

2230 S DIVISION STREET

2230 S DIVISION ST GUTHRIE, OK 73044



PROPERTY DESCRIPTION

Welcome to 2230 S Division Street, a versatile mixed-use property situated in the heart of Guthrie, Oklahoma. This prime location offers excellent visibility and accessibility, making it an ideal choice for a variety of business needs.

Whether you're looking to establish a new medical practice, open a retail store, or set up an office, 2230 S Division offers a prime opportunity in a growing community. Don't miss out on this ideal space for your business – contact us today to schedule a viewing!

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,500 - 14,550 SF
Lot Size:	3.35 Acres
Building Size:	14,550 SF

PROPERTY HIGHLIGHTS

- **Versatile Space:** The property accommodates medical, retail, and office uses, providing flexible options to suit your business requirements.
- **Strategic Location:** Positioned close to major highways, 20 mins from North Edmond and surrounding markets providing easy access to ensure convenience for both customers and employees.
- **High Traffic Area:** Benefit from high visibility and foot traffic in a bustling area of Guthrie, enhancing your business's exposure.
- **Modern Facilities:** Well-maintained and equipped with essential amenities to support efficient operations for medical, retail, or office purposes.
- **Ample Parking:** Provides ample parking space for both staff and clients, adding to the convenience of the location.

SPACES

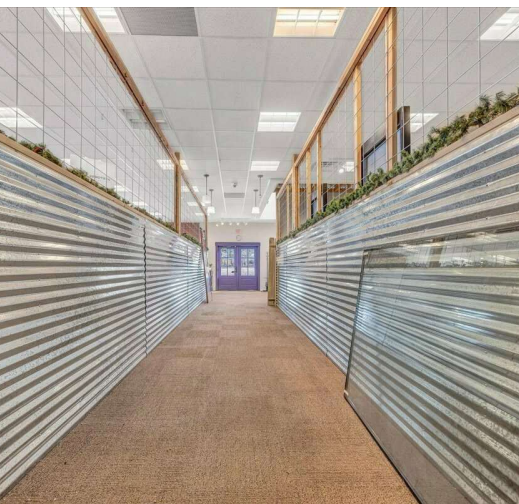
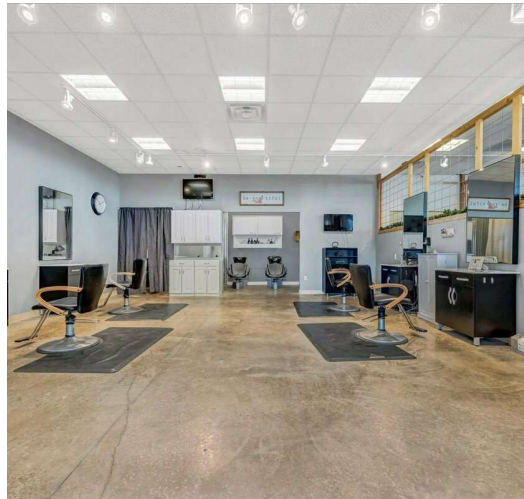
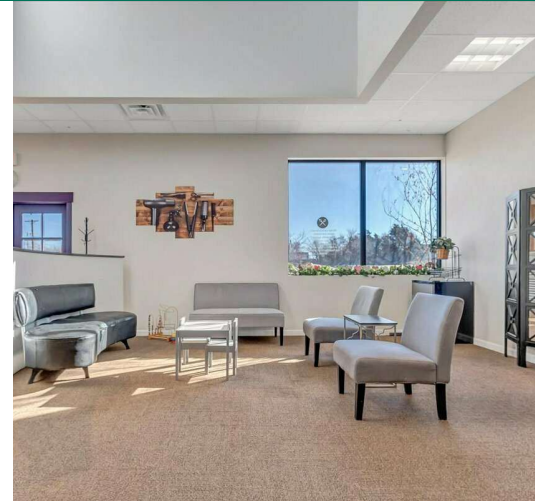
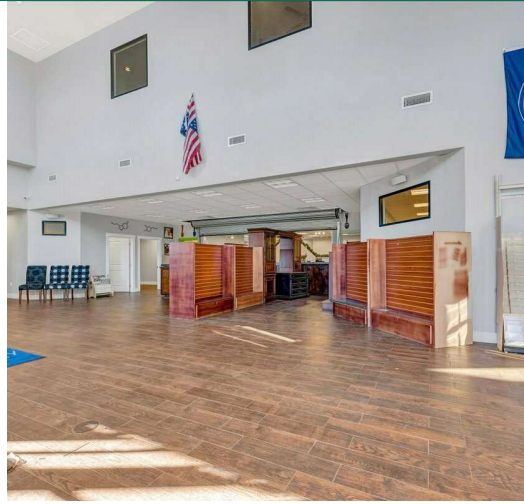
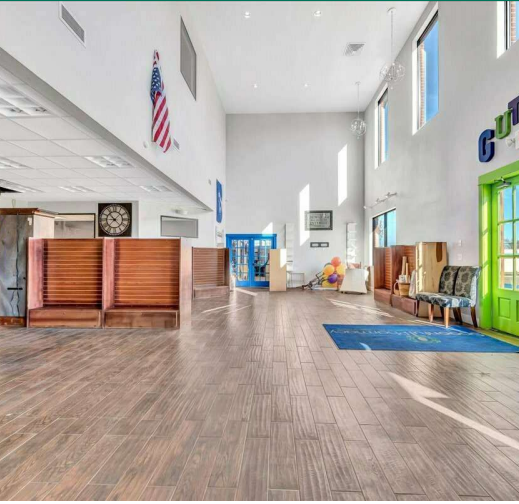
SPACES	LEASE RATE
Suite A - First Floor	Negotiable
Suite AA - 2nd Floor	Negotiable

ROSHA WOOD

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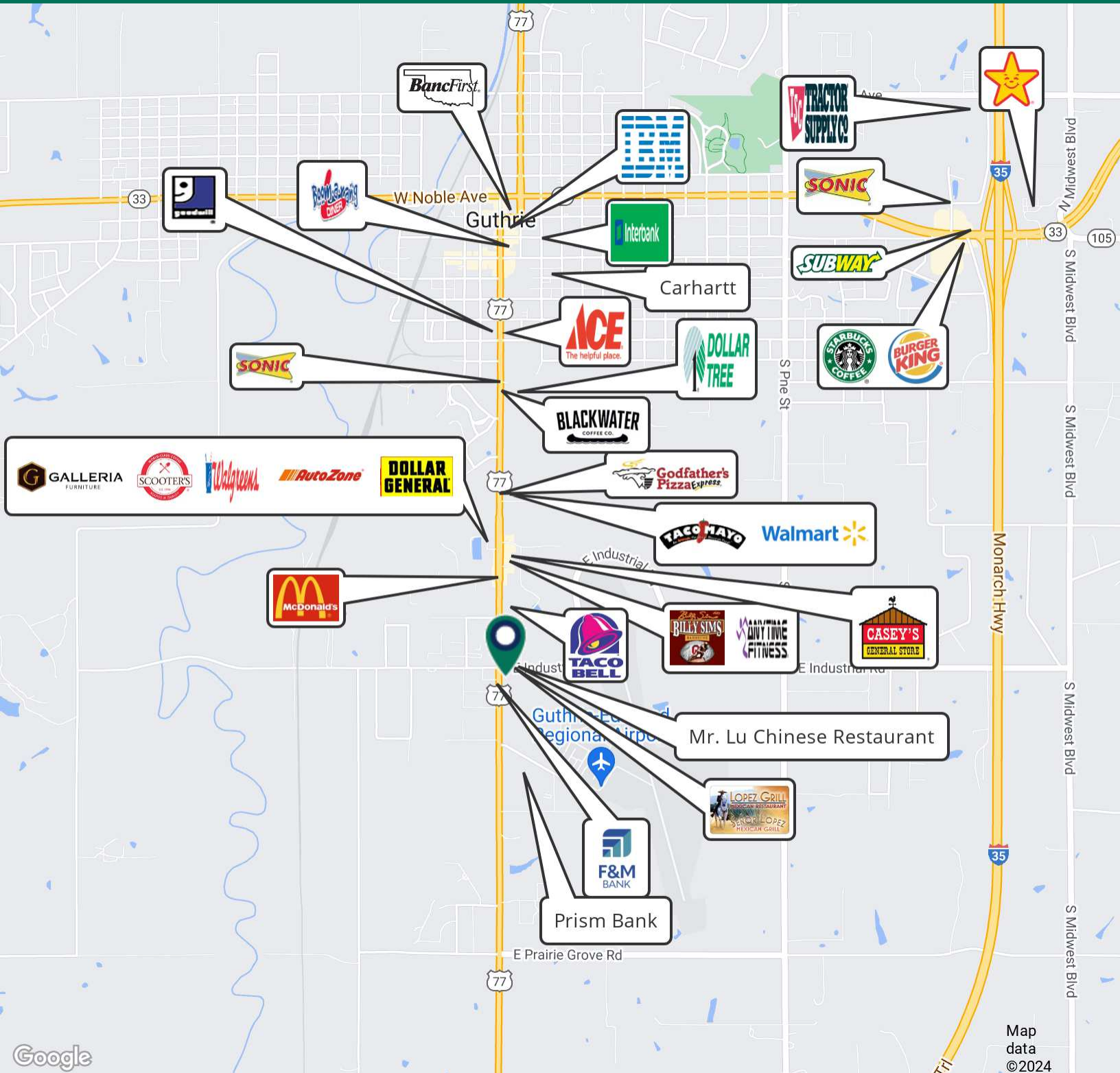
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Google

Map data ©2024

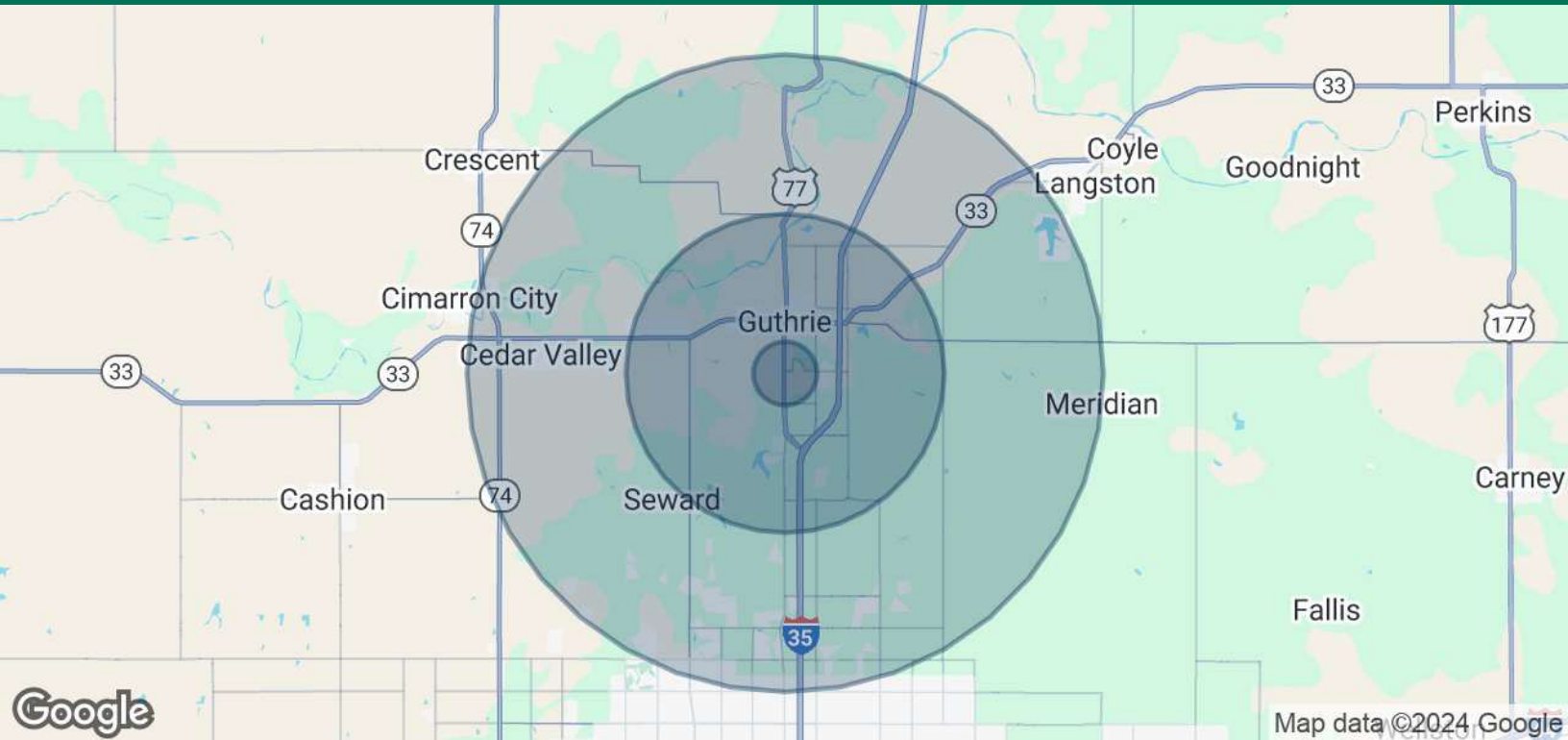
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	806	16,734	45,543
Average Age	41	41	40
Average Age (Male)	39	39	39
Average Age (Female)	43	42	40
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	325	6,380	16,290
# of Persons per HH	2.5	2.6	2.8
Average HH Income	\$83,078	\$92,019	\$132,450
Average House Value	\$185,290	\$202,868	\$314,703

Demographics data derived from AlphaMap

10142024

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