

GUTHRIE PLAZA

1515 - 1599 S DIVISION ST, GUTHRIE, OK 73044



ROSHA WOOD

retail specialist
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Lease Rate
Negotiable

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PROPERTY DESCRIPTION

Guthrie Plaza offers opportunities for retailers looking to position themselves in a growing suburban area located strategically between Stillwater, Enid, Edmond and Oklahoma City.

Located on S Division St on the east side of Guthrie, across the street from Walmart SuperCenter.

Existing Tenants include Walgreens, Galleria Furniture, Dollar General, Four Star Fitness and AutoZone.

This space is currently demised as 1,200 sq ft but can easily be expanded to accommodate a 4,685 sq ft tenant.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,200 - 4,685 SF
Building Size:	17,800 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 1524	Negotiable	1,200 - 4,685 SF

TRAFFIC COUNT

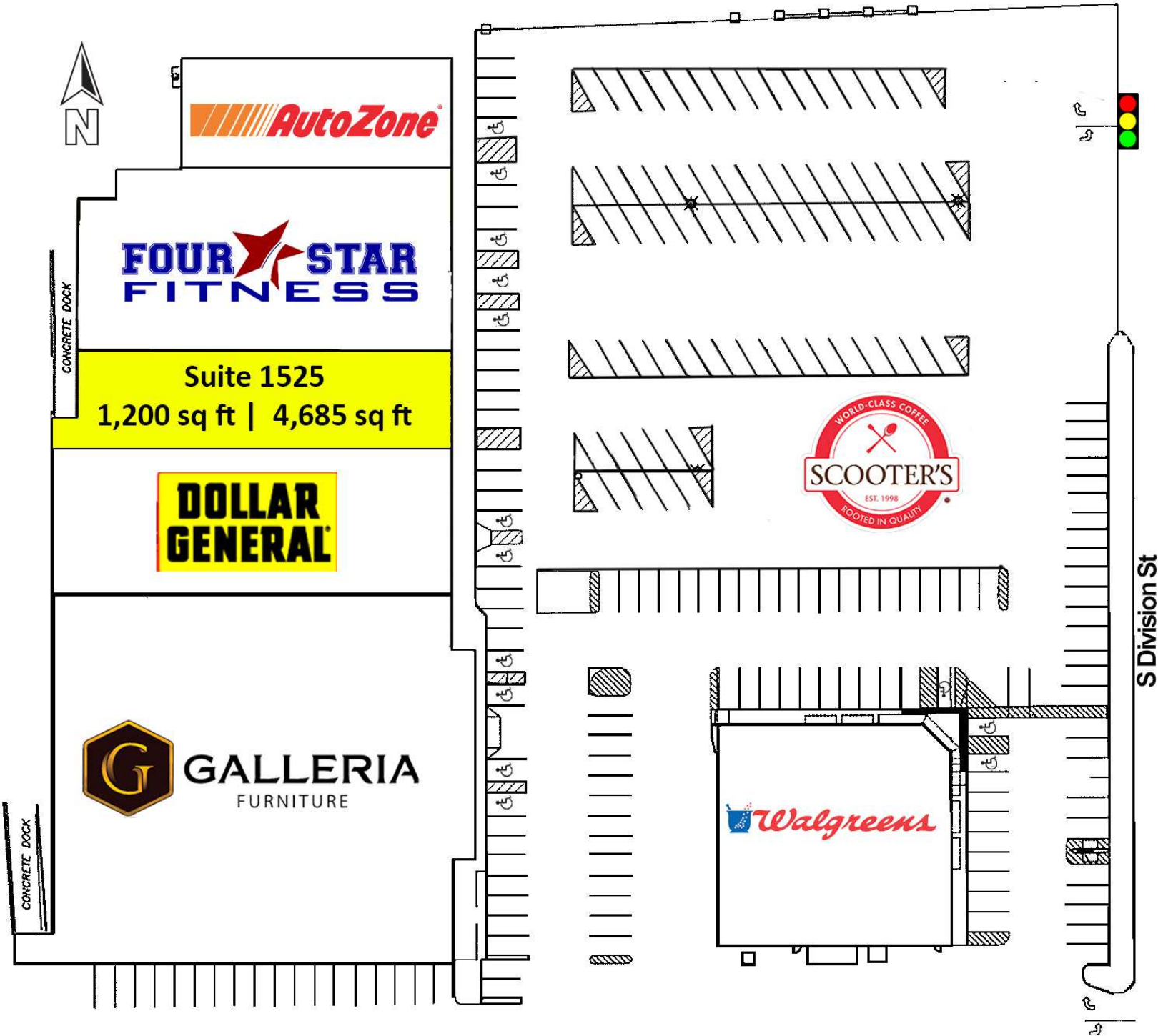
S Division	north	14,600
S Division	south	9,700

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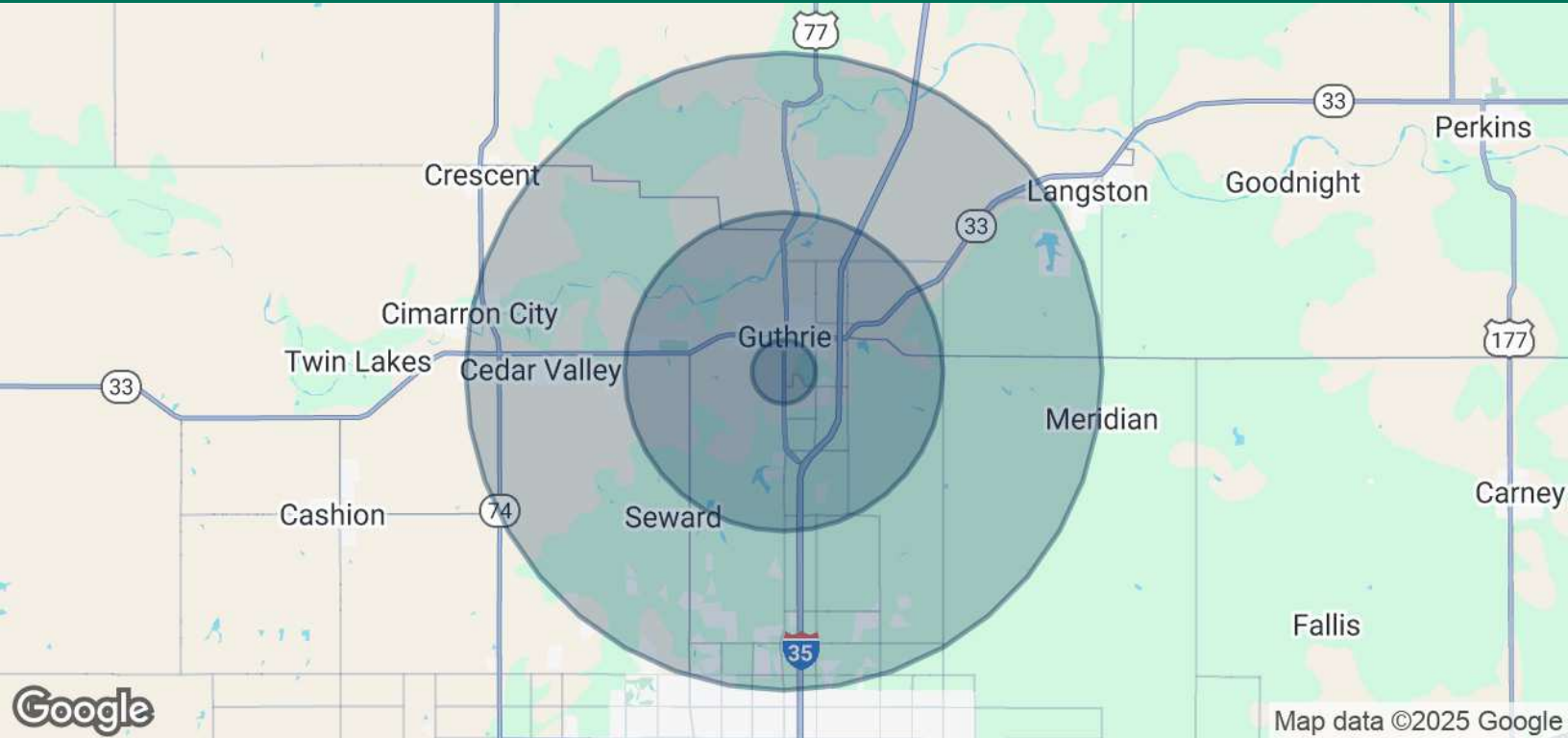
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	969	17,453	34,279
Average Age	32.1	32.6	35.9
Average Age (Male)	30.3	31.7	35.1
Average Age (Female)	33.9	33.9	37.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	342	6,443	12,498
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$44,197	\$53,618	\$67,140
Average House Value		\$134,572	\$290,136

2020 American Community Survey (ACS)

03282025

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