

EXECUTIVE SUMMARY

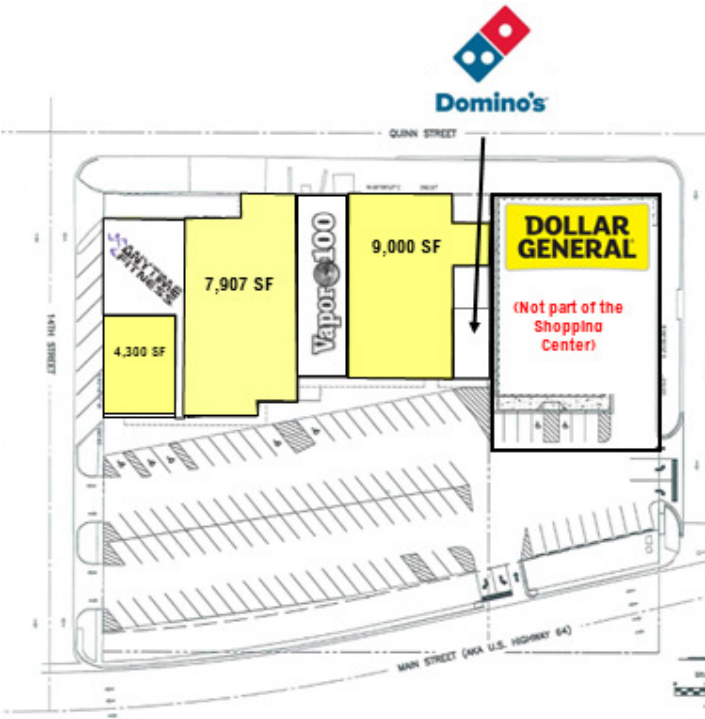


LOCATION & MARKET OVERVIEW

- Second gen suites available in Guymon, OK - the main retail center of the Oklahoma panhandle.
- Situated on the southwest corner of Main Street and 14th Street.
- Nearby tenants include Anytime Fitness, Domino's Pizza, Dollar General .
- Economic drivers include Seaboard Foods, Smithfield Foods, ConocoPhillips, and Northern Natural Gas.
- 11 miles from Oklahoma Panhandle State University.
- Guymon is Oklahoma's only Hispanic-majority city roughly 60% of the population.
- Guymon serves as a regional pull for shoppers from surrounding rural areas, with total retail sales estimated at \$196 million annually.

SPACES	LEASE RATE	SPACE SIZE
1400 N. Main St	Negotiable	4,300 SF
1404 N Main St	Negotiable	7,907 SF
1408 N Main St	Negotiable	9,000 SF

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	5 Years
Total Space:	4,300 - 9,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1400 N. Main St	Available	4,300 SF	NNN	Negotiable	End cap suite, 2nd gen suite. Wall to wall storefront glass.
1404 N Main St	Available	7,907 SF	NNN	Negotiable	2nd gen suite. Inline suite with plenty of storefront glass. Loading dock
1408 N Main St	Available	9,000 SF	NNN	Negotiable	2nd gen suite. Open floor plan. Wall to wall storefront glass.

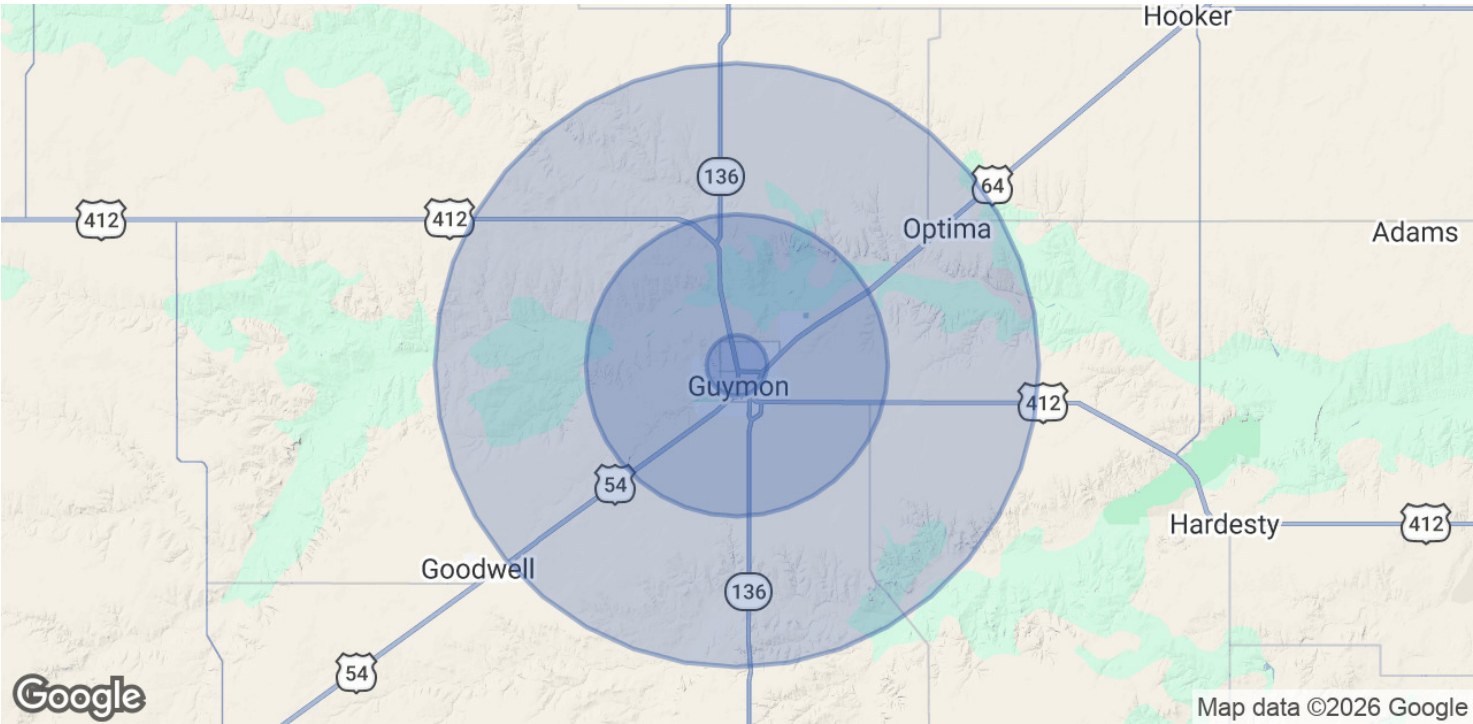
STOREFRONT PHOTOS



RETAILER MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,197	13,270	14,921
Average Age	36	34	34
Average Age (Male)	35	34	34
Average Age (Female)	37	35	35

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,499	4,426	4,969
# of Persons per HH	2.9	3	3
Average HH Income	\$65,823	\$61,077	\$62,225
Average House Value	\$174,802	\$167,725	\$167,535

2020 American Community Survey (ACS)