

FIRST CAPITAL SQUARE SHOPPING CENTER
1726 S. DIVISION STREET
GUTHRIE, OK 73044



Retail Space For Lease
Lease Price: \$12.00/SF NNN
Suite B: 3,900 SF MOL
Suites D & E: 4,200 SF MOL
Suite H: 800 SF MOL

NAIRED COMMERCIAL
REAL ESTATE
405.840.0600 | NAIRED.COM

AMANDA SULLIVAN
405.323.6423
AMANDA@NAIRED.COM

BOB SULLIVAN, CCIM
405.641.9798
RSULLIVAN@CCIM.NET



PROPERTY OVERVIEW

TOTAL SF	20,460 SF +/-
LOT SIZE	28.09 ACRES +/-
YEAR BUILT	2008
ZONING	C-2

- First Capital Square Shopping Center is Located Adjacent to the Walmart Supercenter
- Well Maintained Center
- Plenty of Parking (4.98/1,000 SF)
- Tenant Mix: Stewart Title, Integris Health, Anytime Fitness, Domino's Pizza, Atkins, Anchored Cannabis
- 24-Hour Access
- In an Opportunity Zone
- Close to Guthrie-Edmond Regional Airport
- Easy Access to I-35
- Monument Sign on S. Division Street/Highway 77
- Three Access Points to the Shopping Center
- Less than a Mile to Downtown Guthrie

DEMOGRAPHICS



POPULATION
 1 MILE: 1,037
 3 MILES: 13,248
 5 MILES: 17,412



AVERAGE HOUSEHOLD INCOME
 1 MILE: \$54,352
 3 MILES: \$65,952
 5 MILES: \$74,186



TOTAL HOUSEHOLDS
 1 MILE: 408
 3 MILES: 5,153
 5 MILES: 6,645



- ON US 77
- 1.7 MILES FROM HIGHWAY 33
- 3.5 MILES FROM I-35

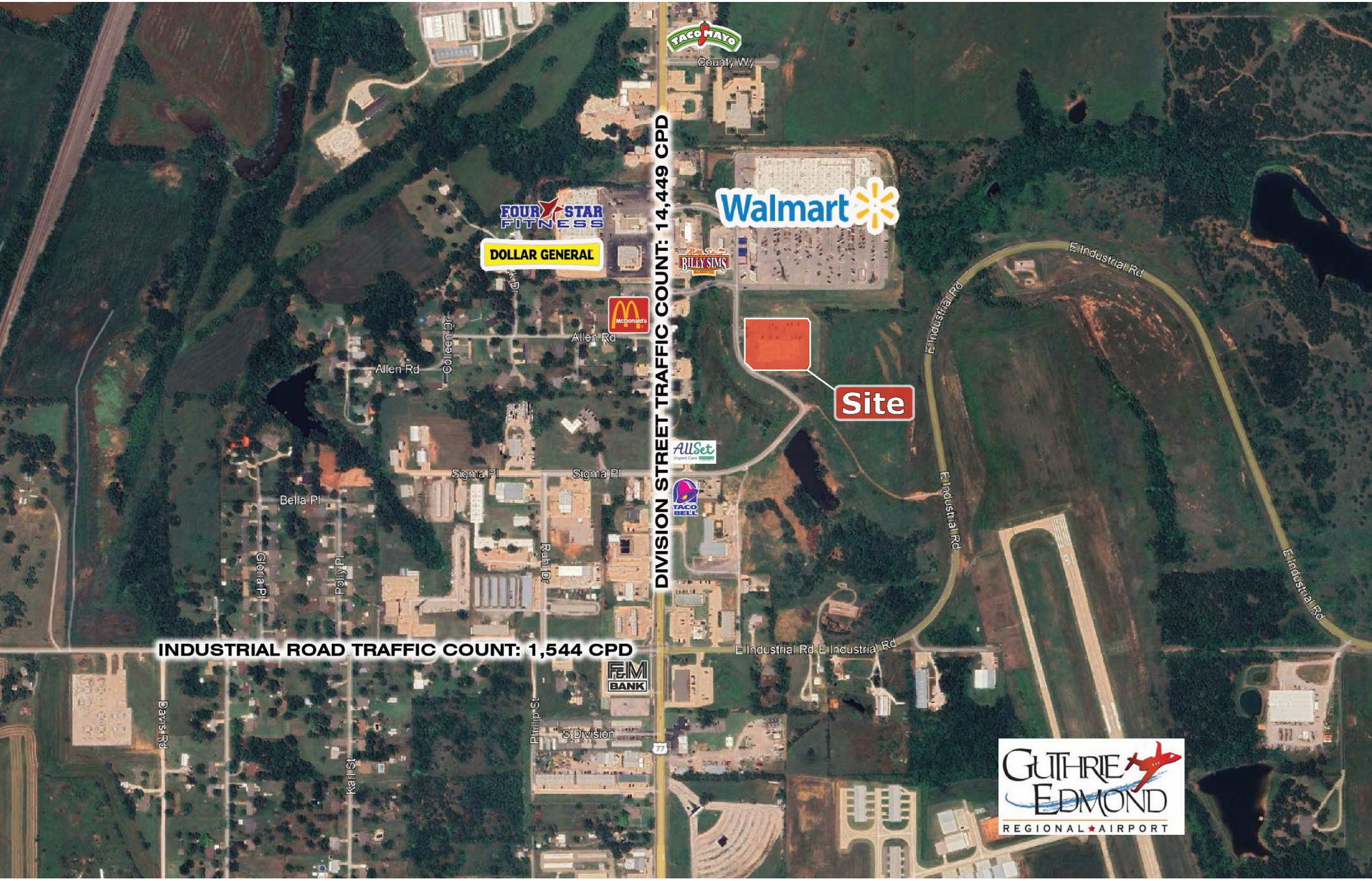
FIRST CAPITAL SQUARE SHOPPING CENTER



ADJACENT TO WALMART
SUPERCENTER



FIRST CAPITAL SQUARE SHOPPING CENTER AERIAL



DIVISION STREET TRAFFIC COUNT: 14,449 CPD

INDUSTRIAL ROAD TRAFFIC COUNT: 1,544 CPD

FOUR STAR FITNESS

DOLLAR GENERAL

McDonald's

BILLY SIMS

Walmart

Site

AllSet Urgent Care

TACO BELL

F&M BANK

GUTHRIE EDMOND REGIONAL AIRPORT