



## OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	20,460 SF
Available SF:	800 - 5,600 SF
Lot Size:	2.09 Acres
Year Built:	2008

01272023

## PROPERTY OVERVIEW

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.

SPACES	LEASE RATE	SPACE SIZE
Suite B	Negotiable	3,900 SF
Suite C	Negotiable	5,600 SF
Suite H	\$18.00 SF/yr	800 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	429	4,420	5,971
Total Population	982	10,781	15,421
Average HH Income	\$42,274	\$54,731	\$61,908

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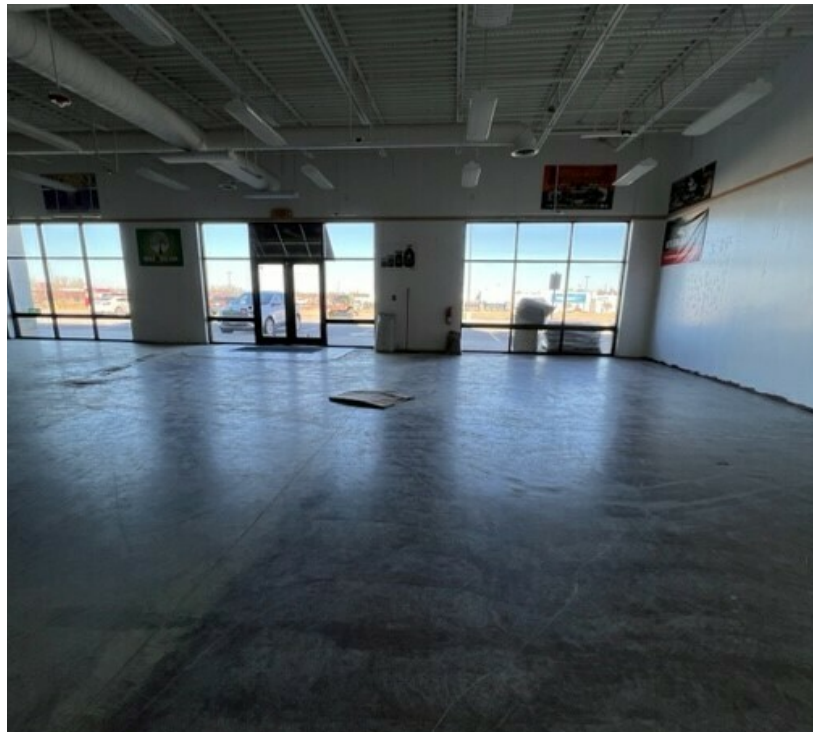




Suite B - Interior photo



Suite C - Interior photo



Suite C - Interior photo

