

**FIRST CAPITAL SQUARE  
SHOPPING CENTER  
1726 S. DIVISION STREET  
GUTHRIE, OK 73044**

Retail Space For Lease

Lease Price: \$12.00/SF NNN

Suite B: 3,900 SF MOL

Suite H: 800 SF MOL



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## PROPERTY HIGHLIGHTS

- First Capital Square Shopping Center is Located Adjacent to the Walmart Supercenter
- Well Maintained Center
- Plenty of Parking (4.98/1,000 SF)
- Tenant Mix: Stewart Title, Integris Health, Anytime Fitness, Domino's Pizza, Atkins, Anchored Cannabis
- 24-Hour Access
- In an Opportunity Zone
- Zoned C-2

## LOCATION HIGHLIGHTS

- Close to Guthrie-Edmond Regional Airport
- Easy Access to I-35
- Monument Sign on S. Division Street/Highway 77
- Three Access Points to the Shopping Center
- Less than a Mile to Downtown Guthrie

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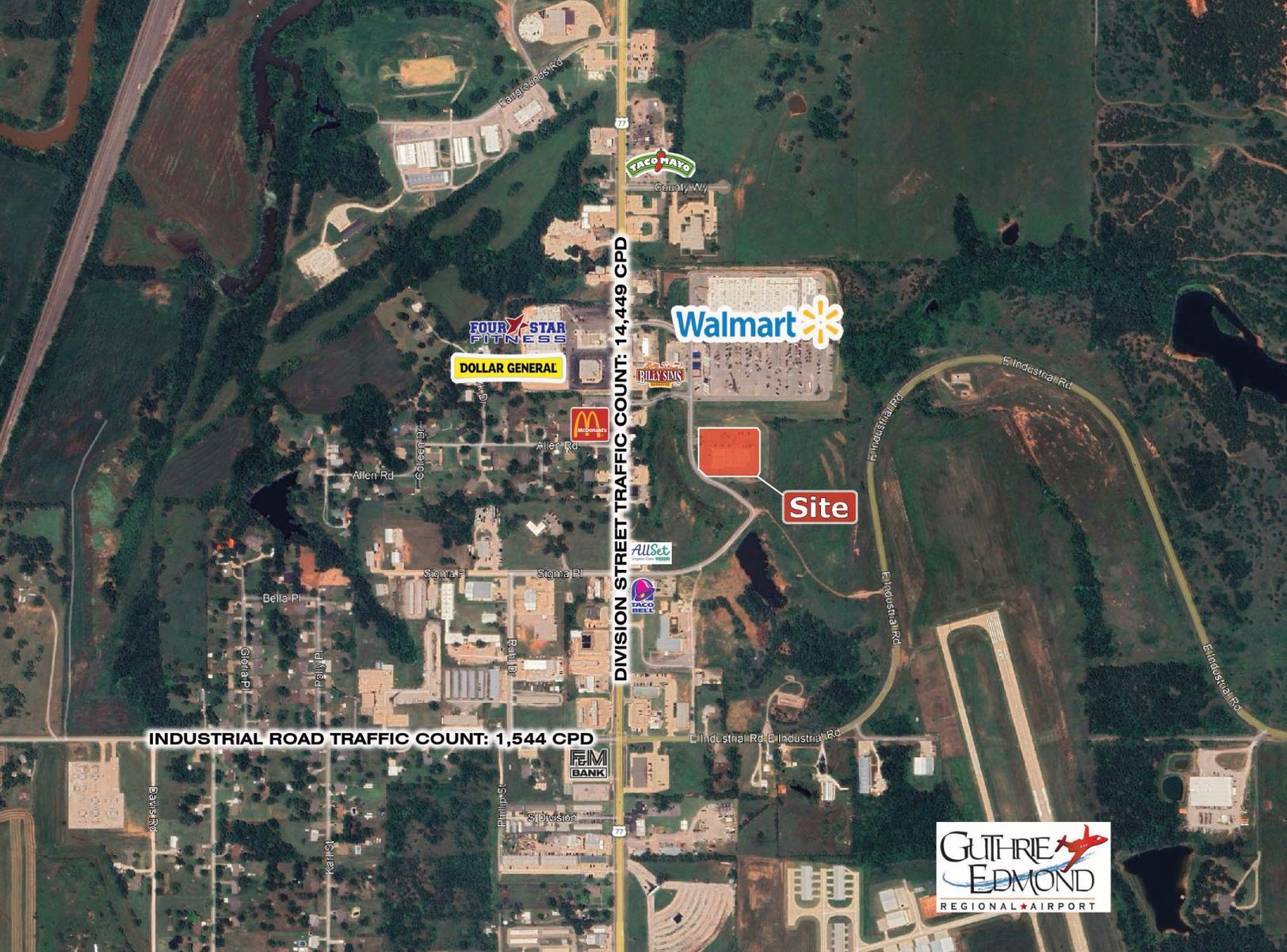
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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION	1,037	13,248	17,412
AVERAGE HOUSEHOLD INCOME	\$54,352	\$65,952	\$74,186
TOTAL HOUSEHOLDS	408	5,153	6,645

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