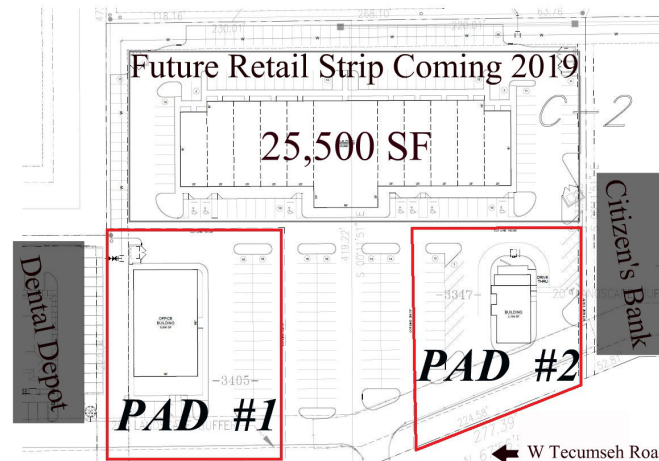


TECUMSEH ROAD DEVELOPMENT

W TECUMSEH ROAD DEVELOPMENT, NORMAN, OK 73072



OFFERING SUMMARY

Sale Price:	Pad #1 - \$830,000
	Pad #2 - \$625,000
Lot Size:	0.87 Acres
Zoning:	C-2
Market:	Norman
Submarket:	NW Norman

PROPERTY OVERVIEW

This property consists of 2 pad sites for sale to the East of the Dental Depot. A 25,500 SF retail strip will break ground in late 2019.

LOCATION OVERVIEW

This property is located immediately East of the Dental Depot on West Tecumseh Road and NW 36th St. It has immediate access to I-35 and proximity to all medical facilities on Tecumseh Road, including Norman Regional Hospital. Retail neighbors include CVS, MacDonald's, and Sonic.

PROPERTY HIGHLIGHTS

- Pad #1 - 37,784 SF
- Pad #2 - 28,359 SF
- _____
- These are the LAST 2 RETAIL FRONTAGE PROPERTIES remaining on Tecumseh Road!!!

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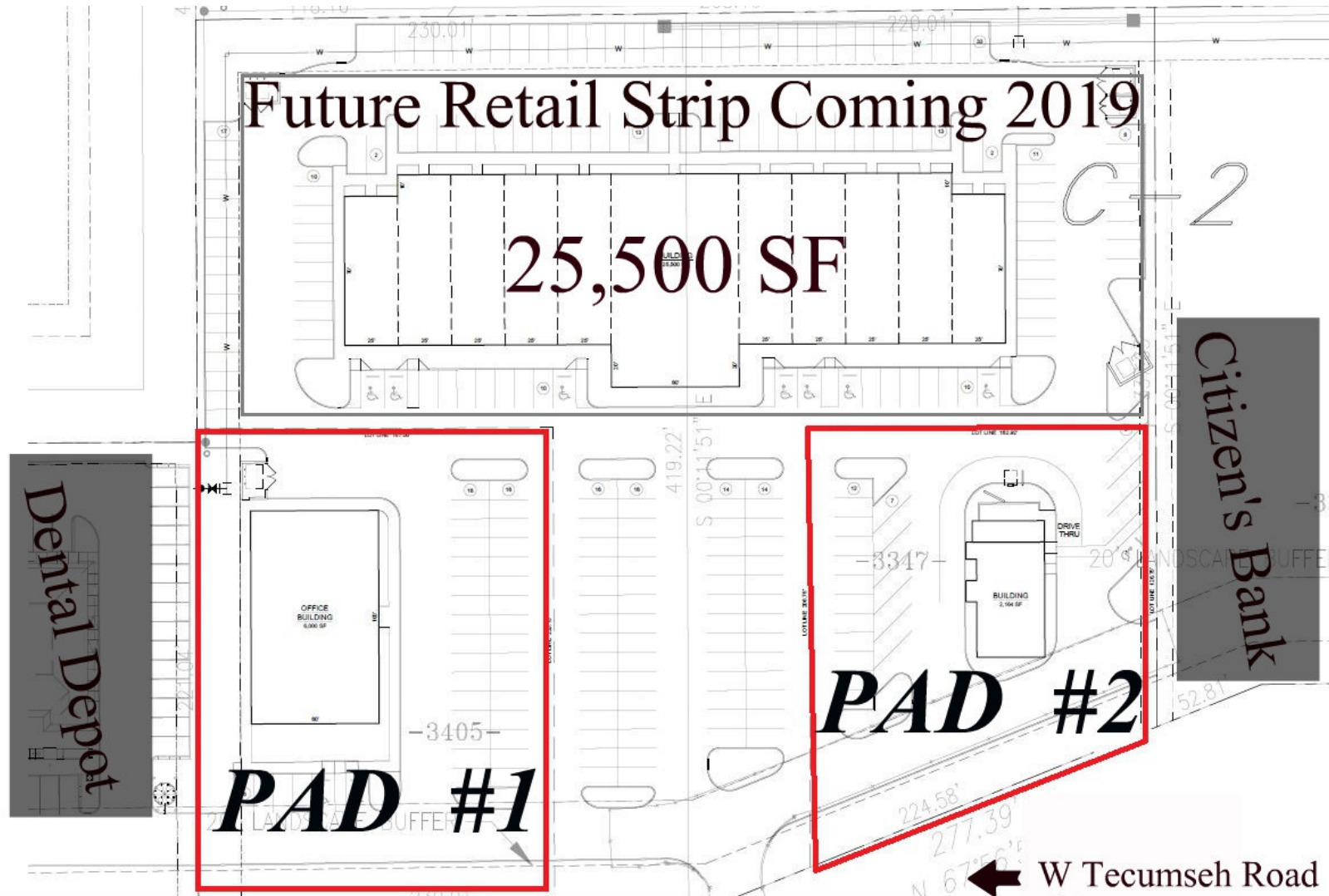
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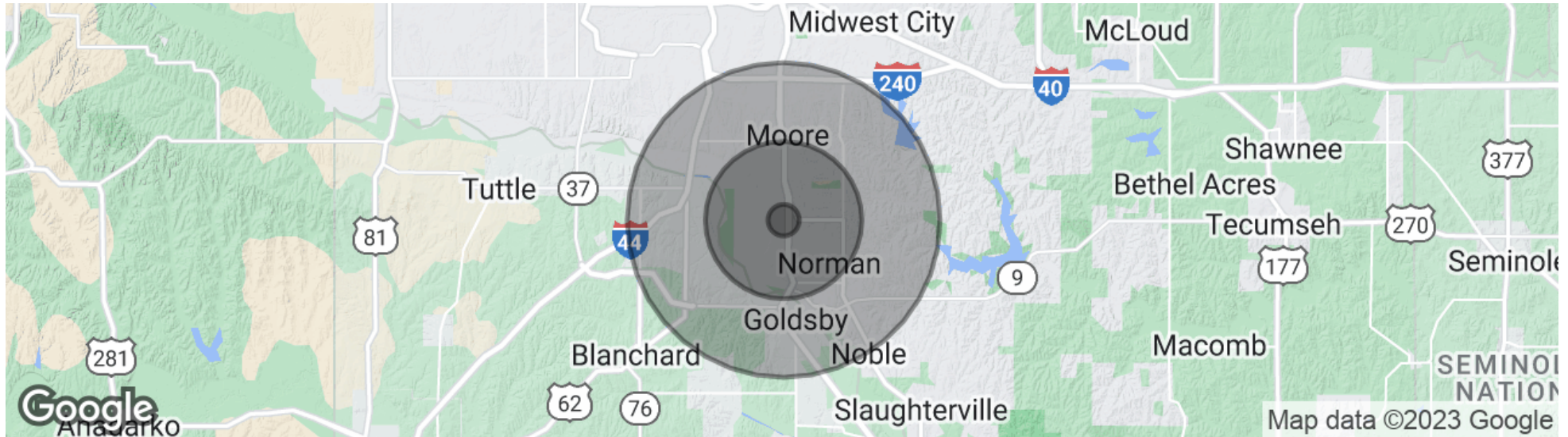
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POPULATION

	1 MILE	5 MILES	10 MILES
Total population	1,017	93,186	296,534
Median age	36.0	33.8	33.2
Median age (Male)	35.9	32.5	32.1
Median age (Female)	35.8	35.3	34.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	358	37,155	113,180
# of persons per HH	2.8	2.5	2.6
Average HH income	\$115,633	\$72,740	\$65,447
Average house value	\$236,309	\$168,038	\$156,667

* Demographic data derived from 2020 ACS - US Census

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