

FIRST CAPITOL SQUARE | MIXED USE RETAIL 1700 - 1726 S DIVISION ST, GUTHRIE, OK 73044



PROPERTY DESCRIPTION

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 Integris, 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.

OFFERING SUMMARY

Lease Rate	\$12.00 - 18.00 SF/yr (NNN)
Available SF:	800 - 3,900 SF
Lot Size:	2.09 Acres
Building Size:	20,460 SF
Cap Rate:	7.9%

SPACES	LEASE RATE	SPACE SIZE
Suite B	\$12.00 SF/yr	3,900 SF
Suite H	\$18.00 SF/yr	800 SF

ROSHA WOOD

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O: 405.239.1219 C: 405.902.8181

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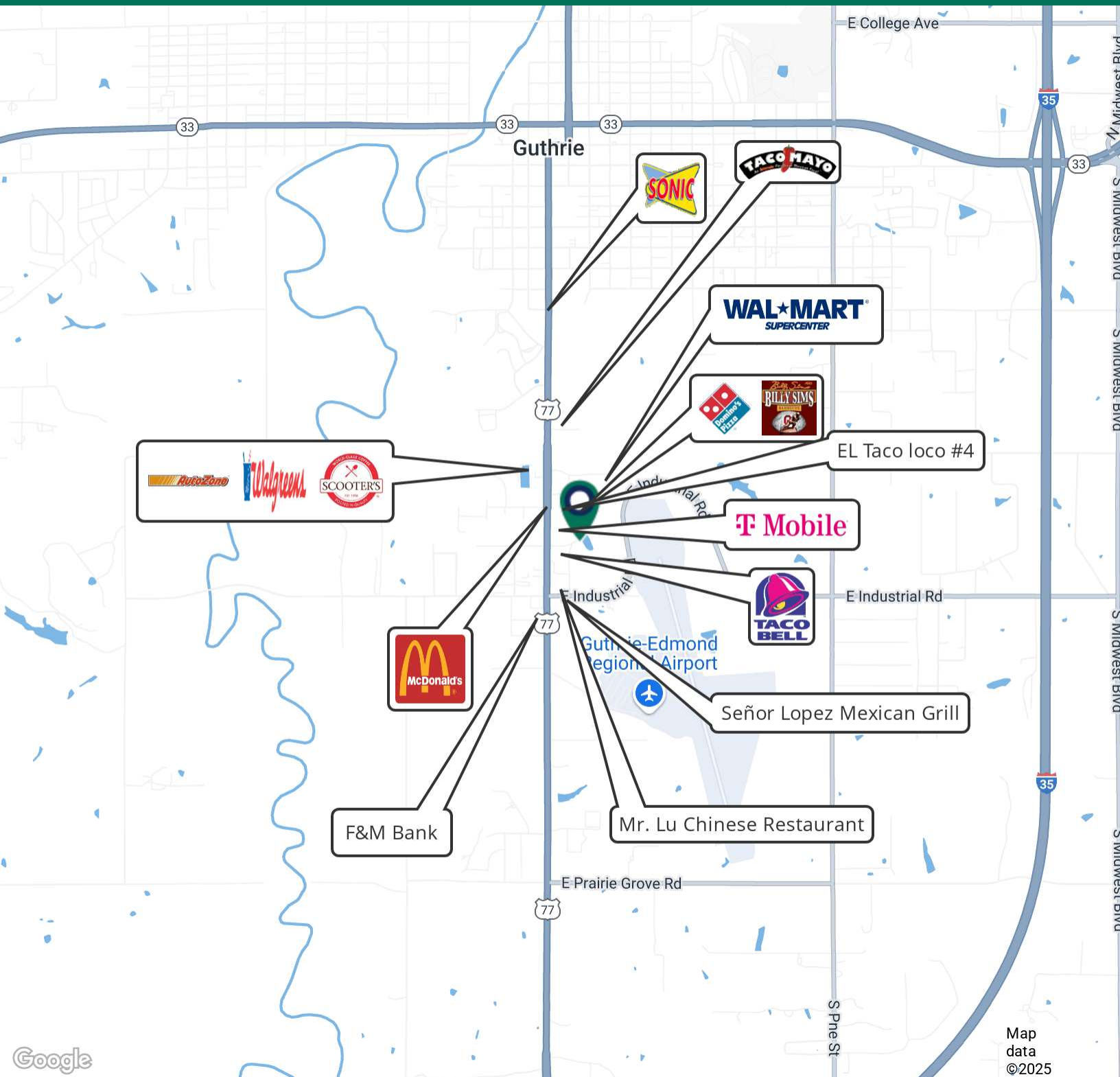


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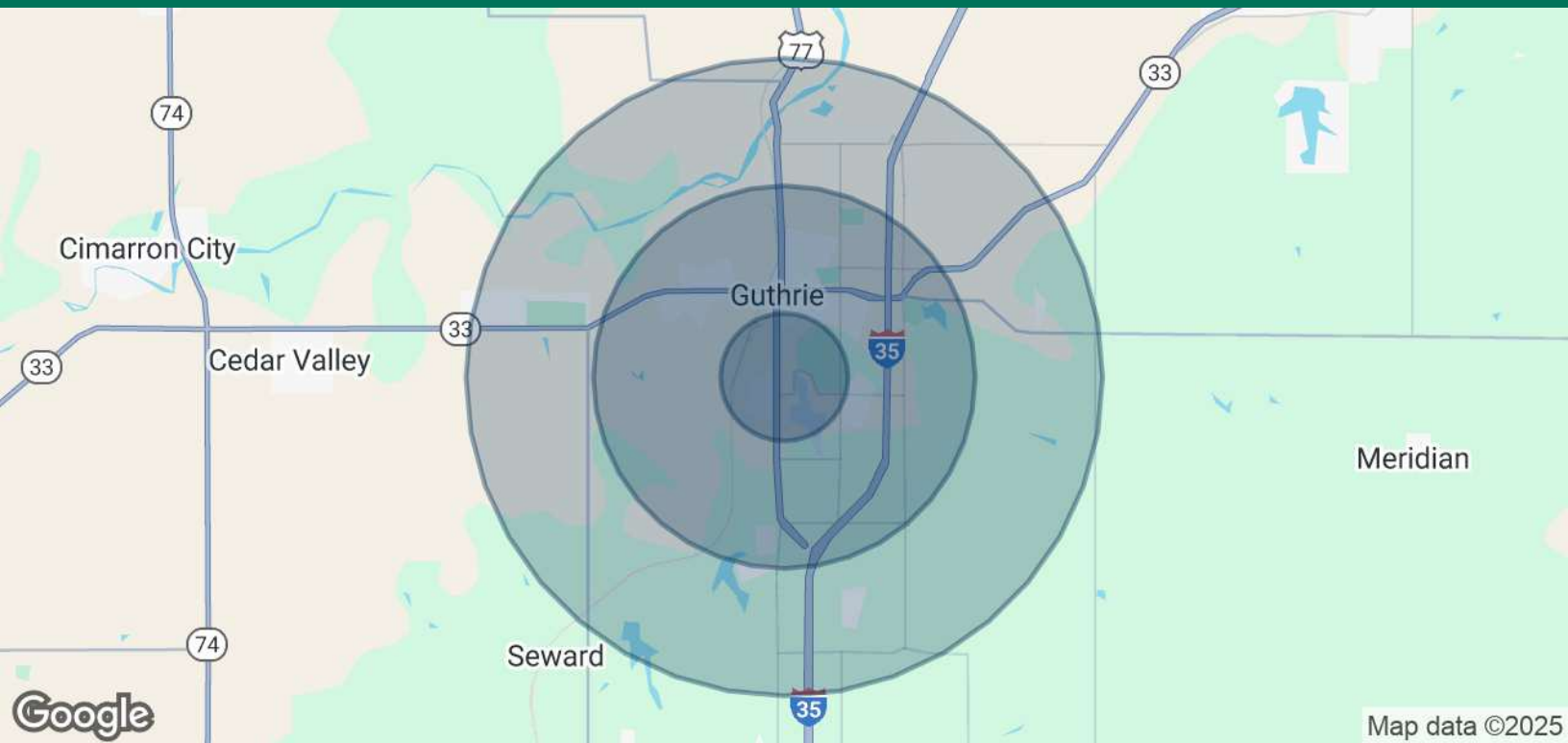


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	982	10,781	15,421
Average Age	39.1	39.5	39.6
Average Age (Male)	37.8	36.1	36.0
Average Age (Female)	39.4	43.0	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	429	4,420	5,971
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$42,274	\$54,731	\$61,908
Average House Value	\$121,441	\$125,088	\$147,770

* Demographic data derived from 2020 ACS - US Census

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