

### 2024 RUHL DRIVE

2024 RUHL DR, GUTHRIE, OK 73044



#### GIRMA MOANING

Retail Investment Specialist

[gmoaning@pricedwards.com](mailto:gmoaning@pricedwards.com)

O: 405.239.1244 C: 405.664.0062

#### Lease Rate

\$9.98 SF/yr (MG)



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PROPERTY DESCRIPTION

Industrial Shop Building

PROPERTY HIGHLIGHTS

- Large Fenced Yard
- 3 Bay Doors
- 1 Dock Door
- 12 Offices
- Conference Room
- Access Controls
- Security Cameras

OFFERING SUMMARY

Lease Rate:	\$9.98 SF/yr (MG)
Available SF:	9,025 SF
Lot Size:	43,567 SF
Building Size:	9,025 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	285	4,774	6,409
Total Population	711	12,357	16,821
Average HH Income	\$81,708	\$82,631	\$92,142

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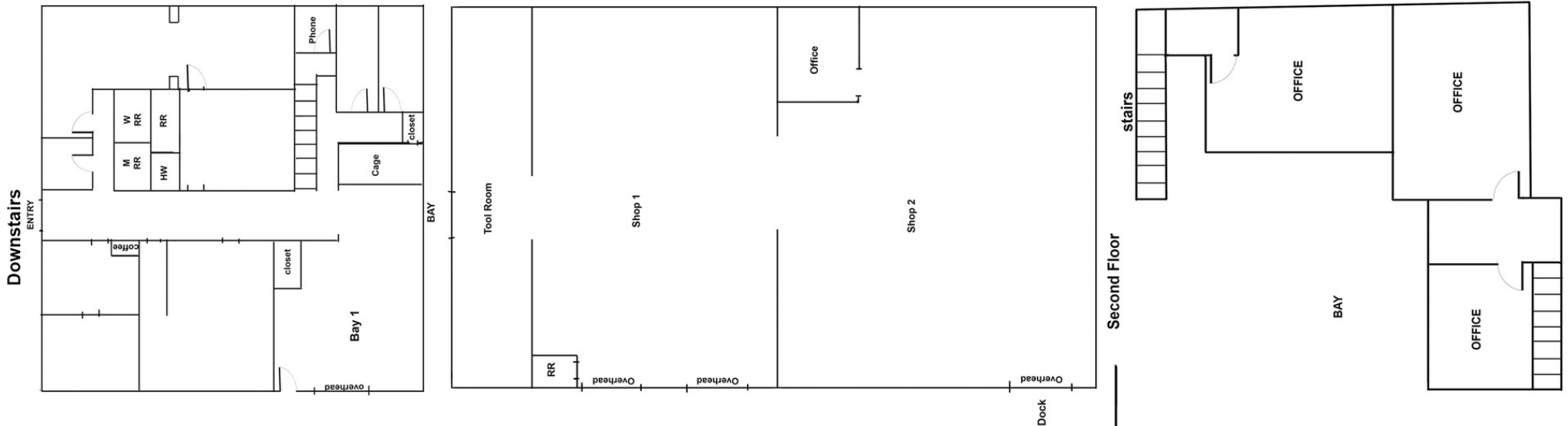
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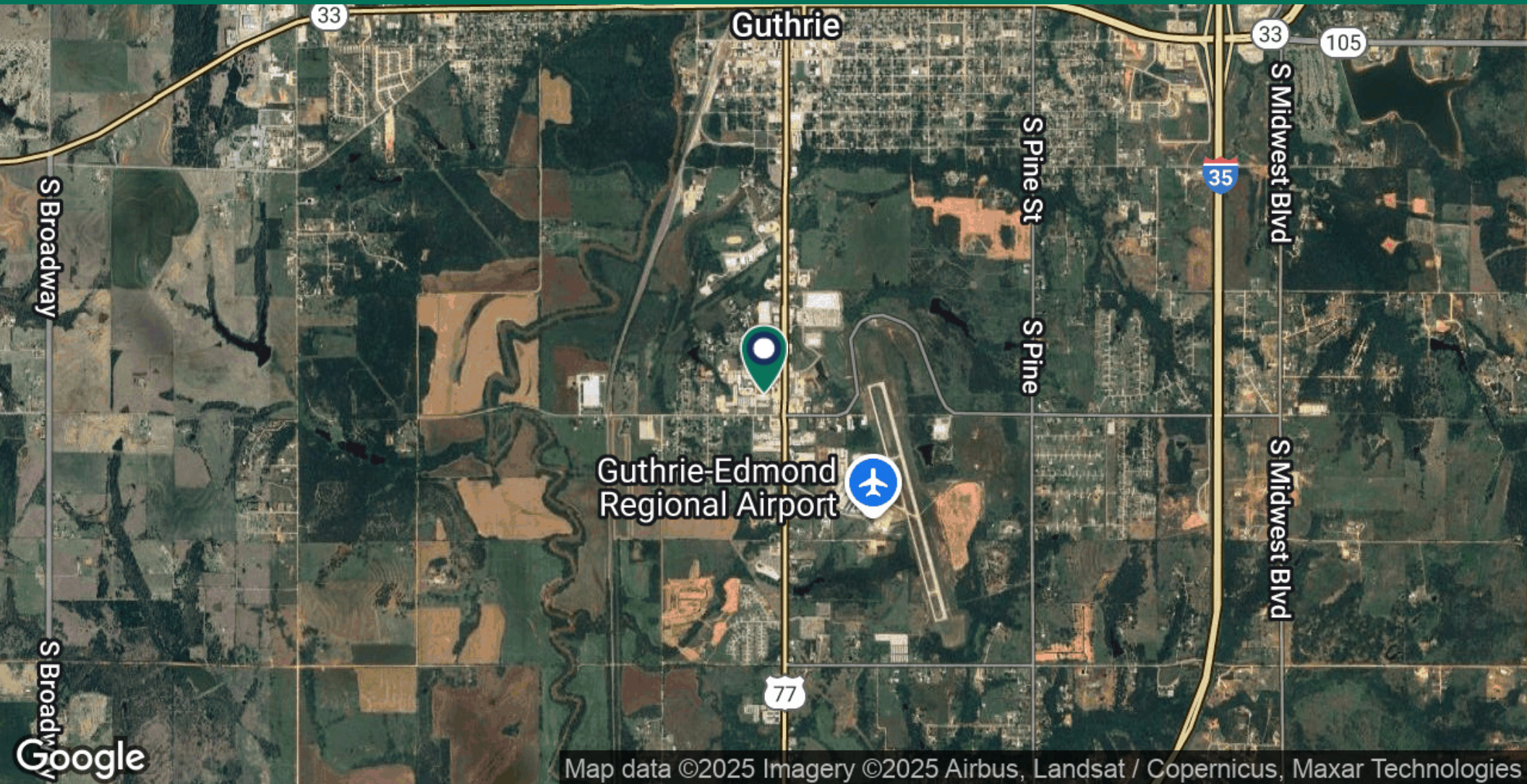
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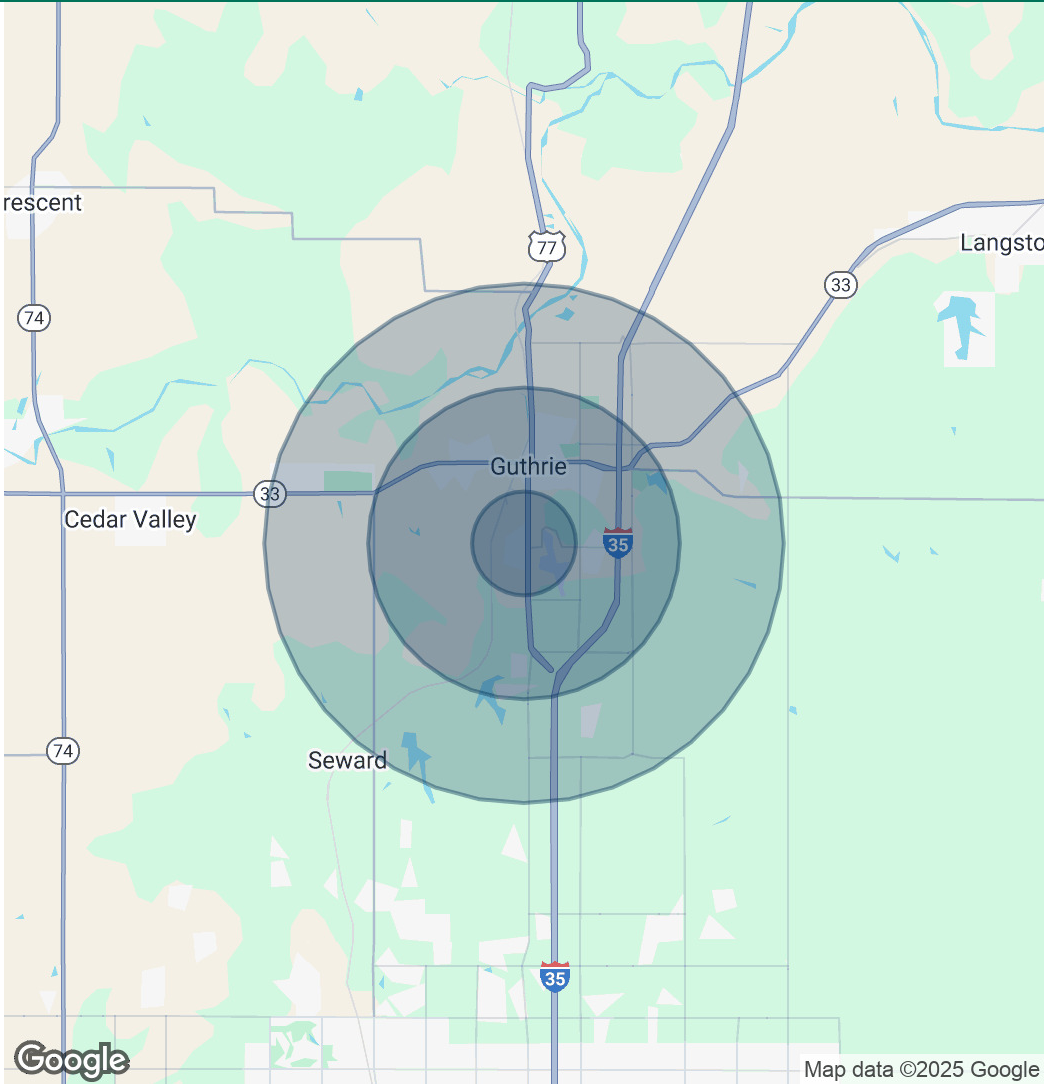
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	711	12,357	16,821
Average Age	41	41	41
Average Age (Male)	39	39	39
Average Age (Female)	43	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	285	4,774	6,409
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$81,708	\$82,631	\$92,142
Average House Value	\$183,611	\$183,315	\$203,383

Demographics data derived from AlphaMap

12092025



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