

GUTHRIE PLAZA

1515 - 1603 S Division St, Guthrie, OK 73044



RETAIL SPACE FOR LEASE

Available SF:	4,251 - 7,382 SF
Suite 1515:	7,382 SF
Suite 1523:	4,251 SF
Suite 1525:	4,685 SF
Lease Rate:	\$4.50 SF/yr (NNN)
Building Size:	17,800
	080719

PROPERTY OVERVIEW

Guthrie Plaza has 3 spaces available, offering great visibility. Walgreens and Galleria Furniture, the shadow anchors offer excellent foot traffic as does Dollar General and AutoZone.

Large parking lot, offers ample parking.

Located directly across the street from the Wal-Mart SuperCenter at a signaled intersection, making excellent access.

Pylon signage space is available.



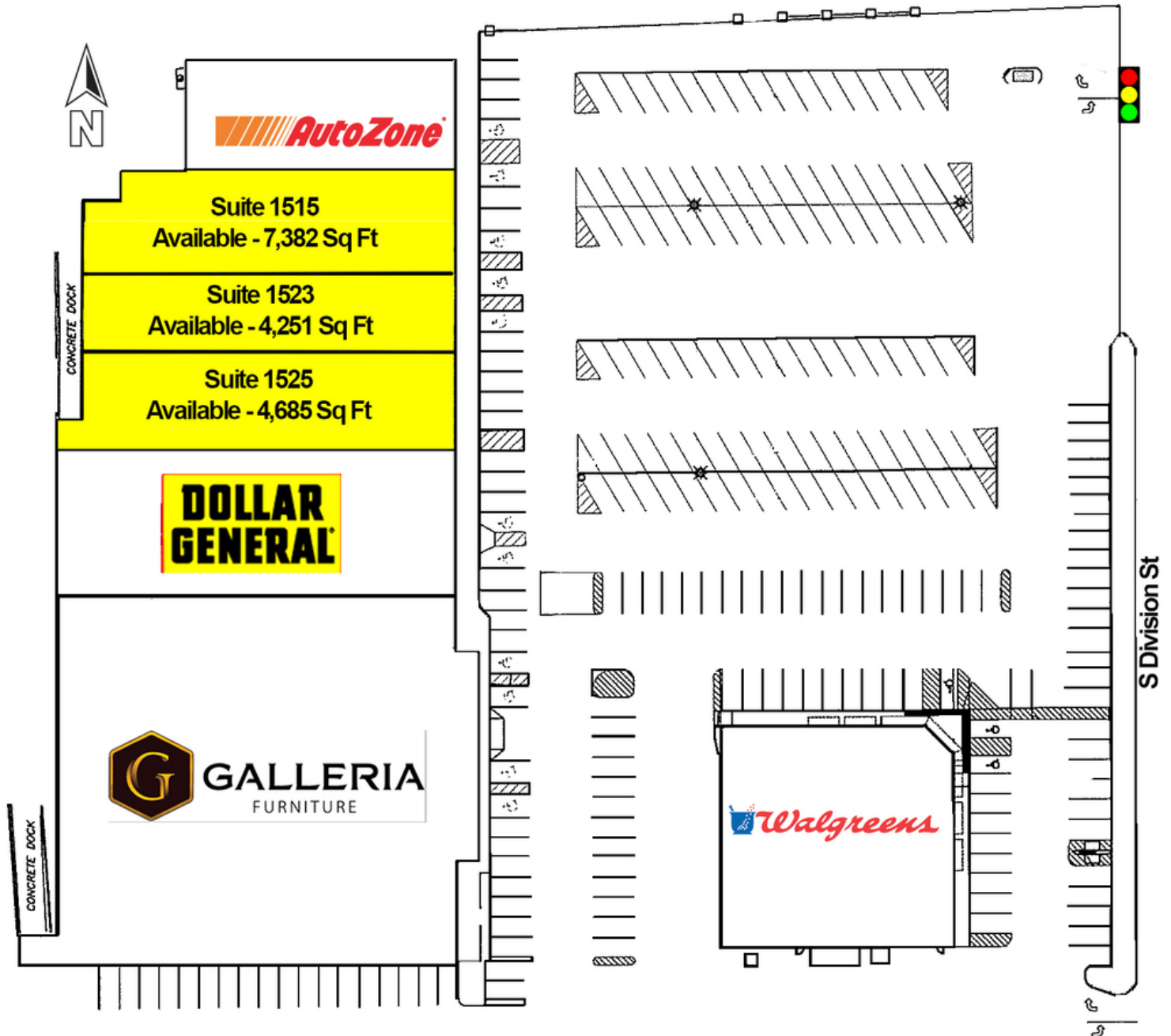
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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct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

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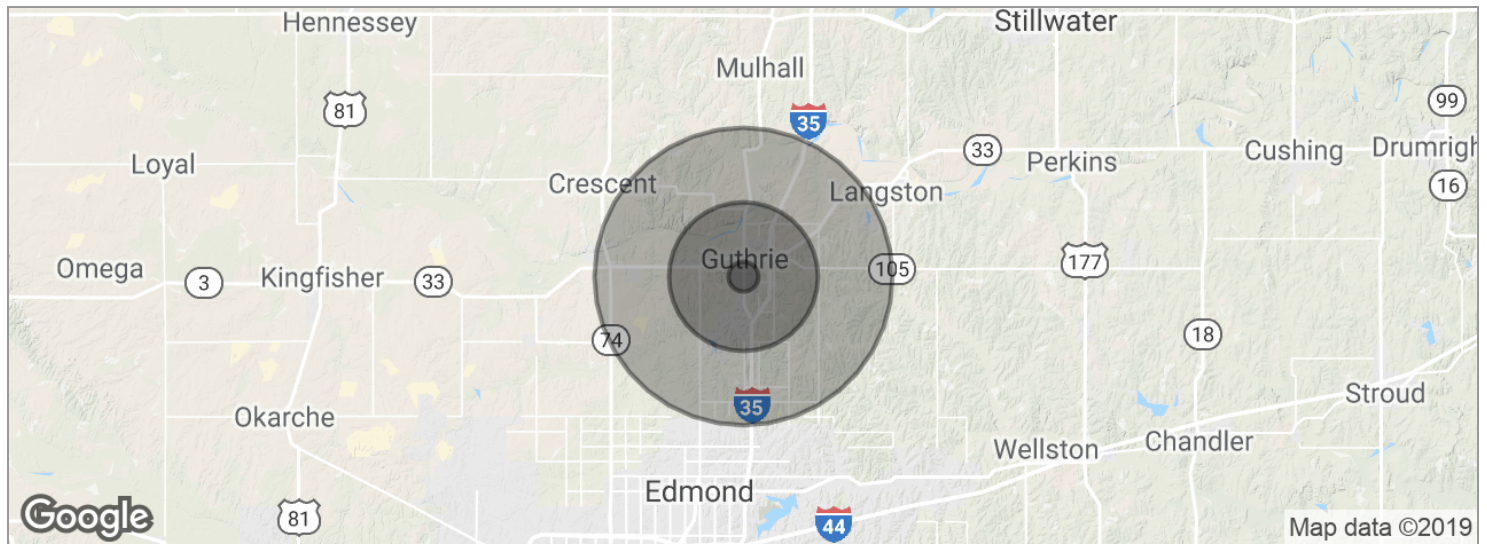
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Demographics Map - 1515 - 1603 S Division St, Guthrie, OK 73044



POPULATION	1 MILE	5 MILES	10 MILES
Total population	877	17,586	34,591
Median age	32.5	32.6	35.9
Median age (Male)	30.4	31.7	35.1
Median age (Female)	34.5	33.9	37.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	303	6,499	12,600
# of persons per HH	2.9	2.7	2.7
Average HH income	\$44,214	\$53,538	\$67,163
Average house value		\$132,593	\$291,900

* Demographic data derived from 2010 US Census

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