



FIRST CAPITOL SQUARE | FOR LEASE OR SALE

1726 South Division Street, Guthrie, OK

THE RETAIL GROUP



PROPERTY DETAILS

Available SF	
Suite 108	1,400 SF
Suite 102	1,400 SF
Suite 105	4,000 SF
Suite 106	5,600 SF
Suite 105 & 106 contiguous	9,600 SF
Sale Price	\$2,100,000
Lease Rate	\$10/SF
Additional Rent	\$3.50/SF
Building Size	20,560 SF

PROPERTY HIGHLIGHTS

Walmart shadow anchored strip center

Property recently underwent substantial renovations

Located off of Division Street which is Guthrie's prime retail corridor

Available for sale far below replacement cost

Inquire with broker for details

SNAPSHOT



Estimated Vehicles/Day
S. Division St.
13,500 VPD



Avg. HH Income
3 mi Radius
\$56,000



Population
3 mi Radius
11,537

THE RETAIL GROUP

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