

FIRST CAPITOL SQUARE | MIXED USE RETAIL 1700 - 1726 S DIVISION ST, GUTHRIE, OK 73044



ROSHA WOOD

retail specialist
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Sale Price
\$3,100,000

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PROPERTY HIGHLIGHTS

- **Established Center:** Capital Square has a long-standing presence in the area, with a solid tenant mix and a loyal customer base. This enhances stability and reduces vacancy risk, making it an attractive investment.
- **Prime Location:** Nestled close to a high-traffic intersection, the center benefits from excellent accessibility to major highways and ensures convenient access for both shoppers and delivery services.
- **Diverse Tenant Mix:** The retail center features a well-rounded assortment of tenants, including regional brands and local favorites. This variety not only attracts a broad customer demographic but also fosters a vibrant shopping atmosphere.
- **Ample Parking:** With a spacious parking lot accommodating a large number of vehicles, customers enjoy easy access to the center, enhancing their shopping experience.
- **Investment Potential:** With a history of stable cash flow and growth potential, this property represents an excellent opportunity for investors looking to expand their portfolios in the retail sector.
- **Growing Population:** Guthrie is experiencing steady population growth, which contributes to increased consumer demand for retail services.

PROPERTY DESCRIPTION

Capital Square Retail Center is a premier retail destination located in the heart of Guthrie, Oklahoma. This established shopping center offers a diverse mix of retail, medical, and service options, making it a vital part of the community and a prime investment opportunity. With a strategic location and strong traffic patterns, Capital Square has consistently attracted both local and regional customers.

NDA Required

OFFERING SUMMARY

Sale Price:	\$3,100,000
Lot Size:	2.09 Acres
Building Size:	20,460 SF
Cap Rate:	7.9%

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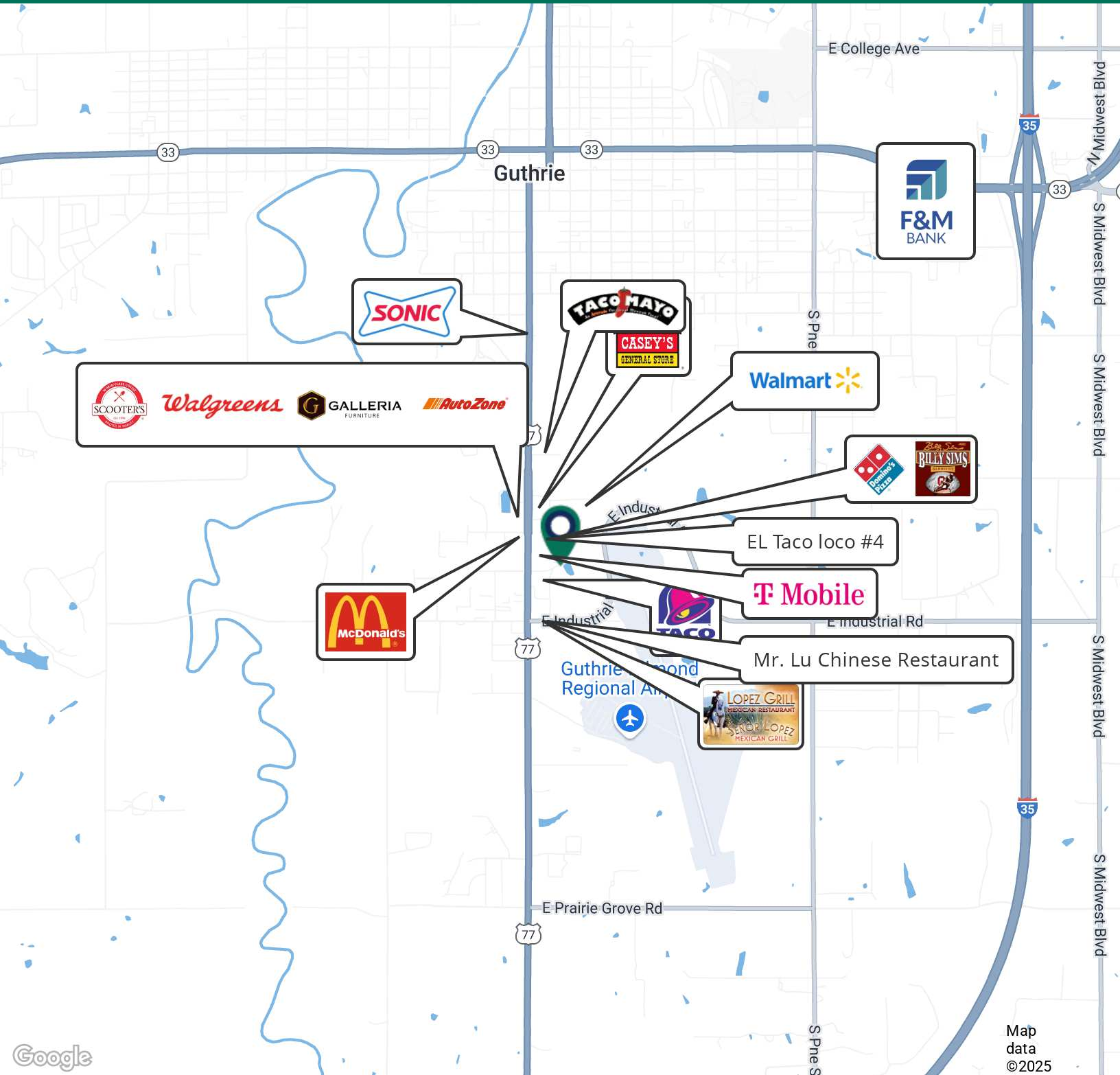


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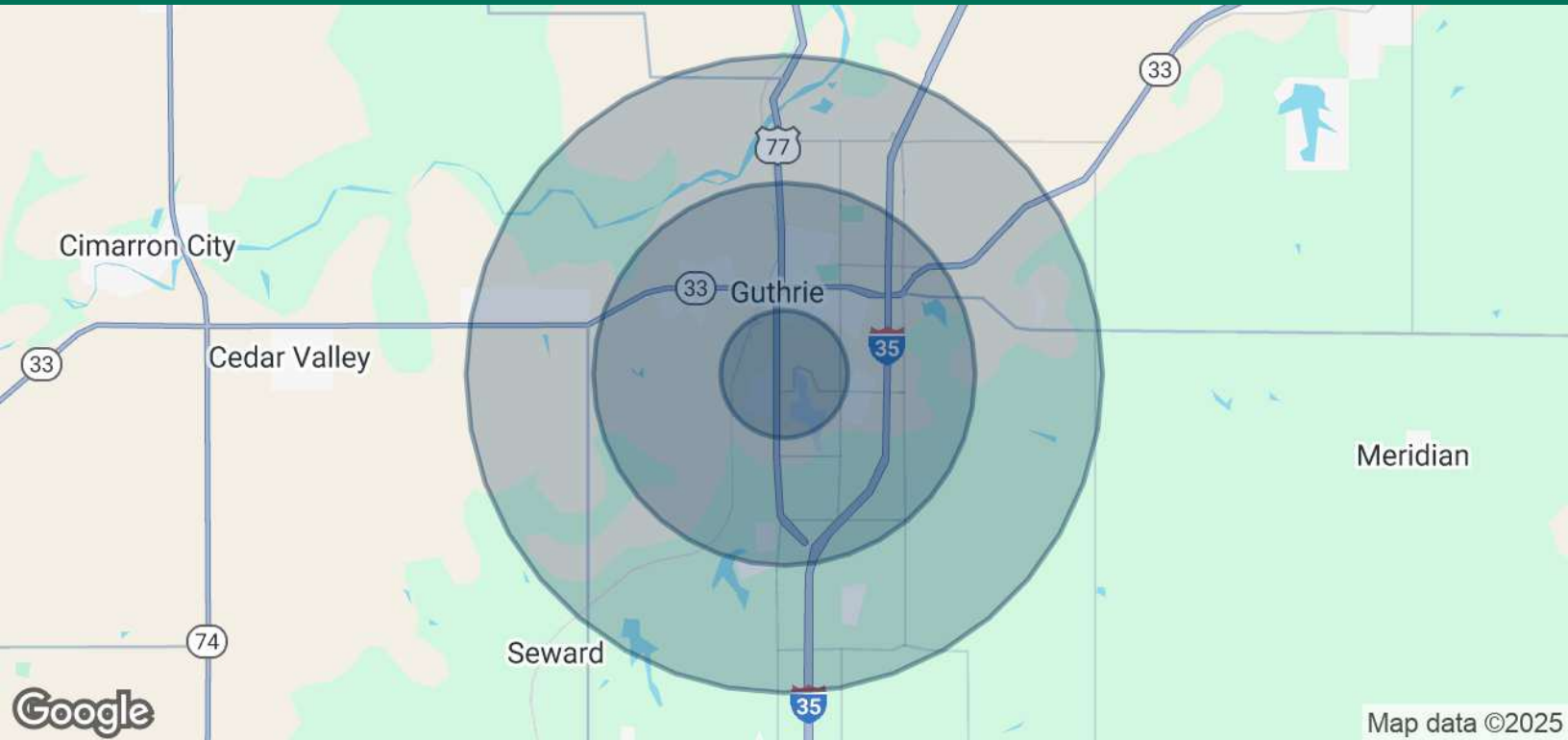


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,018	12,115	16,650
Average Age	40	40	41
Average Age (Male)	38	39	39
Average Age (Female)	42	42	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	400	4,689	6,340
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$71,401	\$80,927	\$91,807
Average House Value	\$151,007	\$183,353	\$204,127

Demographics data derived from AlphaMap

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