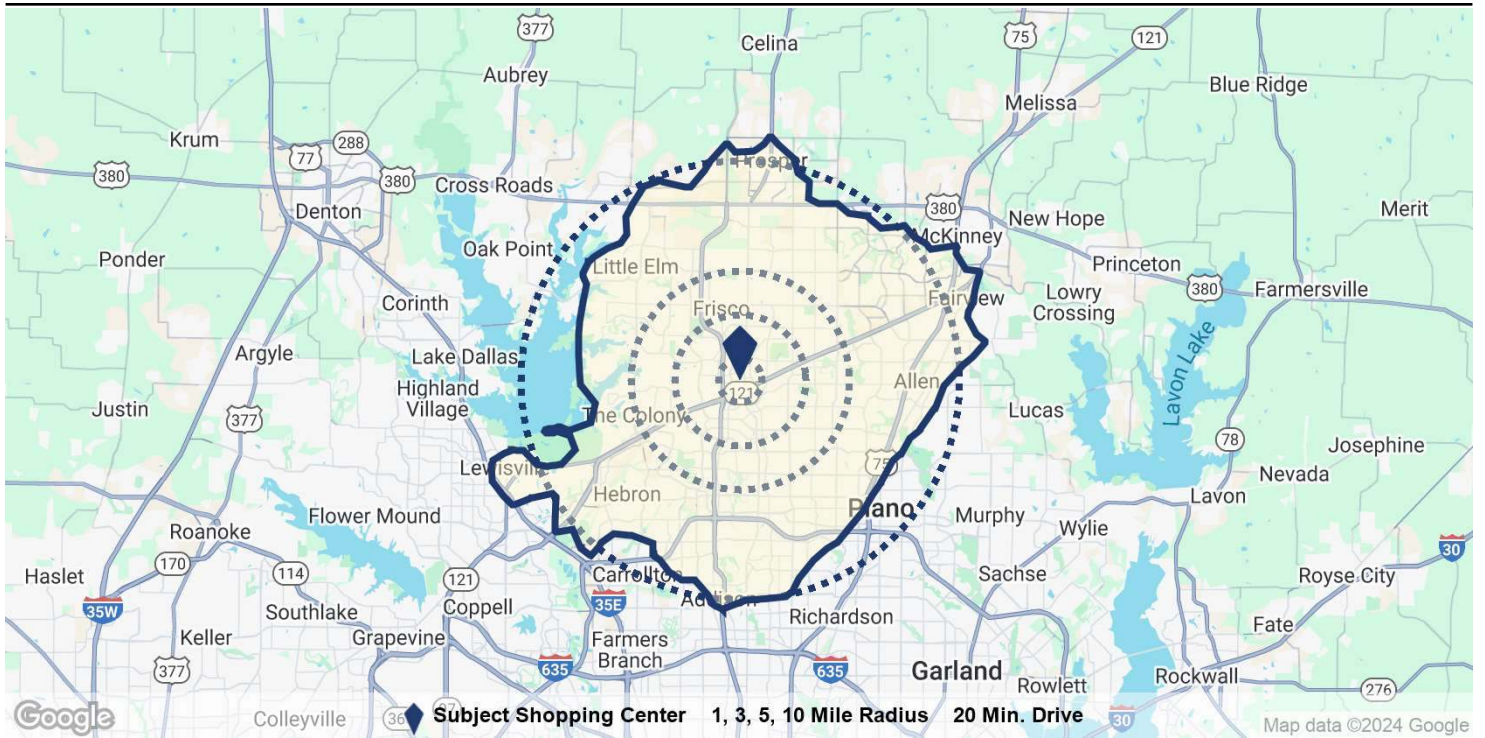


Subject Shopping Center

Shops at Stonebriar

DEMOGRAPHICS

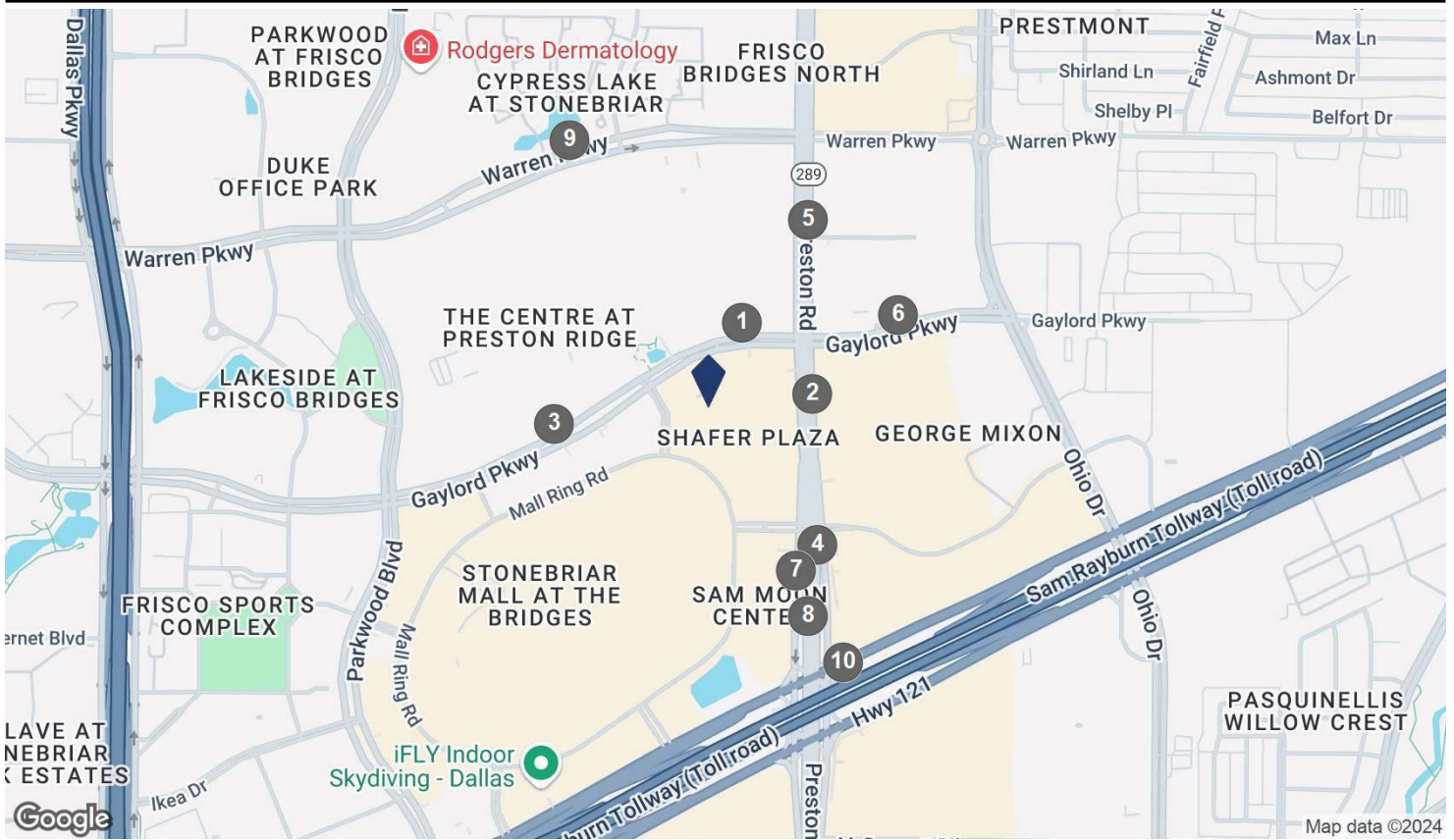


Population	1 Mile	3 Miles	5 Miles	10 Miles	20 Min. Drive
Population	15,787	117,988	336,334	1,219,191	1,144,237
5 Yr Growth	23.6%	21.8%	21.7%	20.3%	19.7%
Median Age	35	38	39	38	39
5 Yr Forecast	38	40	41	40	40
White / Black / Hispanic	40% / 11% / 10%	48% / 10% / 12%	49% / 9% / 12%	51% / 12% / 16%	51% / 12% / 15%
5 Yr Forecast	40% / 11% / 10%	48% / 10% / 12%	49% / 9% / 12%	51% / 12% / 16%	51% / 12% / 15%
Employment	19,364	112,940	173,254	472,214	642,055
Buying Power	\$714.7M	\$5B	\$14.8B	\$48.3B	\$45.9B
5 Yr Growth	24.0%	21.2%	21.3%	20.0%	19.7%
College Graduates	66.7%	60.5%	59.7%	52.9%	66.3%
Household					
Households	7,643	48,172	128,195	462,191	434,103
5 Yr Growth	23.8%	22.3%	22.2%	20.5%	20.0%
Median Household Income	\$93,510	\$104,832	\$115,825	\$104,502	\$105,708
5 Yr Forecast	\$93,616	\$103,902	\$115,004	\$104,074	\$105,437
Average Household Income	\$115,117	\$135,216	\$145,321	\$133,433	\$134,659
5 Yr Forecast	\$114,835	\$134,611	\$144,474	\$133,309	\$134,623
% High Income (>\$75K)	62%	66%	69%	64%	64%
Housing					
Median Home Value	\$462,218	\$461,119	\$464,413	\$414,722	\$425,781
Median Year Built	2010	2002	2000	2000	2001
Owner / Renter Occupied	15% / 85%	42% / 58%	54% / 46%	57% / 43%	56% / 44%

Subject Shopping Center

Shops at Stonebriar

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Gaylord Pkwy	Preston Rd - E	21,474	2022	0.10 mi
2 Preston Rd	Gaylord Pkwy - N	46,430	2022	0.15 mi
3 Gaylord Pkwy	Mall Rd E - SW	13,685	2022	0.23 mi
4 Preston Rd	Stone Crest Rd - N	53,000	2017	0.28 mi
5 Preston Rd	Gaylord Pkwy - S	47,120	2022	0.28 mi
6 Gaylord Pkwy	Preston Rd - W	6,699	2022	0.29 mi
7 Preston Rd	Hwy 121 - S	13,639	2022	0.29 mi
8 Preston Road	Hwy 121 - S	45,566	2020	0.36 mi
9 Warren Pkwy	Legendary Dr - E	16,629	2022	0.41 mi
10 Sam Rayburn Tollway	Preston Rd - W	99,167	2022	0.44 mi



Demographics

Shops at Stonebriar

2943-2995 Preston Rd

183,942 SF Community Center

Frisco, TX 75034 - Frisco Submarket

PREPARED BY



Clayton Harris

Senior Associate, Investments



Income & Spending Demographics

Shops at Stonebriar

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
2024 Households by HH Income	7,643		48,172		128,196		434,103	
<\$25,000	539	7.05%	3,586	7.44%	8,591	6.70%	36,268	8.35%
\$25,000 - \$50,000	1,161	15.19%	6,049	12.56%	13,609	10.62%	53,129	12.24%
\$50,000 - \$75,000	1,233	16.13%	6,767	14.05%	17,391	13.57%	64,895	14.95%
\$75,000 - \$100,000	1,200	15.70%	6,605	13.71%	15,047	11.74%	51,932	11.96%
\$100,000 - \$125,000	1,109	14.51%	5,582	11.59%	14,944	11.66%	47,422	10.92%
\$125,000 - \$150,000	675	8.83%	3,541	7.35%	11,335	8.84%	37,799	8.71%
\$150,000 - \$200,000	804	10.52%	6,371	13.23%	17,218	13.43%	55,102	12.69%
\$200,000+	922	12.06%	9,671	20.08%	30,061	23.45%	87,555	20.17%
2024 Avg Household Income	\$115,117		\$135,216		\$145,321		\$134,659	
2024 Med Household Income	\$93,510		\$104,832		\$115,825		\$105,708	

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
Total Specified Consumer Spending	\$232.9M		\$1.8B		\$5B		\$16.4B	
Total Apparel	\$12.6M	5.40%	\$91.6M	5.20%	\$261M	5.17%	\$853.2M	5.21%
Women's Apparel	\$4.9M	2.12%	\$36.3M	2.06%	\$103.3M	2.05%	\$335.1M	2.05%
Men's Apparel	\$2.7M	1.16%	\$19.6M	1.11%	\$55.4M	1.10%	\$179.4M	1.10%
Girl's Apparel	\$842.8K	0.36%	\$6.3M	0.36%	\$18.4M	0.37%	\$60.7M	0.37%
Boy's Apparel	\$611K	0.26%	\$4.5M	0.25%	\$13.1M	0.26%	\$43.3M	0.26%
Infant Apparel	\$633.1K	0.27%	\$3.9M	0.22%	\$10.7M	0.21%	\$36.8M	0.22%
Footwear	\$2.8M	1.22%	\$21M	1.19%	\$60.1M	1.19%	\$197.9M	1.21%

Total Entertainment & Hobbies	\$33.4M	14.35%	\$251.1M	14.26%	\$716M	14.19%	\$2.3B	14.30%
Entertainment	\$2.8M	1.21%	\$23.7M	1.35%	\$67.5M	1.34%	\$224.4M	1.37%
Audio & Visual Equipment/Service	\$8.1M	3.47%	\$55.7M	3.16%	\$154.6M	3.06%	\$519.5M	3.17%
Reading Materials	\$446.4K	0.19%	\$3.3M	0.19%	\$9.6M	0.19%	\$30.8M	0.19%
Pets, Toys, & Hobbies	\$5.6M	2.40%	\$42.1M	2.39%	\$120.7M	2.39%	\$393.3M	2.40%
Personal Items	\$16.5M	7.08%	\$126.2M	7.17%	\$363.6M	7.20%	\$1.2B	7.17%

Total Food and Alcohol	\$67.5M	29.00%	\$473.2M	26.88%	\$1.3B	26.26%	\$4.3B	26.33%
Food At Home	\$31.4M	13.48%	\$226.5M	12.87%	\$639M	12.66%	\$2.1B	12.83%
Food Away From Home	\$31.1M	13.37%	\$212M	12.04%	\$589.9M	11.69%	\$1.9B	11.61%
Alcoholic Beverages	\$5M	2.15%	\$34.7M	1.97%	\$96.6M	1.91%	\$309.6M	1.89%

Total Household	\$37.4M	16.04%	\$295.9M	16.81%	\$869.3M	17.22%	\$2.8B	17.22%
House Maintenance & Repair	\$3.1M	1.32%	\$44.2M	2.51%	\$146.1M	2.89%	\$500.7M	3.06%
Household Equip & Furnishings	\$16M	6.87%	\$116.8M	6.63%	\$332.8M	6.59%	\$1.1B	6.62%
Household Operations	\$12.5M	5.37%	\$91.7M	5.21%	\$265.2M	5.25%	\$851.3M	5.20%
Housing Costs	\$5.8M	2.48%	\$43.2M	2.45%	\$125.2M	2.48%	\$385.4M	2.35%

Income & Spending Demographics

Shops at Stonebriar

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
Total Transportation/Maint.	\$53.8M	23.10%	\$429.1M	24.38%	\$1.2B	24.54%	\$4B	24.68%
Vehicle Purchases	\$21.8M	9.34%	\$198.1M	11.25%	\$586.8M	11.63%	\$1.9B	11.81%
Gasoline	\$14.9M	6.39%	\$108.1M	6.14%	\$303.6M	6.02%	\$1B	6.16%
Vehicle Expenses	\$1.8M	0.75%	\$12.5M	0.71%	\$37M	0.73%	\$113.3M	0.69%
Transportation	\$8.4M	3.59%	\$58.1M	3.30%	\$164.5M	3.26%	\$504.9M	3.08%
Automotive Repair & Maintenance	\$7M	3.02%	\$52.2M	2.96%	\$147M	2.91%	\$481.9M	2.94%
Total Health Care	\$9.7M	4.16%	\$77.5M	4.40%	\$224.8M	4.45%	\$736.2M	4.49%
Medical Services	\$5.8M	2.49%	\$45.8M	2.60%	\$133M	2.64%	\$432.1M	2.64%
Prescription Drugs	\$2.6M	1.14%	\$22.7M	1.29%	\$66.2M	1.31%	\$220.4M	1.34%
Medical Supplies	\$1.2M	0.53%	\$9M	0.51%	\$25.6M	0.51%	\$83.7M	0.51%
Total Education/Day Care	\$18.5M	7.93%	\$142M	8.06%	\$412M	8.16%	\$1.3B	7.77%
Education	\$11.8M	5.08%	\$92.3M	5.24%	\$267.8M	5.30%	\$824.6M	5.03%
Fees & Admissions	\$6.6M	2.85%	\$49.7M	2.82%	\$144.3M	2.86%	\$448.3M	2.74%