

First Capitol Square | Mixed Use Retail

For Lease

1700 - 1726 S Division St, Guthrie, OK 73044



Details

Lease Rate:	Negotiable
Available SF:	800 - 4,200 SF
Lot Size:	2.09 Acres
Building Size:	20,460 SF

Suites

Suite B	Negotiable	3,900 SF
Suite D	Negotiable	4,200 SF
Suite H	Negotiable	800 SF

Overview

First Capitol Square sits at one of Guthrie’s busiest intersections, S Division St & the main entrance to the City’s Walmart Supercenter, one of the few true anchors in a market where retail supply hasn’t kept pace with rooftop growth. This high-end center sits directly south of Walmart capturing that traffic without competing for it: dedicated parking and three points of access keeps it easy to reach and easy to enter and leave.

The property is home to a strong, diversified group of long-term co-tenants, including Integris, Domino's, and Loctus Gold Cannabis Co, giving the center genuine daily-visit traffic beyond the Walmart pull. Suites from 800 to 4,200 SF are available on a triple-net basis, sized to work for a single local operator, a regional service concept, or a national tenant testing its first Guthrie location, uses like a med spa, nail salon, or massage studio would complement the existing tenant mix well.

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Property Description

Guthrie isn't just Oklahoma's original territorial capital and a well-preserved historic downtown. It's one of the fastest-growing bedroom communities on the north side of the OKC metro, sitting minutes from I-35 and Edmond via Highway 33, with a household base that gets more affluent the further out you look: average household income climbs from \$42,274 within a mile of the property to \$54,731 at three miles and \$61,908 at five, with average home values approaching \$150,000 in that same five-mile ring.

Retailers don't have to take a leap of faith on this corridor, they can look at who's already here. Walmart Supercenter, McDonald's, Taco Bell, Sonic, Domino's, Walgreens, AutoZone, T-Mobile, and Scooter's Coffee have all already bet on South Division Street, and the traffic they've built is exactly what First Capitol Square sits in front of. For a local operator, that's instant visibility. For a regional or national brand still weighing whether Guthrie is worth a look, it's proof the rooftops and the spending power are already here, alongside a growing population near the Guthrie-Edmond Regional Airport corridor that's outpacing the retail built to serve it.

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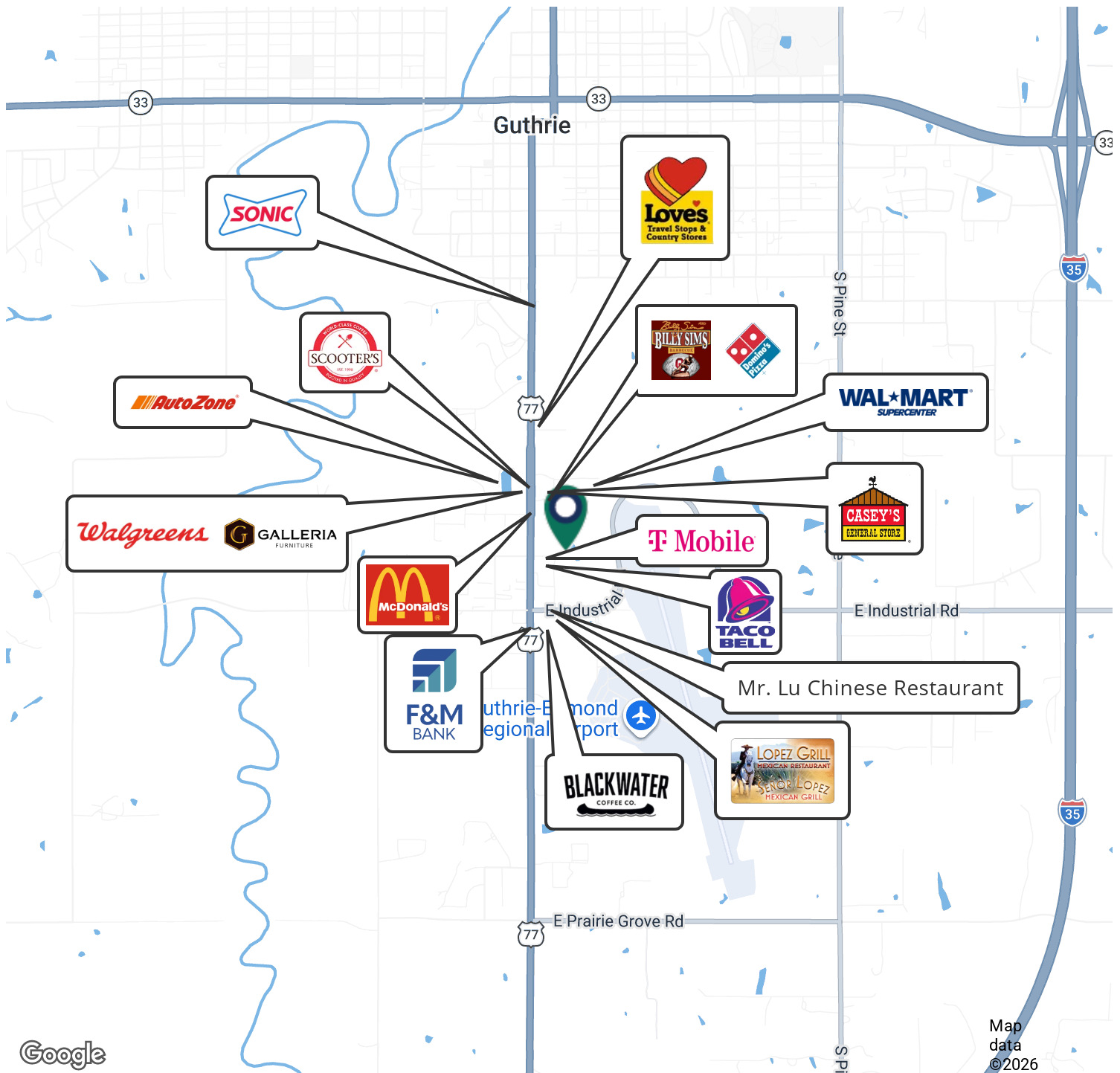
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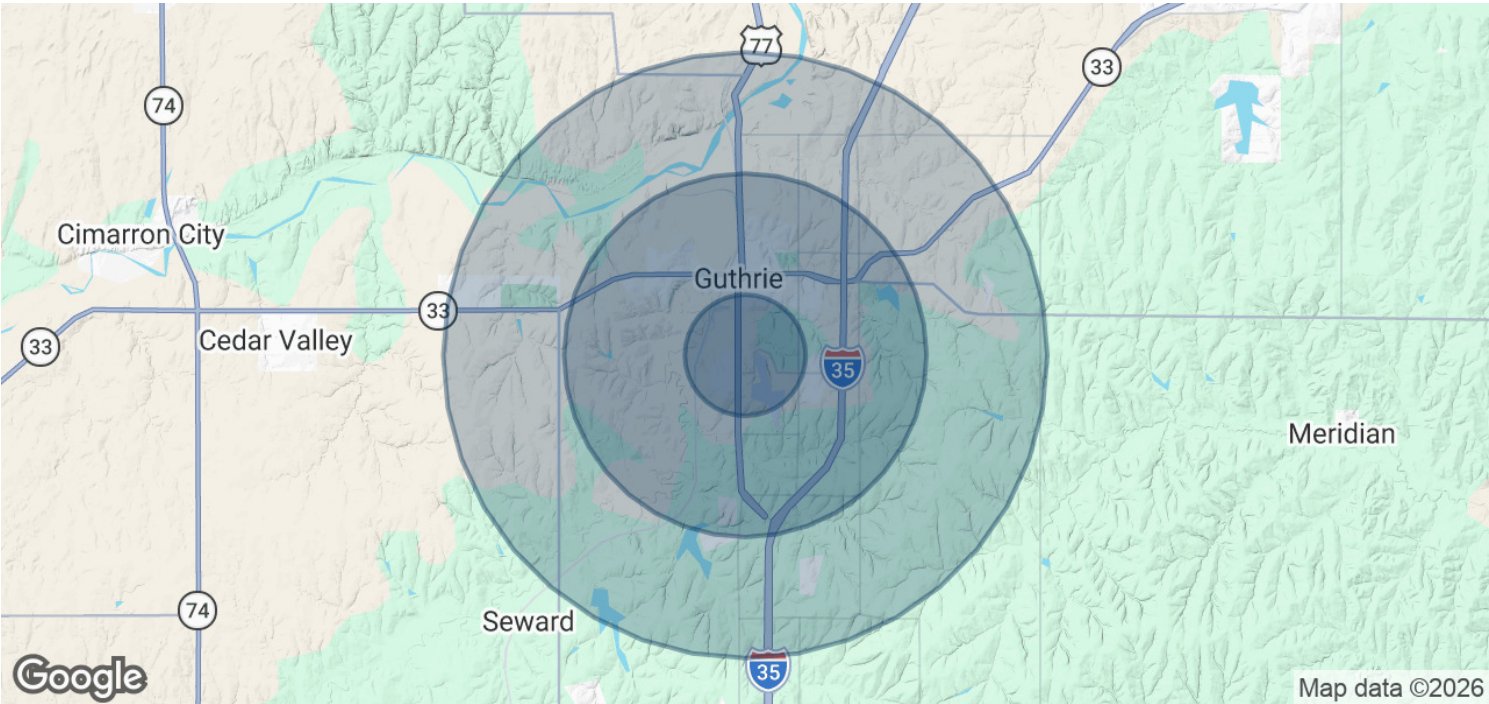
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Population	1 Mile	3 Miles	5 Miles
Total Population	982	10,781	15,421
Average Age	39.1	39.5	39.6
Average Age (Male)	37.8	36.1	36.0
Average Age (Female)	39.4	43.0	43.7

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	429	4,420	5,971
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$42,274	\$54,731	\$61,908
Average House Value	\$121,441	\$125,088	\$147,770

2020 American Community Survey (ACS)

08272026

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