



## 2323 E. Noble Avenue

Guthrie, Oklahoma 73044

### PROPERTY HIGHLIGHTS

- Established National Franchise Site For Sale
- Built in 2010
- Incredible Visibility on I-35
- Surrounded by Hospitality, Complimentary Restaurants & Travel Plazas
- On the Entrance to Holiday Inn Express
- Next to Ken's Pizza & Johnny's Rib Shack
- Directly Across from Braum's, Arby's & Love's Travel Stop
- On the Route to Historic Downtown Guthrie



TOTAL SF	2,128 SF MOL
LAND IN ACRES	0.49 ACRES MOL
ZONING	C-2
GENERAL USE	Retail
TAXES	\$6,464

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2323 E. Noble Avenue  
Guthrie, OK 73044



## DEMOGRAPHICS

### Population

1 Mile:	3 Mile:	5 Mile:
6,244	46,359	115,825

### Average Household Income

1 Mile:	3 Mile:	5 Mile:
\$45,774	\$43,633	\$44,078

### Total Households

1 Mile:	3 Mile:	5 Mile:
2,254	17,498	44,863

## LOCATION HIGHLIGHTS

- Dimensions: 139' x 149'
- Frontage: 139' on E. Noble Avenue (State Highway 33)
- Highway 33 "Western Expansion" in progress to match Eastbound 4-Lane Divided Highway to Langston University & US-177 for Stillwater & Oklahoma State University

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