



PRICE: \$16.00 SF/YR

2108 SOUTH DIVISION STREET | SUITE C

Guthrie, OK 73044

Brock Lytton
Broker Associate
405.250.9596
brock@moriahgroup.net

PRICE: \$16.00 SF/YR

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Property Description

The available suite is ideal for any retail/office use with endless opportunities. It's a prime location sure to attract customers, with the added benefit of pylon signage for heightened visibility. The space was previously used as a tanning salon and is well-suited for a similar retail business or even office space for a small company.

Property Highlights

- Storefront Retail
- Flat Roof Construction | Brick Veneer
- Close to I-35 and Hwy 33, within a 10-minute drive
- Neighbors include: Dollar General, Walmart Supercenter, Taco Bell, McDonalds, Supercuts & Edward Jones

Location Description

Storefront Retail Suite available for lease at Prestige Pointe in Guthrie, OK. This retail/office center is located near the heavily traveled and signaled intersection of Industrial Road and Hwy 77.

Offering Summary

Lease Rate:	\$16.00 SF/yr (MG)
Available SF Suite C:	1,000 SF
Building Size:	7,000 SF

Spaces	Lease Rate	Space Size
Suite C	\$16.00 SF/yr	1,000 SF

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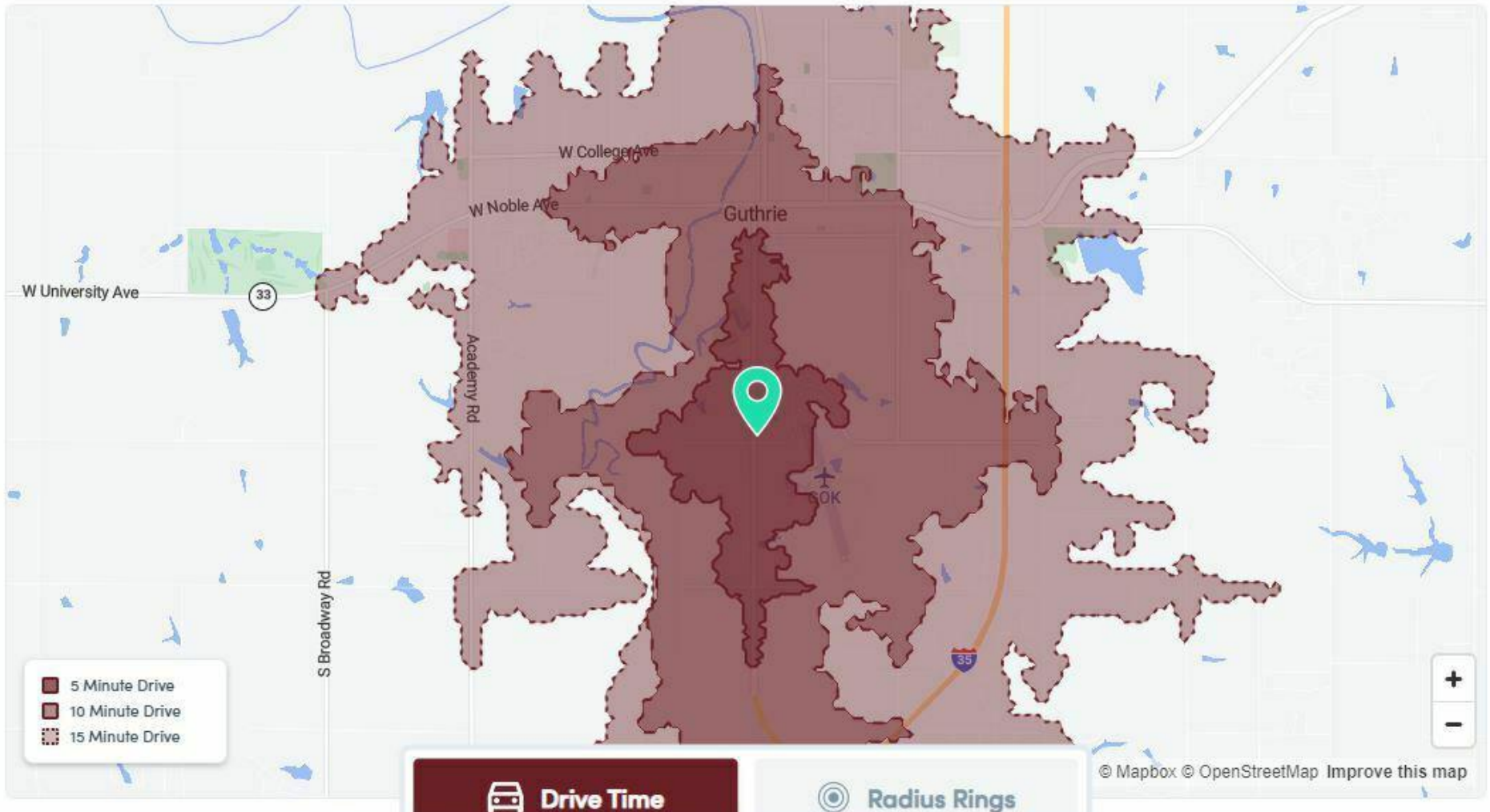
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DRIVE TIME TO AVAILABLE SUITE

5, 10, 15 MIUNTES

Trade Area Demographics



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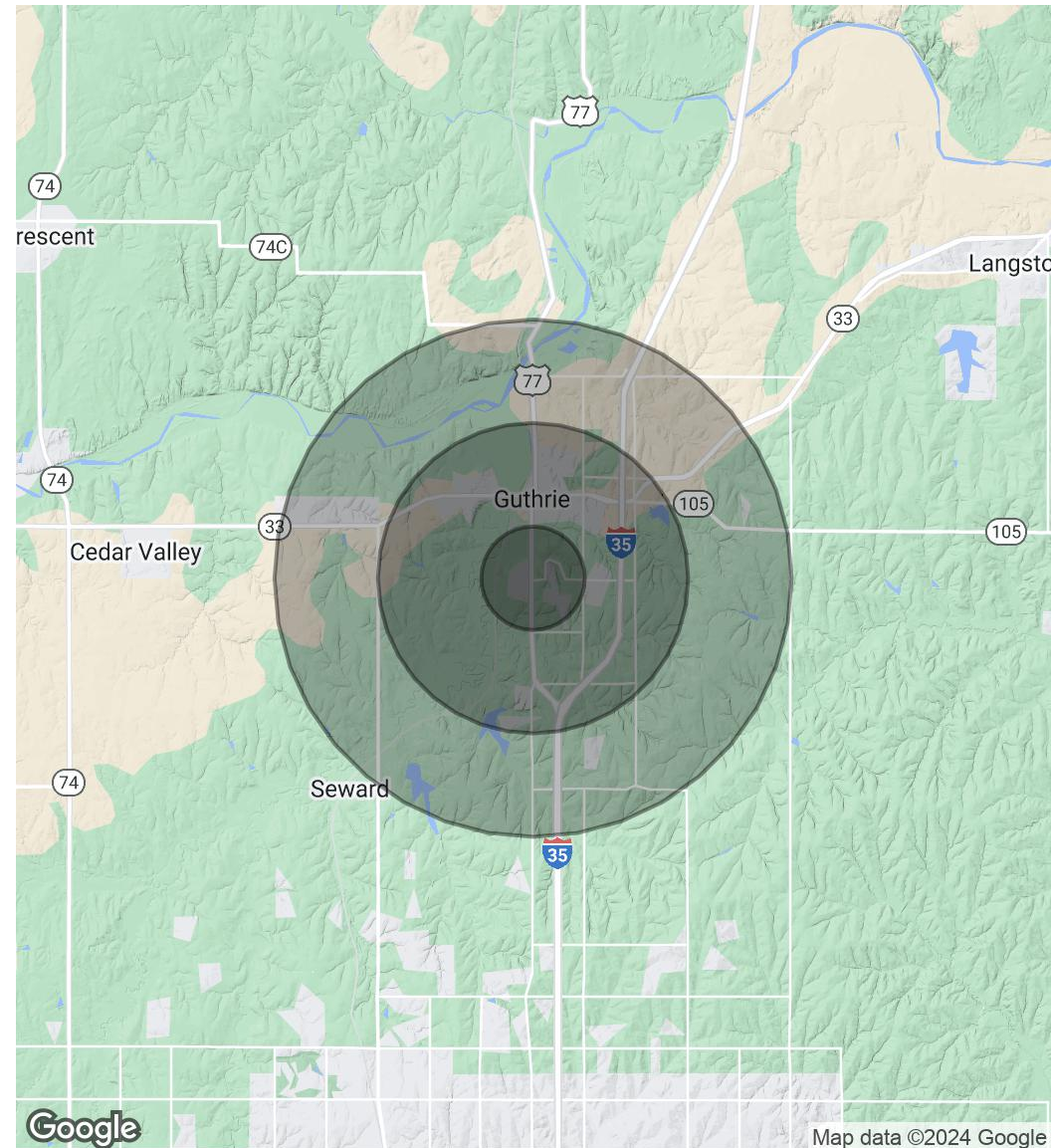
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Population	1 Mile	3 Miles	5 Miles
Total Population	873	10,730	15,763
Average Age	39.8	39.4	39.7
Average Age (Male)	38.8	35.7	36.1
Average Age (Female)	40.0	43.2	43.6

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	318	4,361	6,092
# of Persons per HH	2.7	2.5	2.6
Average HH Income	\$50,357	\$55,739	\$62,347
Average House Value	\$146,814	\$126,780	\$148,246

* Demographic data derived from 2020 ACS - US Census



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