

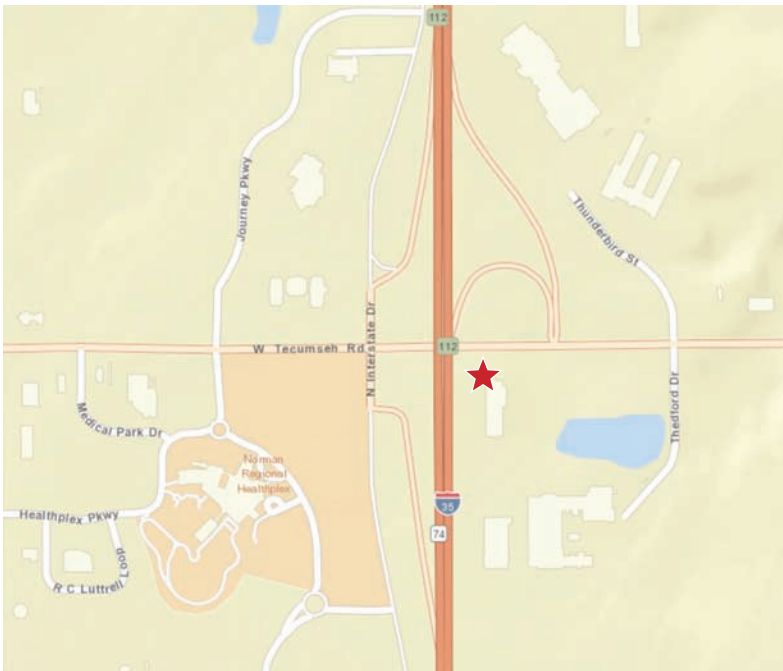
# FOR LEASE

2932 W. Tecumseh  
Norman, Oklahoma 73069

Total Area: **12,700 Sq. Ft.\***  
Restrooms: **Six**  
Zoning: **I-1**  
Fire Sprinkler: **Yes**  
Utilities: **Tenant Pays**  
Lease Rate: **\$7.09 / Sq. Ft.**  
Monthly Rent: **\$7,500.00**



\* Square Footage from Assessor



Listed By:

**Brad Worster, CPM, CCIM**

*Principal Broker*

Oklahoma Broker License #121019

Fax (405) 701-0288

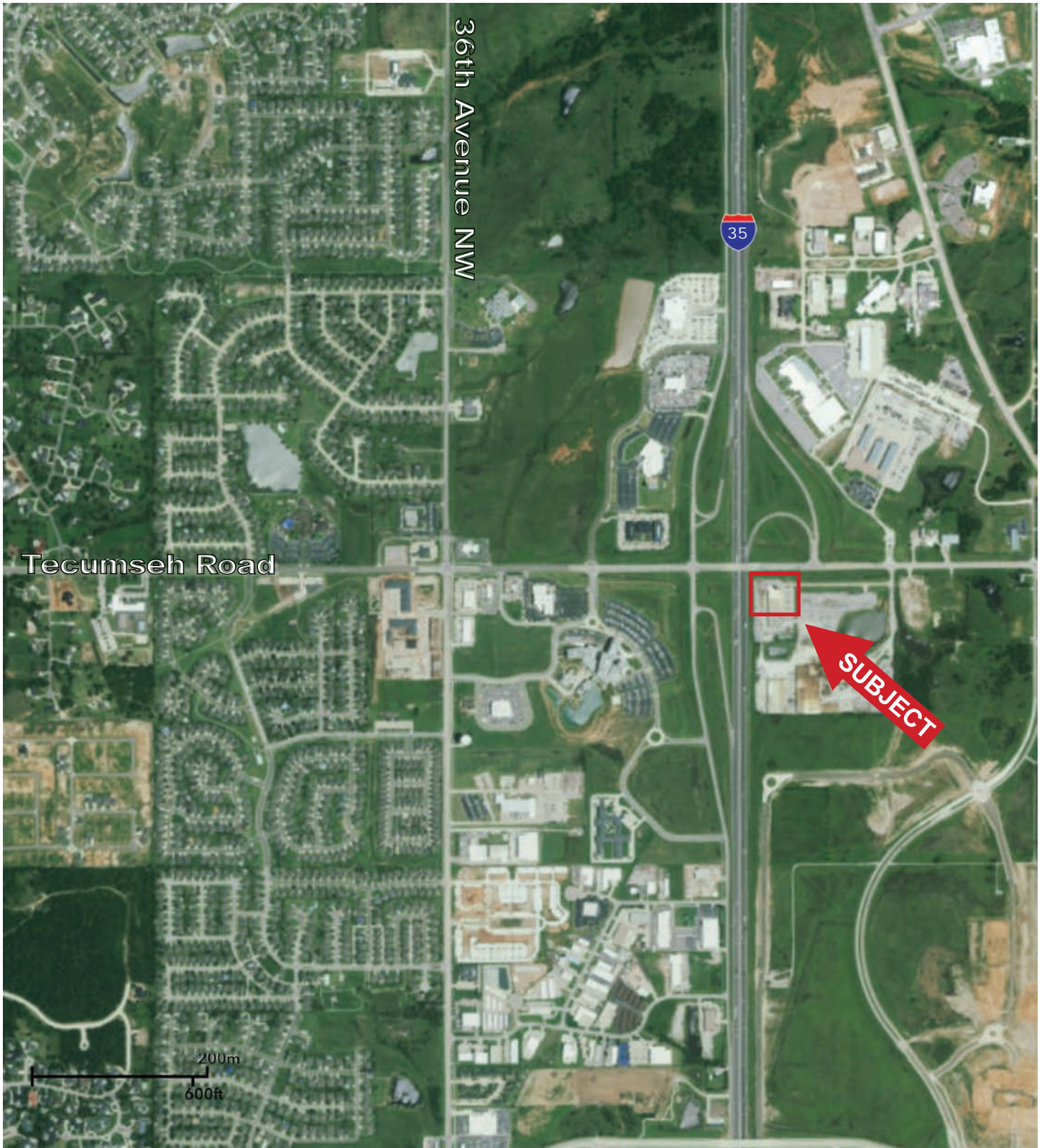
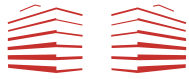
Office (405) 701-0200

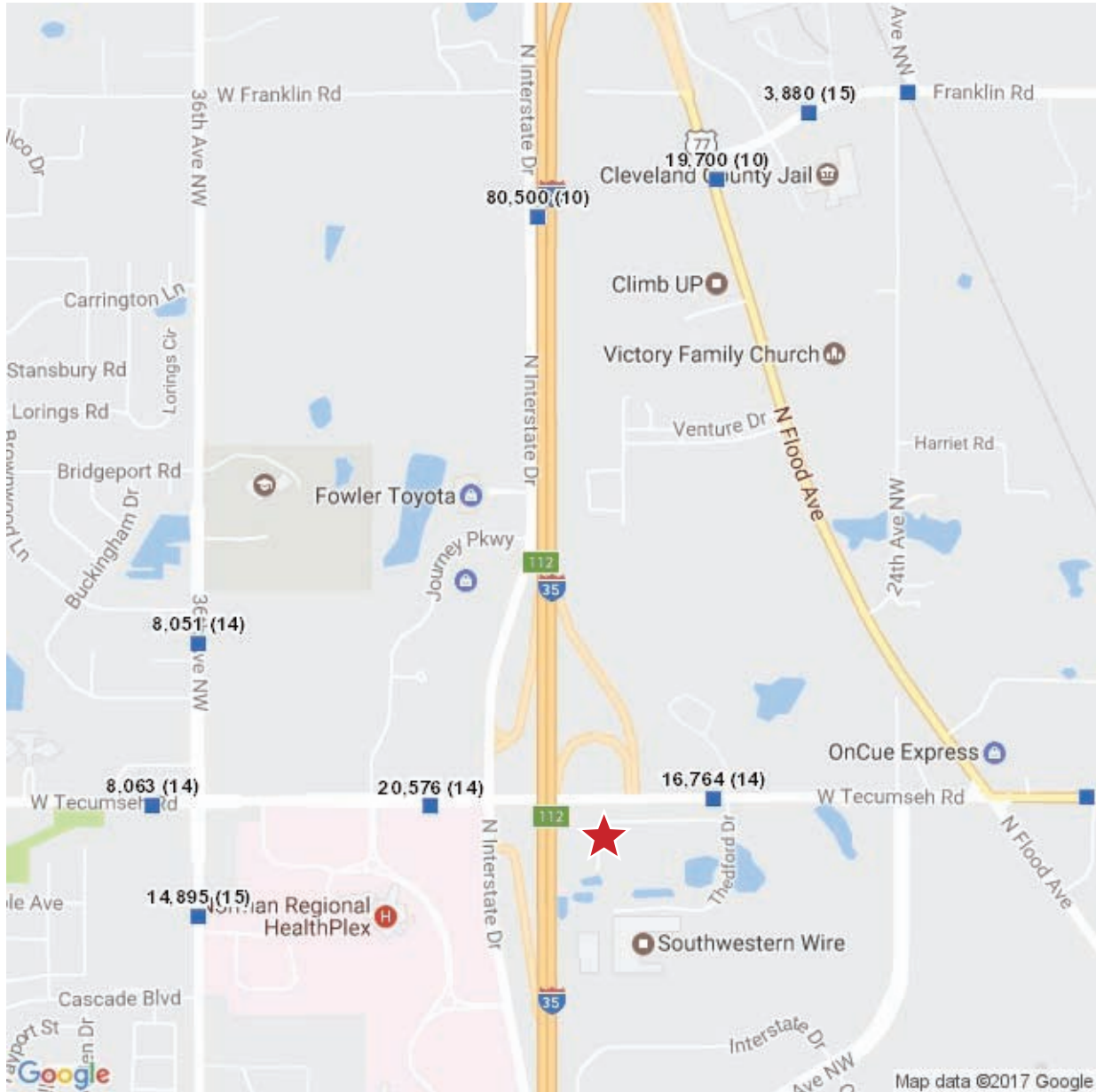
[www.FultonWorsterGroup.com](http://www.FultonWorsterGroup.com)

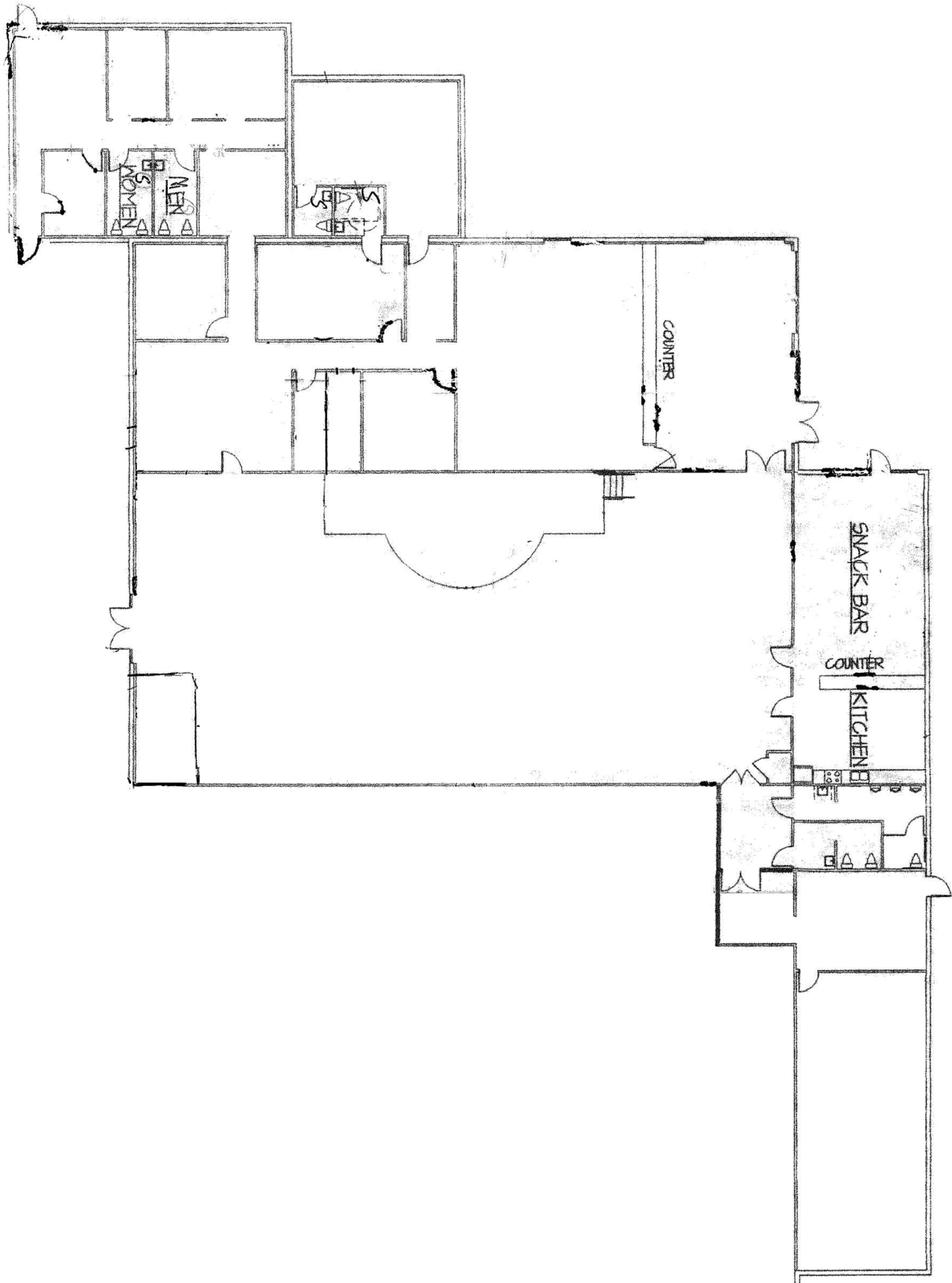
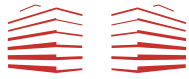


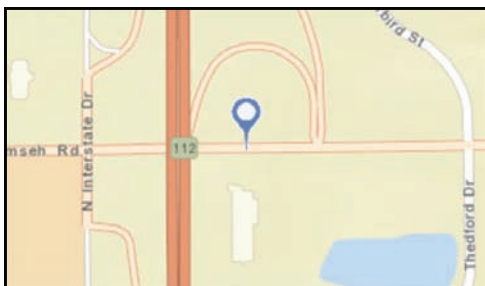
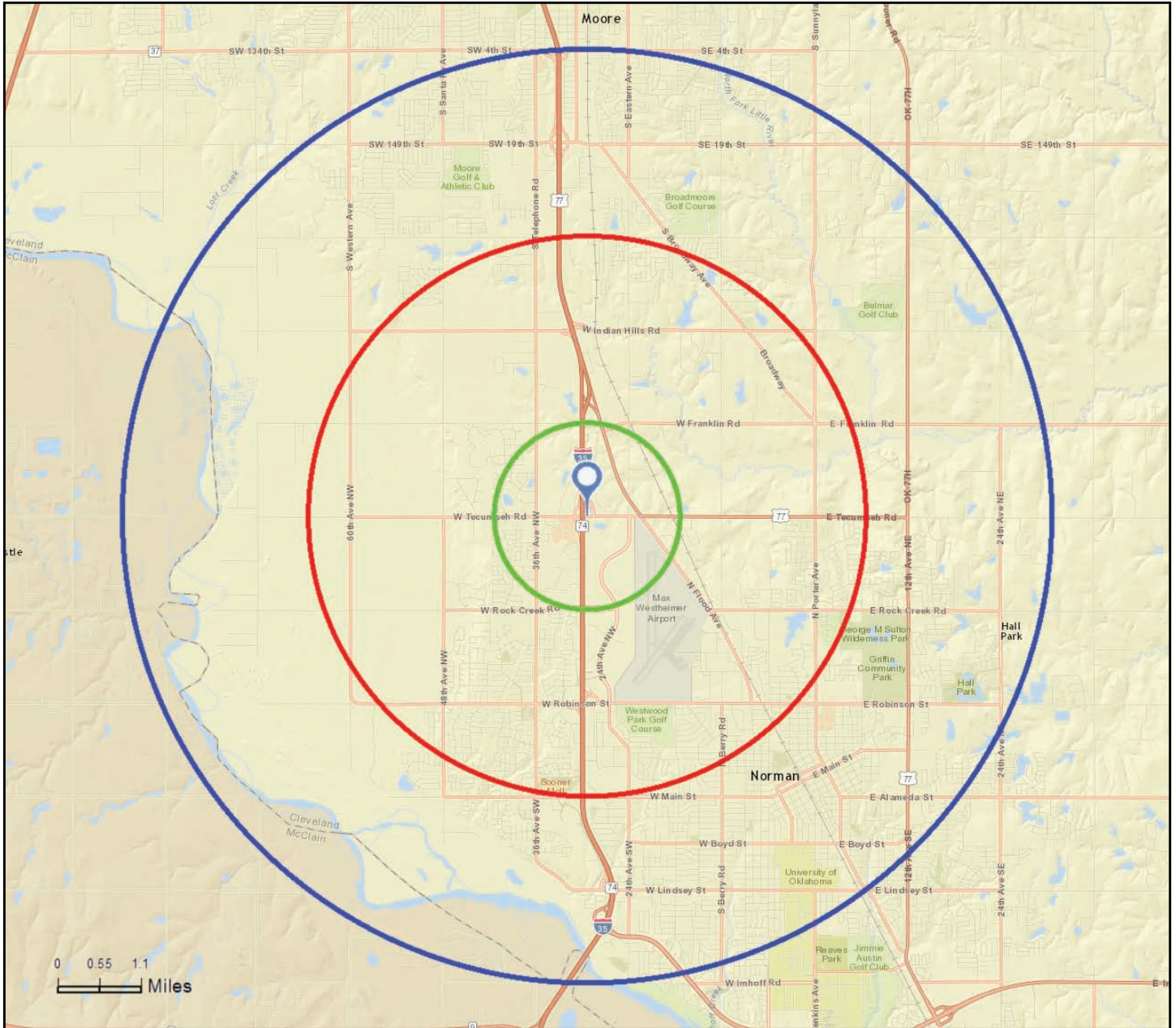
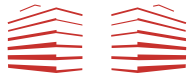
# FULTON WORSTER GROUP

COMMERCIAL, INDUSTRIAL AND INVESTMENT REAL ESTATE









**2932 W. Tecumseh Road**  
**Norman, Oklahoma**

Ring: 1, 3, 5 Miles

Latitude: 35.26193

Longitude: -97.48445

© 2016 ESRI





	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$107,131	\$71,073	\$59,819
2021 Median Household Income	\$111,256	\$78,423	\$66,827
2016-2021 Annual Rate	0.76%	1.99%	2.24%
<b>Average Household Income</b>			
2016 Average Household Income	\$132,437	\$96,865	\$79,438
2021 Average Household Income	\$139,788	\$104,269	\$85,585
2016-2021 Annual Rate	1.09%	1.48%	1.50%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$46,069	\$38,220	\$30,964
2021 Per Capita Income	\$48,390	\$40,808	\$33,144
2016-2021 Annual Rate	0.99%	1.32%	1.37%

**Households by Income**

Current median household income is \$59,819 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$66,827 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$79,438 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$85,585 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$30,964 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$33,144 in five years, compared to \$32,025 for all U.S. households

**Housing**

	1 mile	3 miles	5 miles
2000 Total Housing Units	363	9,563	33,584
2000 Owner Occupied Housing Units	325	6,365	19,941
2000 Renter Occupied Housing Units	28	2,583	11,450
2000 Vacant Housing Units	10	615	2,193
2010 Total Housing Units	651	12,073	41,377
2010 Owner Occupied Housing Units	583	8,220	24,924
2010 Renter Occupied Housing Units	57	3,248	13,999
2010 Vacant Housing Units	11	605	2,454
2016 Total Housing Units	700	13,293	44,988
2016 Owner Occupied Housing Units	613	8,927	26,473
2016 Renter Occupied Housing Units	67	3,626	15,459
2016 Vacant Housing Units	20	740	3,056
2021 Total Housing Units	754	14,259	47,656
2021 Owner Occupied Housing Units	658	9,588	28,123
2021 Renter Occupied Housing Units	73	3,844	16,192
2021 Vacant Housing Units	23	828	3,341

Currently, 58.8% of the 44,988 housing units in the area are owner occupied; 34.4%, renter occupied; and 6.8% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 41,377 housing units in the area - 60.2% owner occupied, 33.8% renter occupied, and 5.9% vacant. The annual rate of change in housing units since 2010 is 3.79%. Median home value in the area is \$173,031, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.69% annually to \$197,634.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	1,000	22,432	81,201
2010 Population	1,802	29,166	100,991
2016 Population	1,925	32,332	109,857
2021 Population	2,084	34,836	116,601
2000-2010 Annual Rate	6.07%	2.66%	2.20%
2010-2016 Annual Rate	1.06%	1.66%	1.36%
2016-2021 Annual Rate	1.60%	1.50%	1.20%
2016 Male Population	49.5%	48.8%	49.6%
2016 Female Population	50.5%	51.2%	50.4%
2016 Median Age	37.1	35.9	32.4

In the identified area, the current year population is 109,857. In 2010, the Census count in the area was 100,991. The rate of change since 2010 was 1.36% annually. The five-year projection for the population in the area is 116,601 representing a change of 1.20% annually from 2016 to 2021. Currently, the population is 49.6% male and 50.4% female.

**Median Age**

The median age in this area is 37.1, compared to U.S. median age of 38.0.

**Race and Ethnicity**

2016 White Alone	79.7%	79.6%	78.1%
2016 Black Alone	1.9%	3.8%	4.7%
2016 American Indian/Alaska Native Alone	3.3%	4.0%	4.6%
2016 Asian Alone	9.0%	4.4%	3.9%
2016 Pacific Islander Alone	0.1%	0.1%	0.1%
2016 Other Race	0.9%	2.4%	2.6%
2016 Two or More Races	5.0%	5.7%	6.1%
2016 Hispanic Origin (Any Race)	5.0%	8.1%	8.6%

Persons of Hispanic origin represent 8.6% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 48.1 in the identified area, compared to 63.5 for the U.S. as a whole.

**Households**

2000 Households	353	8,948	31,391
2010 Households	640	11,468	38,923
2016 Total Households	680	12,553	41,932
2021 Total Households	731	13,431	44,315
2000-2010 Annual Rate	6.13%	2.51%	2.17%
2010-2016 Annual Rate	0.97%	1.46%	1.20%
2016-2021 Annual Rate	1.46%	1.36%	1.11%
2016 Average Household Size	2.83	2.57	2.47

The household count in this area has changed from 38,923 in 2010 to 41,932 in the current year, a change of 1.20% annually. The five-year projection of households is 44,315, a change of 1.11% annually from the current year total. Average household size is currently 2.47, compared to 2.43 in the year 2010. The number of families in the current year is 26,105 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.