

105 EAST INDUSTRIAL ROAD

105 E Industrial Rd Guthrie, OK 73044



OFFERING SUMMARY

Available SF: 1,000 - 2,500 SF

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

Lot Size: 3.35 Acres

Year Built: 2013

Building Size: 14,550

091119

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 C	\$15.00 SF/yr	1,000 SF
Suite E	\$15.00 SF/yr	1,250 - 2,500 SF
Suite AA - 2nd floor office	\$15.00 SF/yr	2,400 SF

GEORGE WILLIAMS, CCIM

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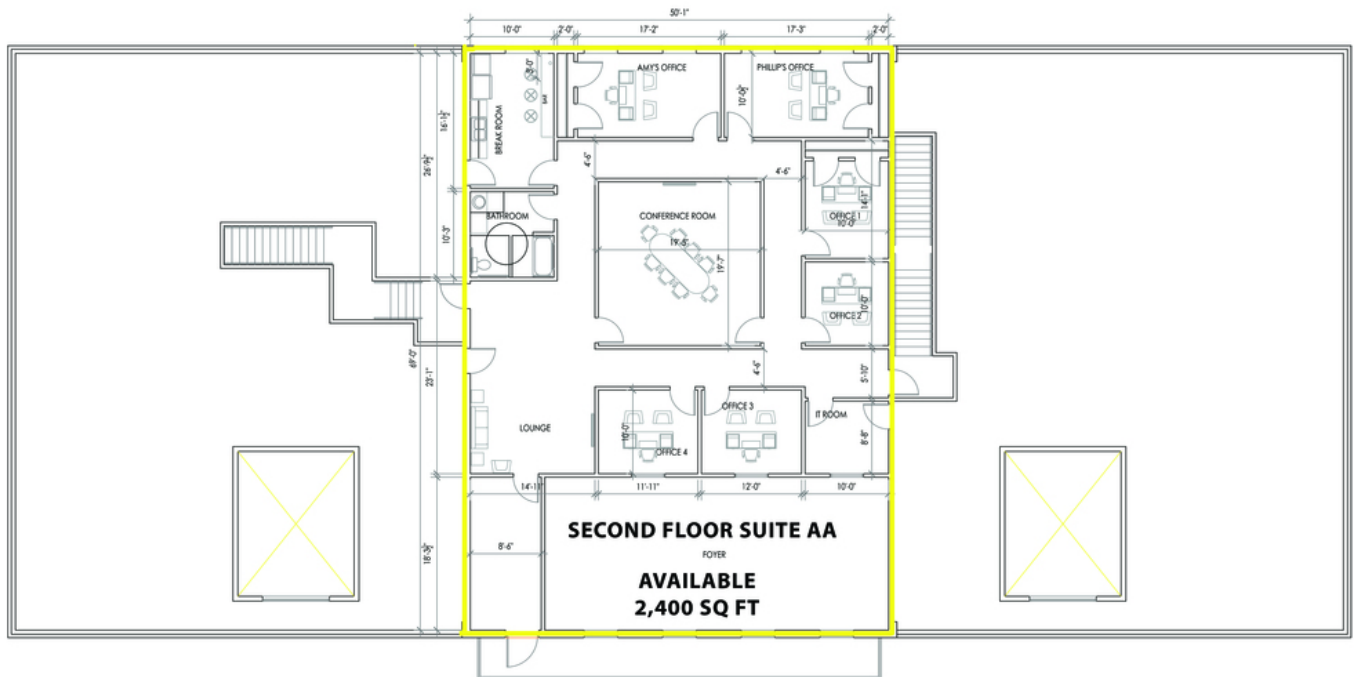
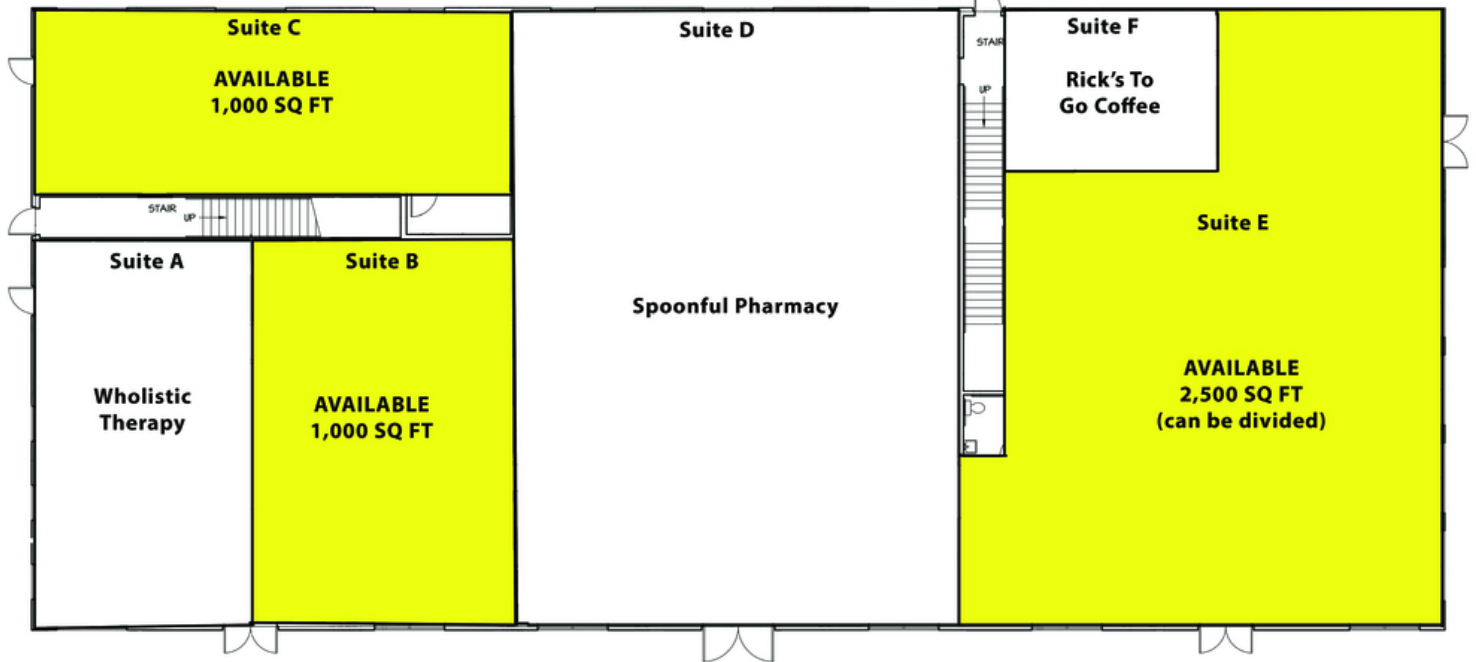
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Suite AA -(2,400 sq ft space AVAILABLE - UPSTAIRS)



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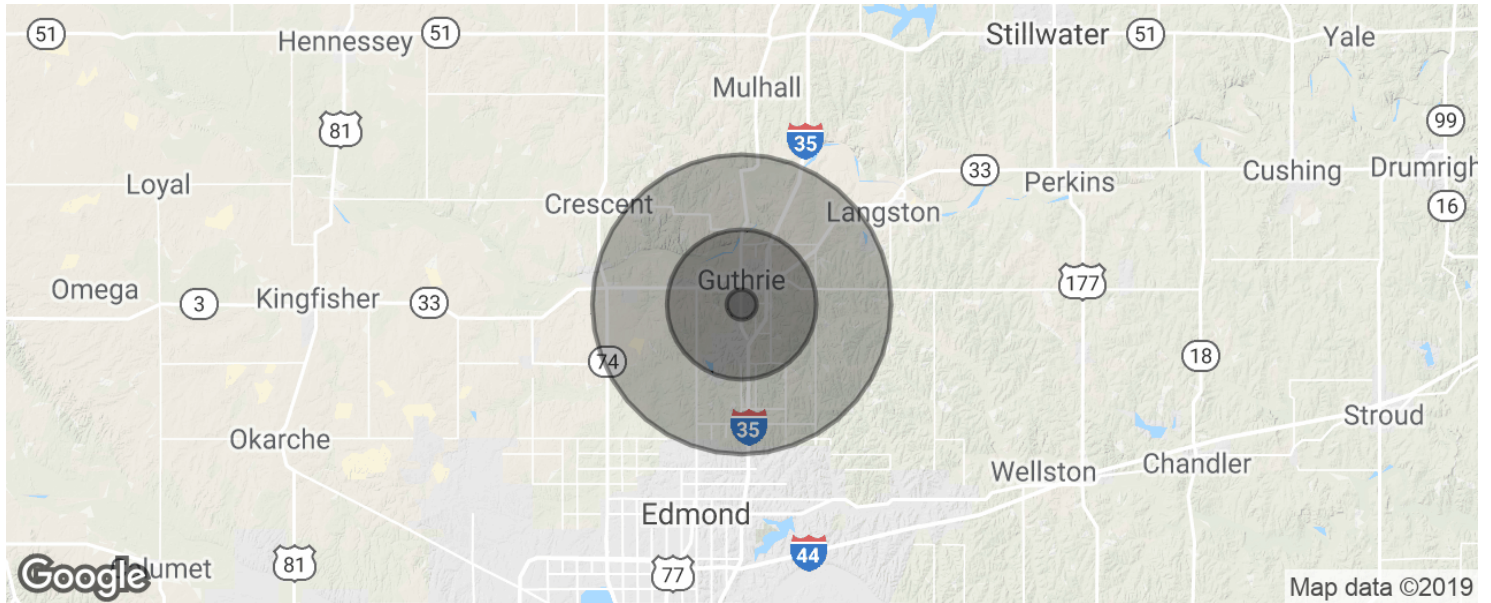
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Demographics Map & Report | 105 E Industrial Rd, Guthrie, OK 73044



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

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