

RETAIL SPACE FOR LEASE

2108 SOUTH DIVISION STREET

Guthrie, OK 73044

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (MG)
Building Size:	6,542 SF
Available SF:	1,000 - 2,000 SF
Number of Units:	6
Year Built:	2003

PROPERTY OVERVIEW

Explore a prime leasing opportunity in Guthrie, OK. This versatile retail space offers high visibility, easy access, and a spacious layout, making it ideal for showcasing merchandise and attracting foot traffic. The well-maintained exterior, ample parking, and convenient amenities ensure a seamless experience for both tenants and visitors. Elevate your business with a new office or retail space.

PROPERTY HIGHLIGHTS

- High visibility location with easy access
- Spacious storefront windows for product display
- Versatile layout for customization
- Well-maintained exterior with professional facade
- Ample parking for tenants and visitors

SPACES	LEASE RATE	SPACE SIZE
Suite C	\$16.00 SF/yr	1,000 - 2,000 SF
Suite A	\$16.00 SF/yr	1,000 - 2,000 SF

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ADDITIONAL PHOTOS



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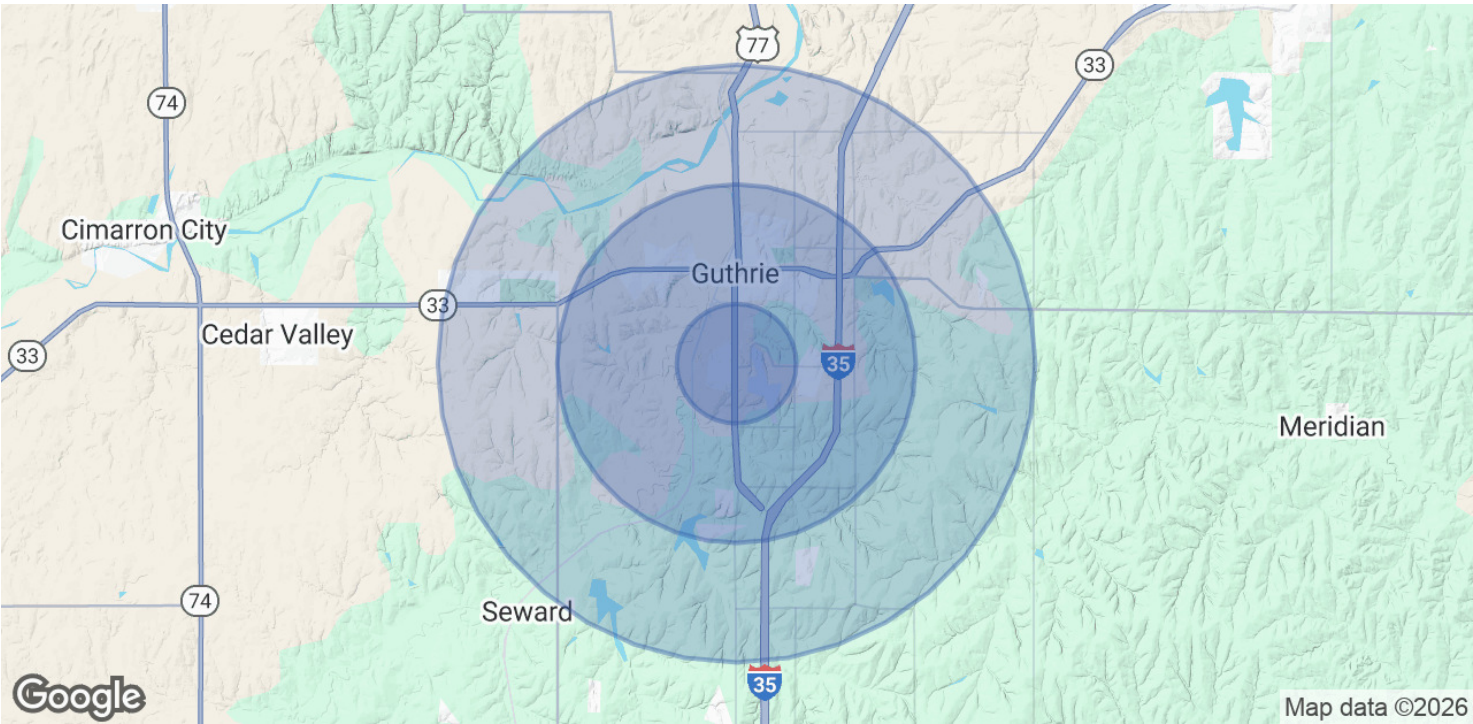
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

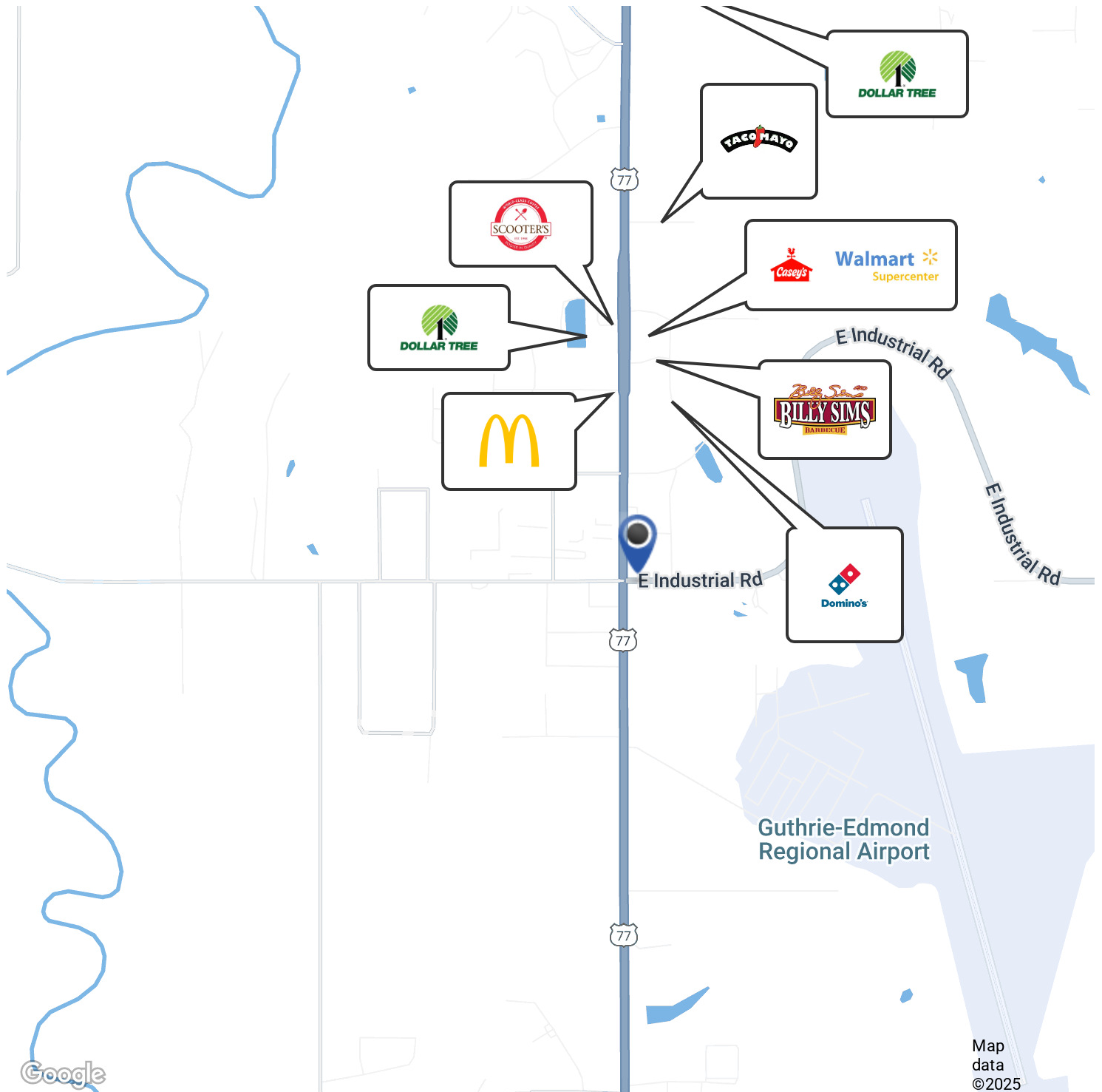


POPULATION	1 MILE	3 MILES	5 MILES
Total Population	723	12,335	16,734
Average Age	41	41	41
Average Age (Male)	39	39	39
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	290	4,764	6,380
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$81,889	\$82,649	\$92,019
Average House Value	\$183,844	\$183,369	\$202,868

Demographics data derived from AlphaMap

RETAILER MAP



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