



**OFFERING SUMMARY**

Lease Rate:	\$15.00 SF/yr (NNN)
Building Size:	14,550 SF
Available SF:	1,500 - 2,400 SF
Lot Size:	3.35 Acres
Year Built:	2013

**PROPERTY OVERVIEW**

Located at the intersection of Division and Industrial in Guthrie, OK, this 14,550 SF center offers great visibility and access. The property is located approximately a mile from I-35 and co-tenants include Rick's To-Go Coffee and Spoonful Pharmacy. Ideally suited for medical, service or office users.

Trade area includes Walmart SuperCenter, Walgreens, Galleria Furniture and Dollar General.

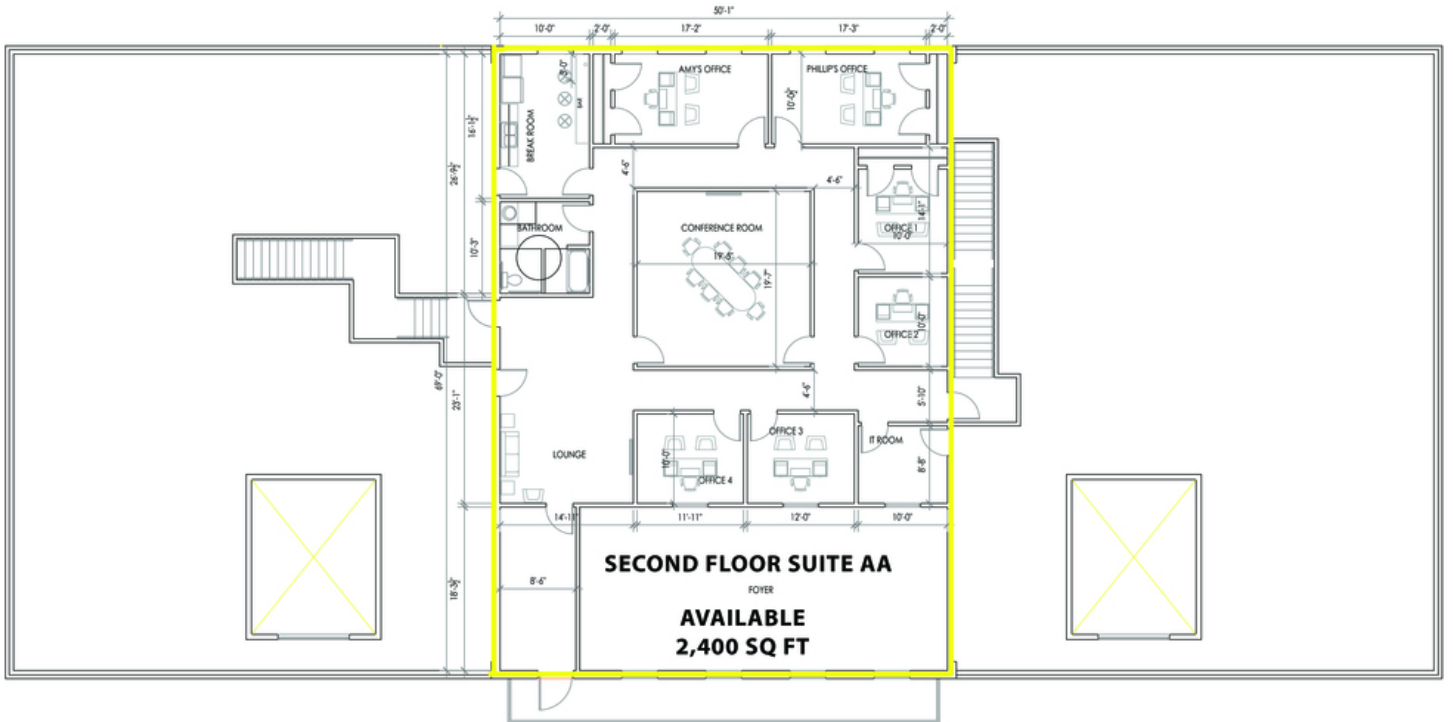
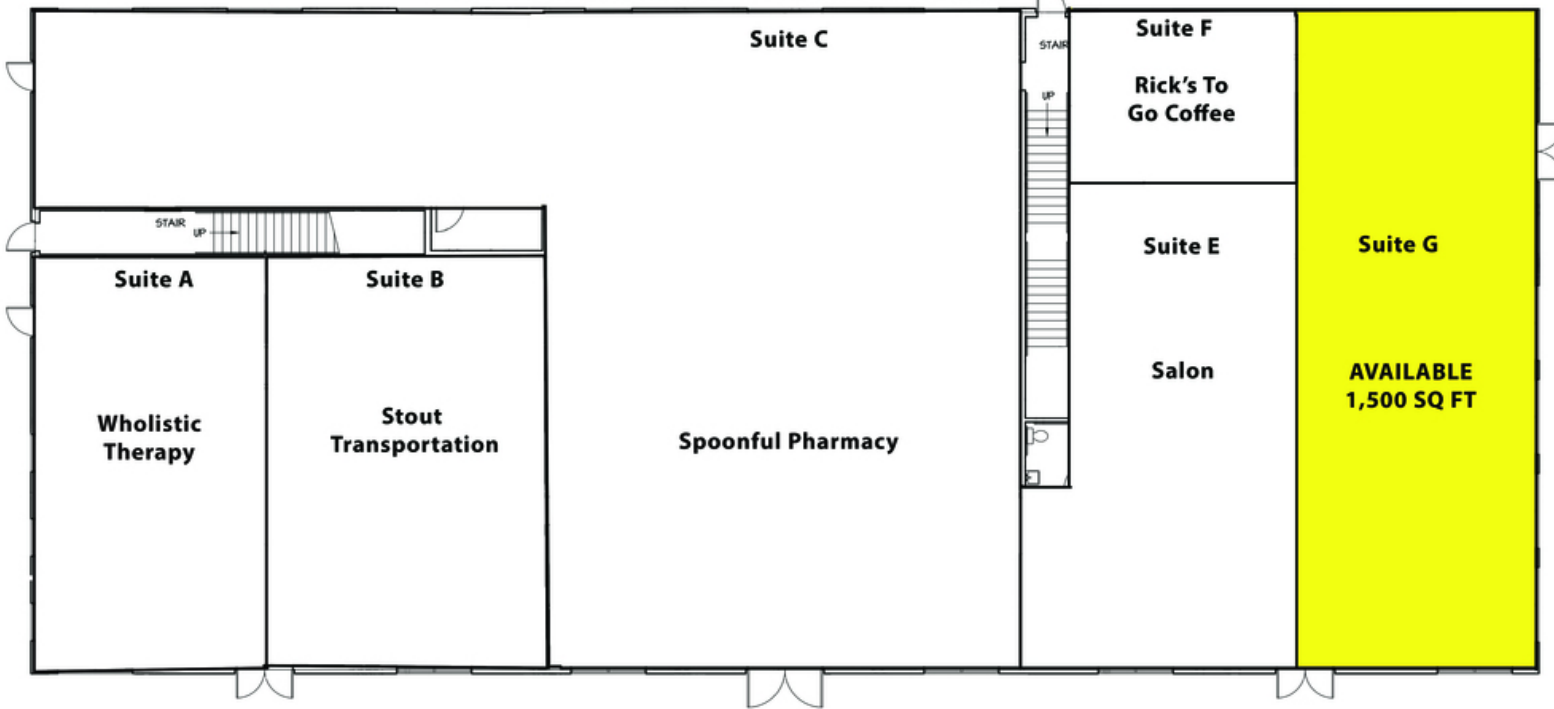
	<b>SPACES</b>	<b>LEASE RATE</b>	<b>SPACE SIZE</b>
07012020	Suite G	\$15.00 SF/yr	1,500 SF
	Suite AA - 2nd floor office	\$15.00 SF/yr	2,400 SF

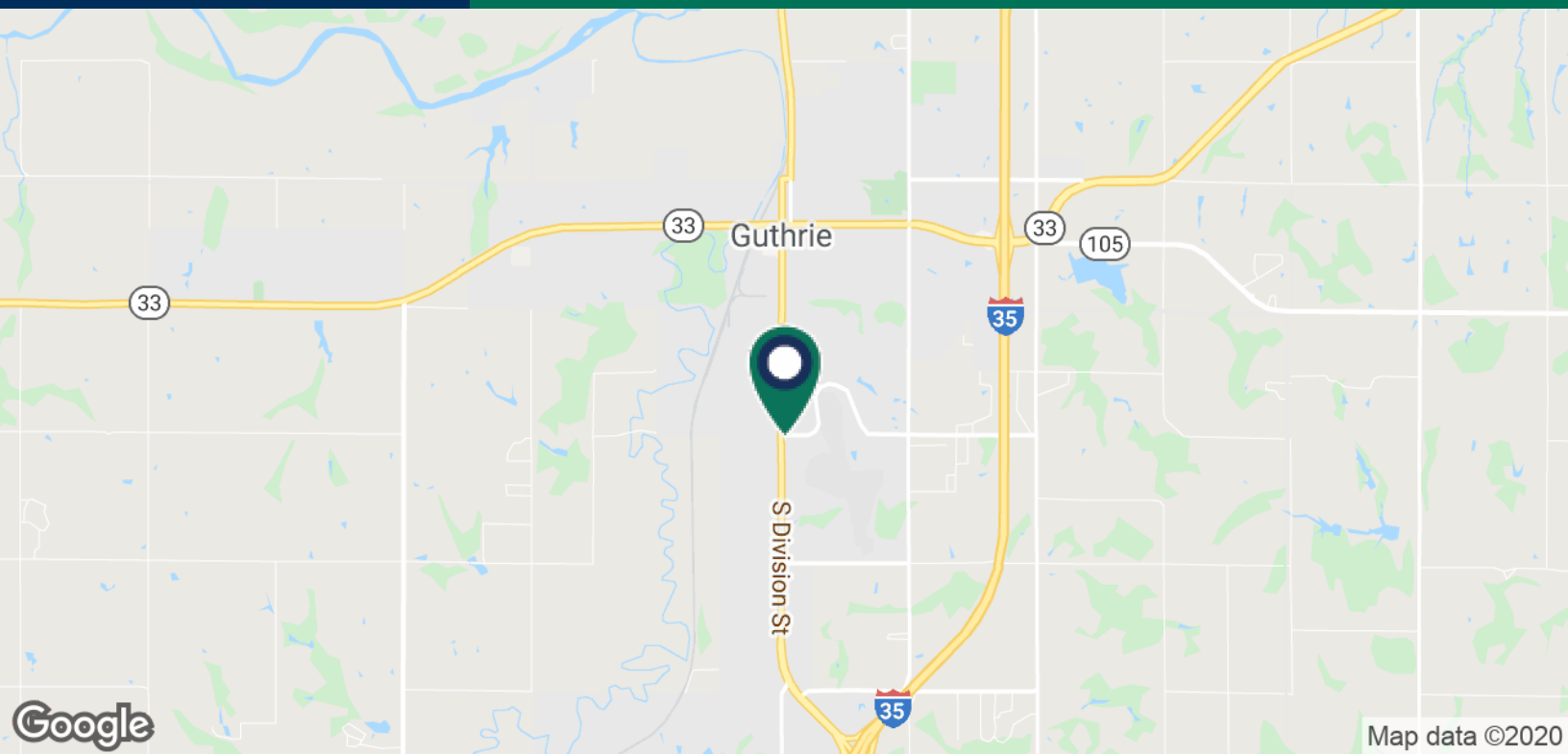
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**Suite AA -(2,400 sq ft space AVAILABLE - UPSTAIRS)**





## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	755	17,619	35,199
Average age	33.4	32.7	36.2
Average age (Male)	30.9	31.8	35.5
Average age (Female)	35.8	34.0	37.5

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	252	6,484	12,746
# of persons per HH	3.0	2.7	2.8
Average HH income	\$44,632	\$54,169	\$70,952
Average house value		\$166,132	\$341,141

\* Demographic data derived from 2010 US Census

## TRAFFIC COUNTS-ACOG

Division St	north	14,600
Division St	south	14,700
Industrial Rd	east	1,600