



## 1612 S. Division Street

Guthrie, Oklahoma 73044

### PROPERTY HIGHLIGHTS

- Conoco Branded Convenience Store with Subway Restaurant
- Canopy
- At Wal-Mart Supercenter Entry
- Across from Walgreens & McDonald's
- 8 Pumps
- Full Income & Expense Package Available Upon Request

TOTAL SF	3,400 SF MOL
LAND IN ACRES	0.69 ACRES MOL
ZONING	Commercial
GENERAL USE	Retail
TAXES	\$5,454

[www.naisullivangroup.com](http://www.naisullivangroup.com)

For more information:

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## DEMOGRAPHICS

### Population

<b>1 Mile:</b> 1,100	<b>3 Mile:</b> 11,924	<b>5 Mile:</b> 15,314
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### Average Household Income

<b>1 Mile:</b> \$28,022	<b>3 Mile:</b> \$34,205	<b>5 Mile:</b> \$40,463
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### Total Households

<b>1 Mile:</b> 445	<b>3 Mile:</b> 4,681	<b>5 Mile:</b> 5,941
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## LOCATION HIGHLIGHTS

- Dimensions: 183' x 165'
- Frontage: 165' on Division Street
- On Main Street in Guthrie

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