

# GUTHRIE PLAZA

1515 - 1603 S Division St, Guthrie, OK 73044



## RETAIL SPACE FOR LEASE

Available SF: 7,382 SF

Space Available: Suite 1515

Lease Rate: \$4.50 SF/yr (NNN)

Building Size: 17,800

113018

## PROPERTY OVERVIEW

The former Hibbett's space is available, offering great visibility and easy access. Walgreens and Galleria Furniture, the shadow anchors offer excellent foot traffic as does the Dollar General, Rent-A-Center and the popular China Star Buffet.

Located directly across the street from the Super Walmart at a signaled intersection.

Pylon signage space is available.



## ROSHA WOOD

Retail Specialist

[rwood@priceedwards.com](mailto:rwood@priceedwards.com)

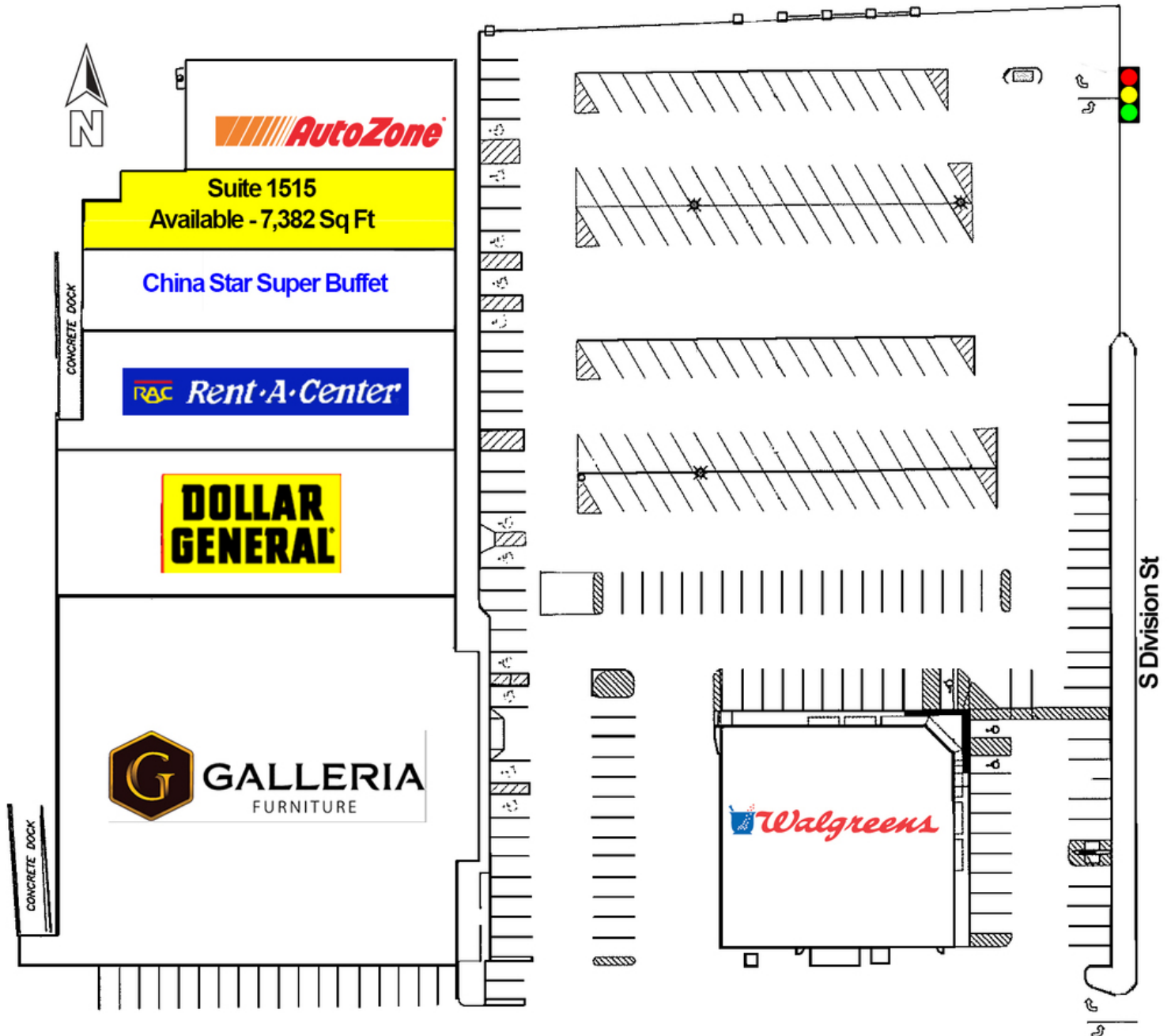
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210 Park Ave, Suite 700, Oklahoma City, OK 73102

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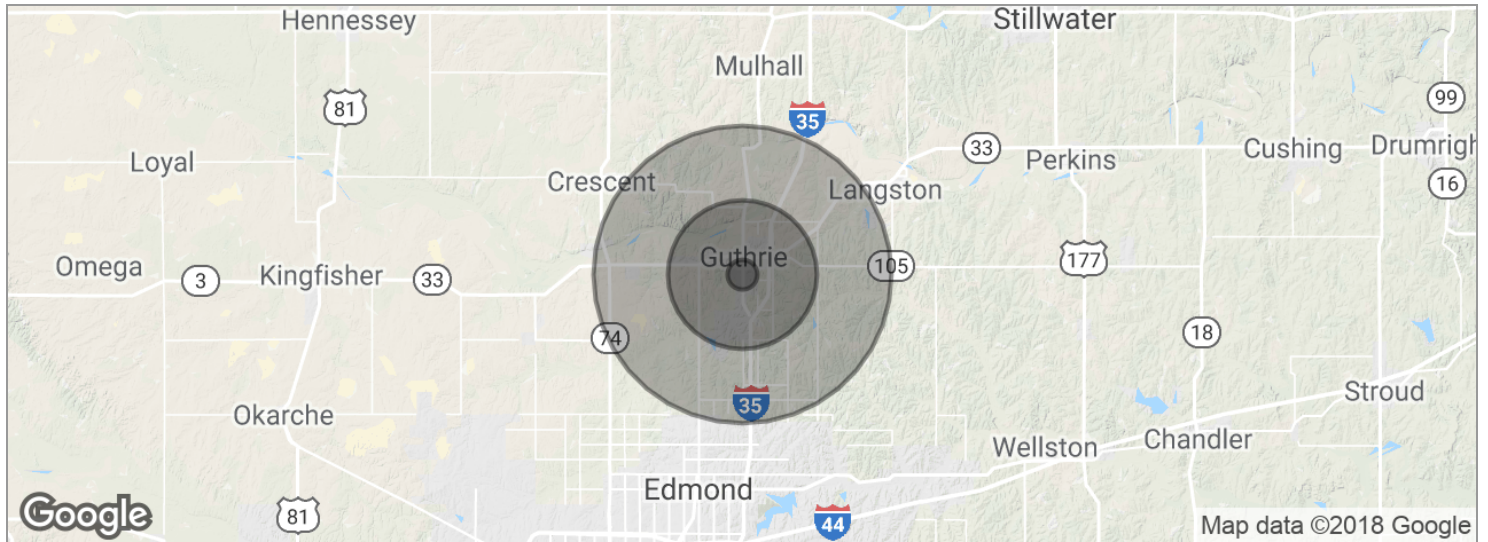
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Demographics Map - 1515 - 1603 S Division St, Guthrie, OK 73044



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	877	17,586	34,591
Median age	32.5	32.6	35.9
Median age (Male)	30.4	31.7	35.1
Median age (Female)	34.5	33.9	37.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	303	6,499	12,600
# of persons per HH	2.9	2.7	2.7
Average HH income	\$44,214	\$53,538	\$67,163
Average house value		\$132,593	\$291,900

\* Demographic data derived from 2010 US Census

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