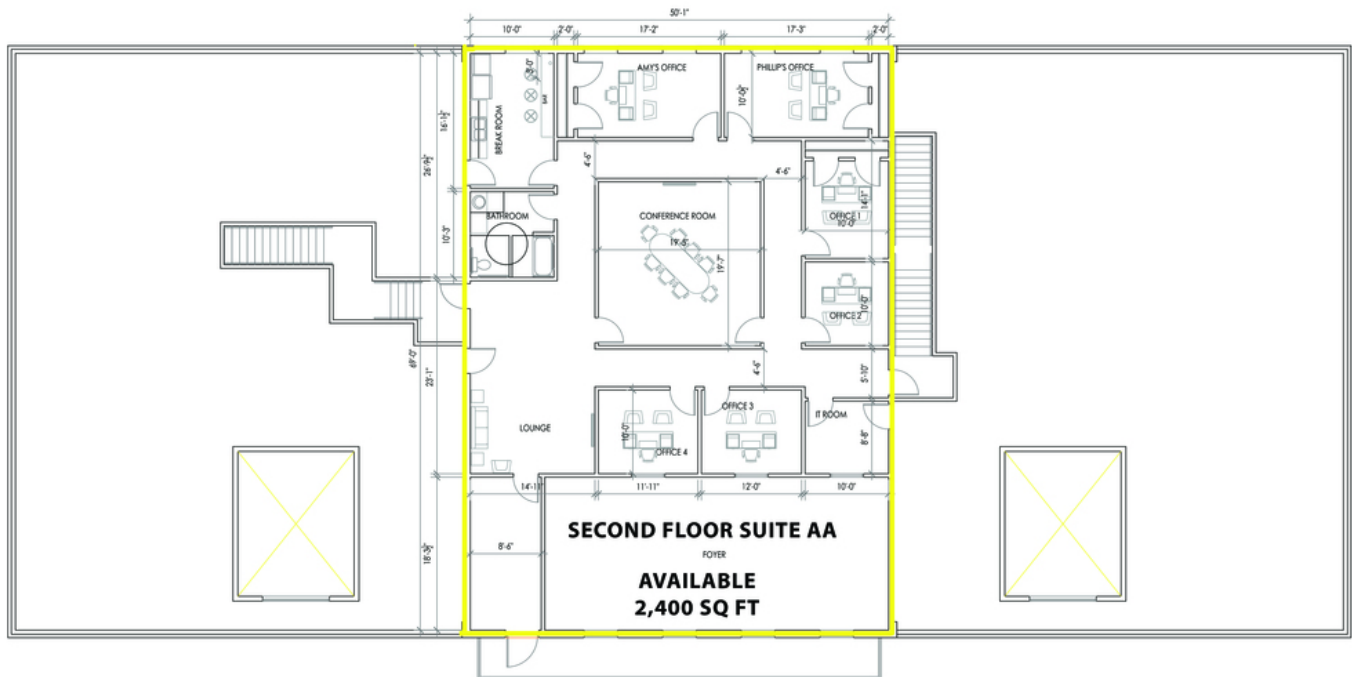
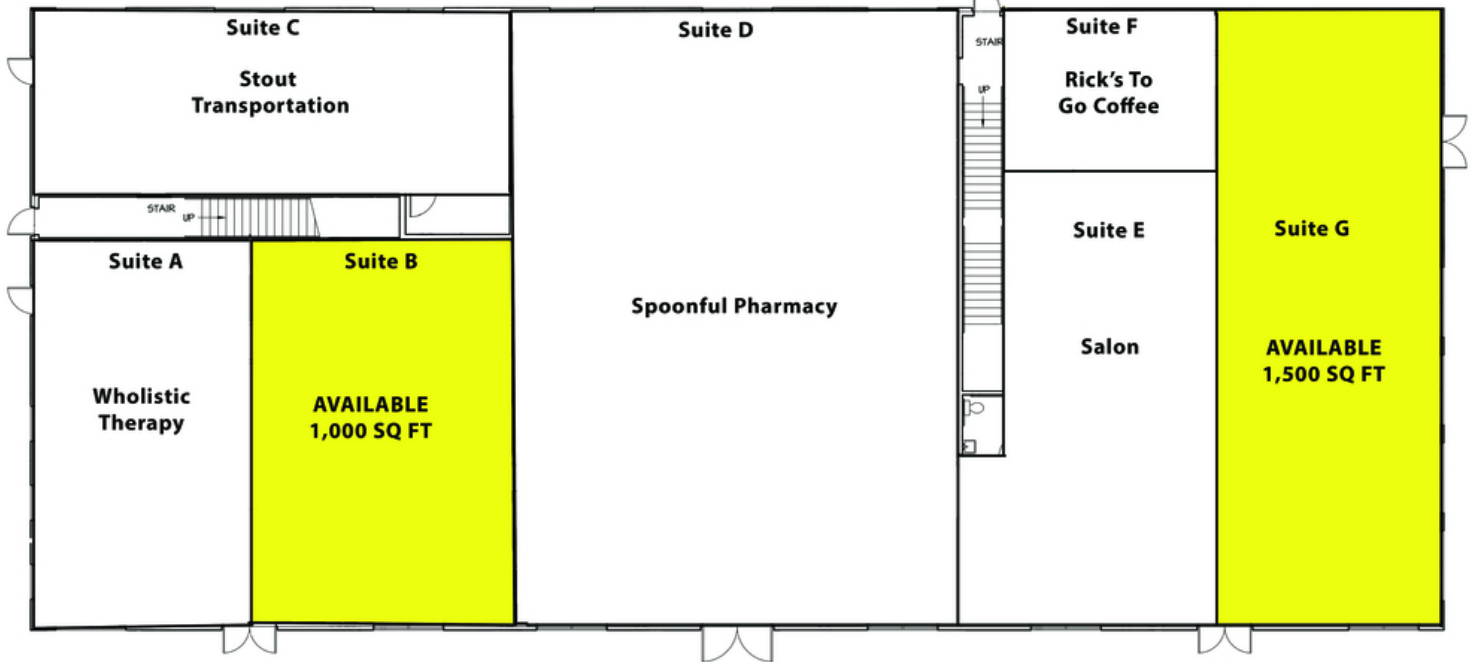
The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

105 EAST INDUSTRIAL ROAD

105 E Industrial Rd, Guthrie, OK 73044



Suite AA -(2,400 sq ft space AVAILABLE - UPSTAIRS)



GEORGE WILLIAMS, CCIM

Retail Investment Specialist

gwilliams@pricedwards.com

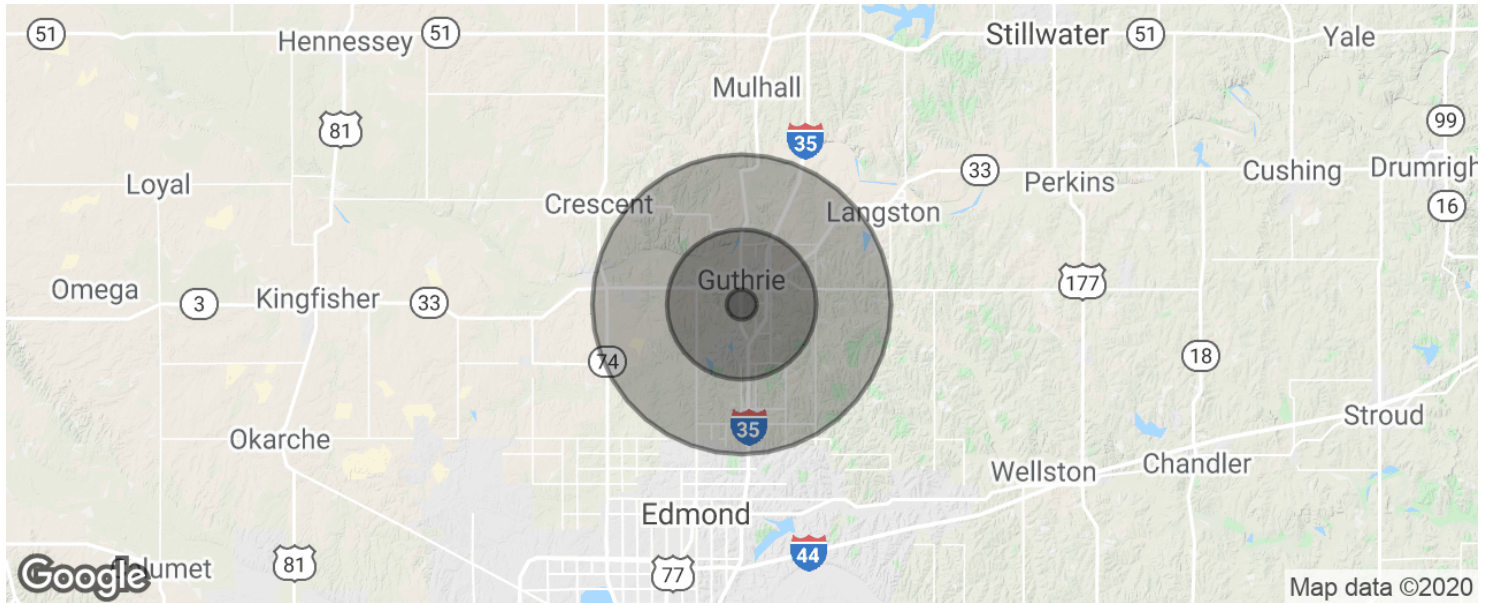
405.239.1270

210 Park Ave, Suite 700, Oklahoma City, OK 73102

pricedwards.com

105 EAST INDUSTRIAL ROAD

Demographics Map & Report | 105 E Industrial Rd, Guthrie, OK 73044



POPULATION	1 MILE	5 MILES	10 MILES
Total population	755	17,619	35,199
Median age	33.4	32.7	36.2
Median age (Male)	30.9	31.8	35.5
Median age (Female)	35.8	34.0	37.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	252	6,484	12,746
# of persons per HH	3.0	2.7	2.8
Average HH income	\$44,632	\$54,169	\$70,952
Average house value		\$166,132	\$341,141

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS - ACCOG			
Division St		north	14,600
Division St		south	14,700
Industrial Rd		east	1,600

GEORGE WILLIAMS, CCIM

Retail Investment Specialist
 gwilliams@priceedwards.com
 405.239.1270
 210 Park Ave, Suite 700, Oklahoma City, OK 73102
 priceedwards.com

The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.