

Retail Building For Sale

4,232 SF on 1.02 Acres

**PRICE REDUCED!**

Sales Price: \$500,000



## 121 Cimarron Boulevard

Guthrie, Oklahoma 73044

### PROPERTY HIGHLIGHTS

- Japanese Restaurant in Guthrie, Oklahoma
- Existing Business For Sale for an Additional \$150,000
- Adjacent to Taco Bueno
- Frontage on I-35
- Highway Visibility with Existing Pylon Sign



TOTAL SF	4,232 SF MOL
LAND IN ACRES	1.02 MOL
ZONING	Retail
BUILT	1997

[www.naisullivangroup.com](http://www.naisullivangroup.com)

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Guthrie, OK 73044



## LOCATION HIGHLIGHTS

- Located at One of the Busiest Intersections in Guthrie

## DEMOGRAPHICS

Population		
1 Mile: 2,239	3 Mile: 10,851	5 Mile: 15,260
Average Household Income		
1 Mile: \$38,156	3 Mile: \$43,968	5 Mile: \$44,581
Total Households		
1 Mile: 966	3 Mile: 4,422	5 Mile: 5,896



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