

## GUTHRIE PLAZA | FOR SALE 1519 - 1601 S DIVISION ST, GUTHRIE, OK 73044



**ROSHA WOOD**

retail specialist  
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**Sale Price**  
\$2,800,000

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### PROPERTY DESCRIPTION

Guthrie Plaza is positioned with direct frontage to Division, one of the most highly trafficked intersections in Guthrie. Located directly across from Wal-Mart SuperCenter with a signaled entrance.

Guthrie Plaza has long term tenants who some have been in place since the 1990s, which provides stability for any investor who is looking for a strong property with great returns, as well as 2 shadow anchors (Galleria Furniture and Walgreen) offering excellent foot traffic. This property is offers great visibility and is also minutes away from the Turnpike that connects to Edmond and the OKC Metro.

Guthrie is projected for significant growth in the coming years as we are seeing several developments along the North I-35 corridor with Guthrie in it's path.

### PROPERTY HIGHLIGHTS

- 100% occupied
- Shared Pylon

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### OFFERING SUMMARY

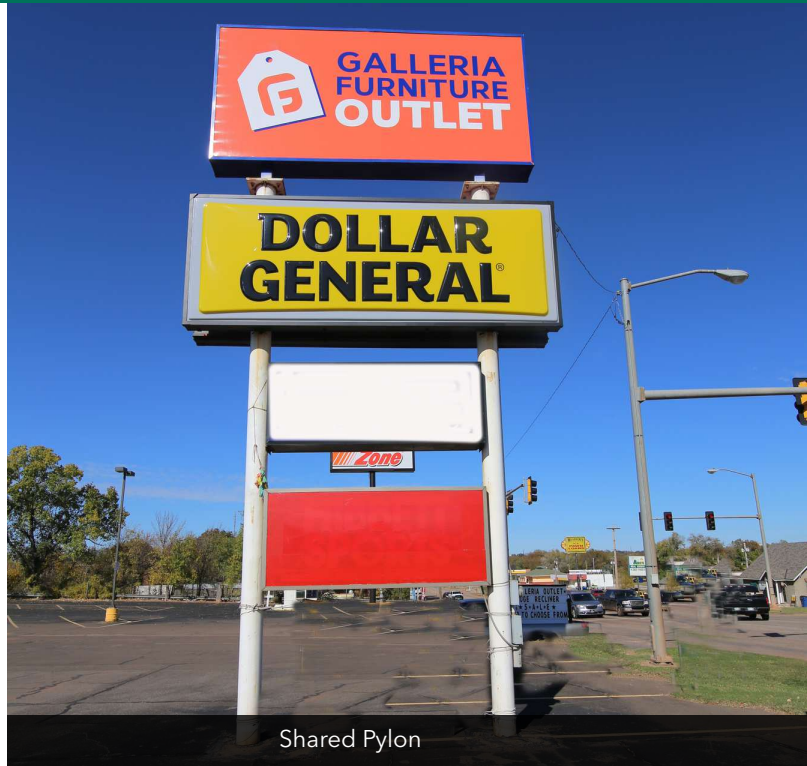
<b>Sale Price:</b>	\$2,800,000
<b>Lot Size:</b>	4.58 Acres
<b>Building Size:</b>	31,808 SF
<b>NOI:</b>	\$212,495.49
<b>Cap Rate:</b>	7.8%

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Galleria & Walgreens separately owned



Shared Pylon



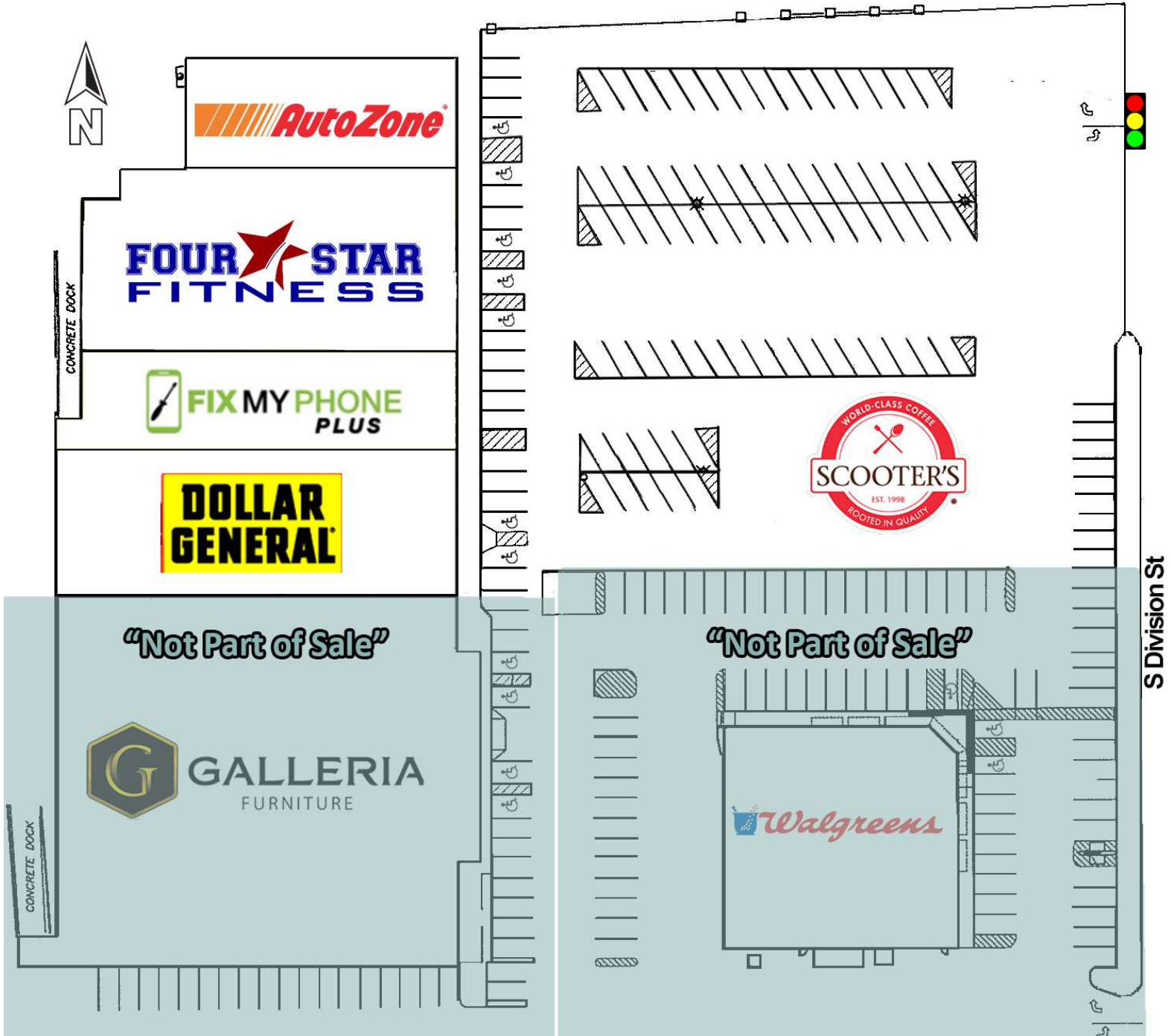
Scoters - Freestanding Building in Parking Lot

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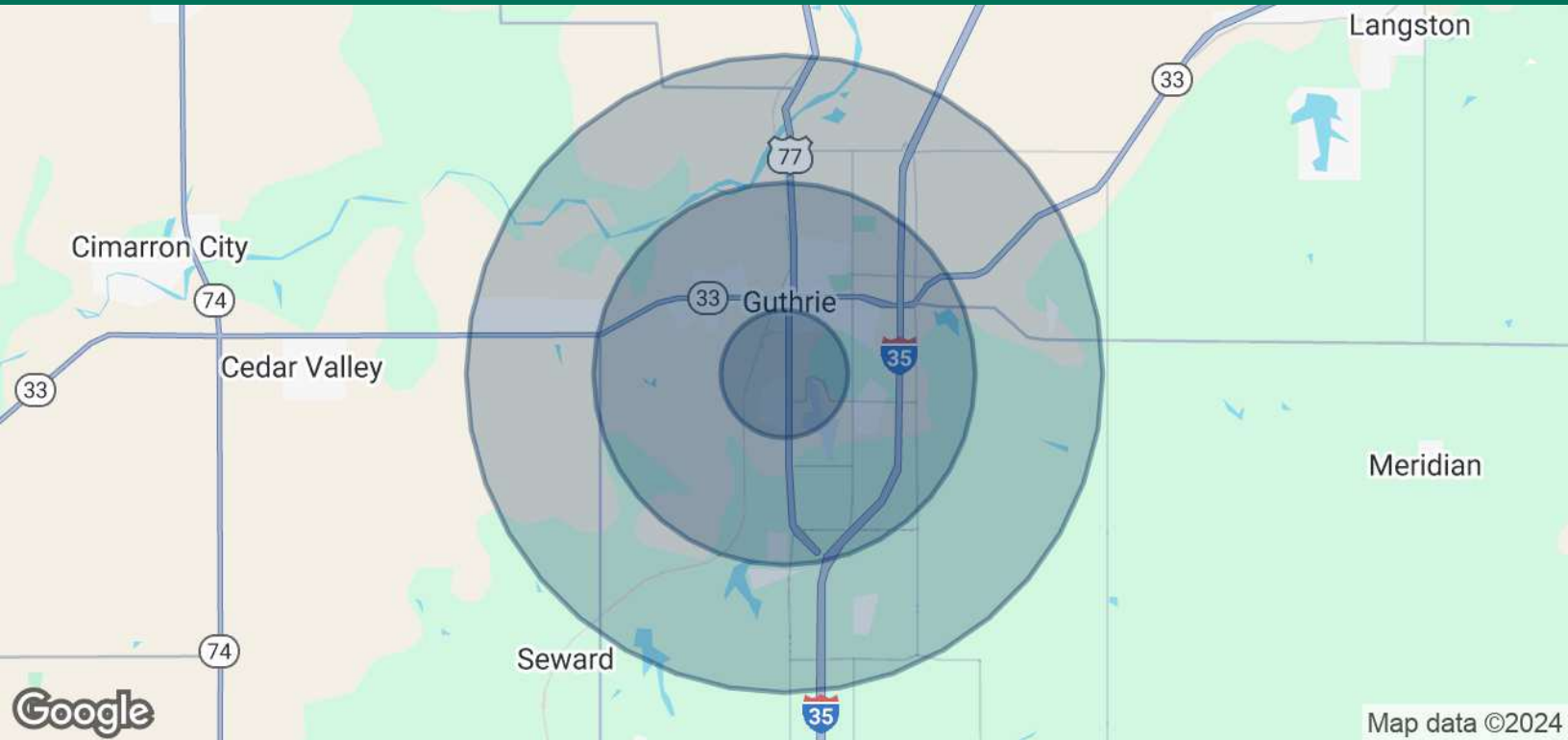


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,220	11,298	15,283
Average Age	38.4	39.1	39.5
Average Age (Male)	37.2	35.8	35.9
Average Age (Female)	38.6	42.7	43.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	613	4,589	5,921
# of Persons per HH	2.0	2.5	2.6
Average HH Income	\$37,575	\$54,026	\$61,738
Average House Value	\$108,141	\$121,359	\$147,277

2020 American Community Survey (ACS)

10222024

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