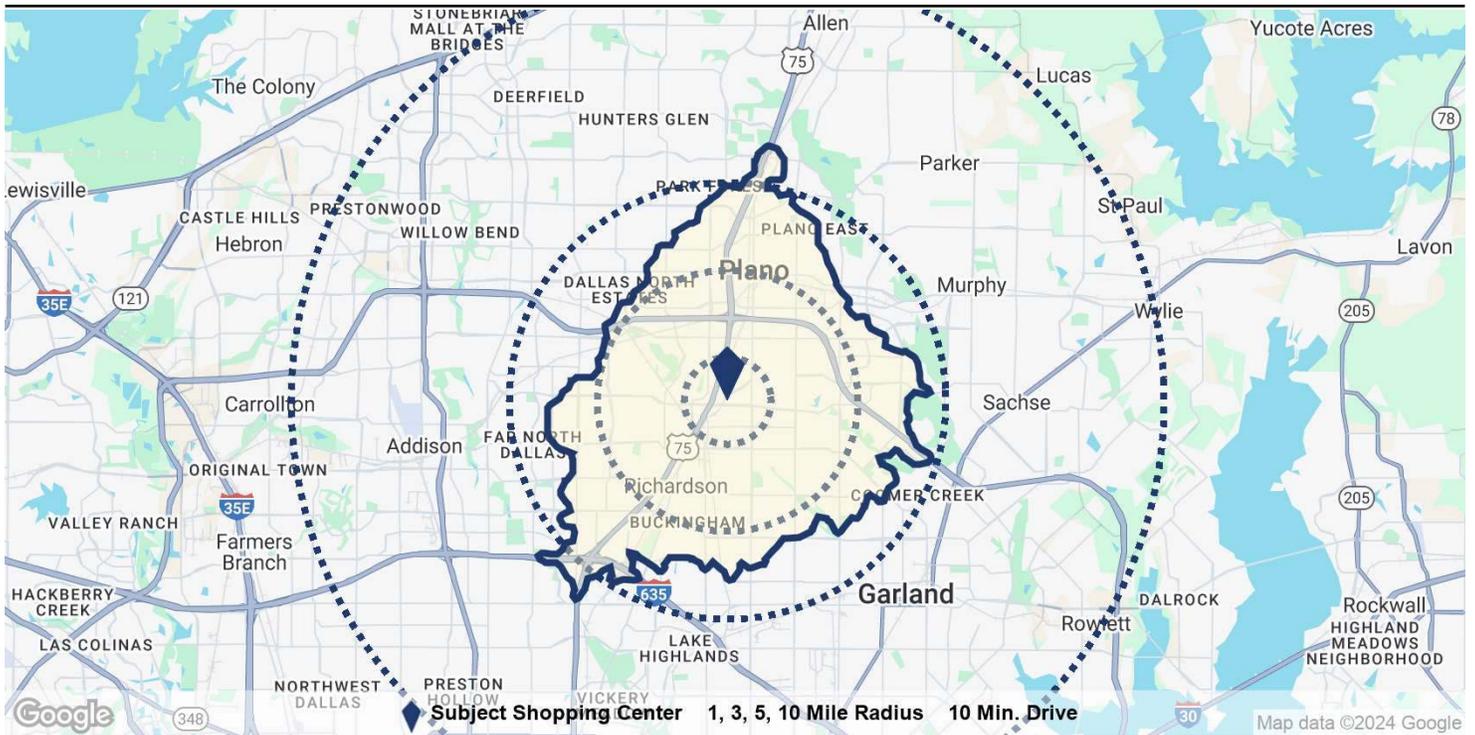


# Subject Shopping Center

955 E Campbell Rd

## DEMOGRAPHICS

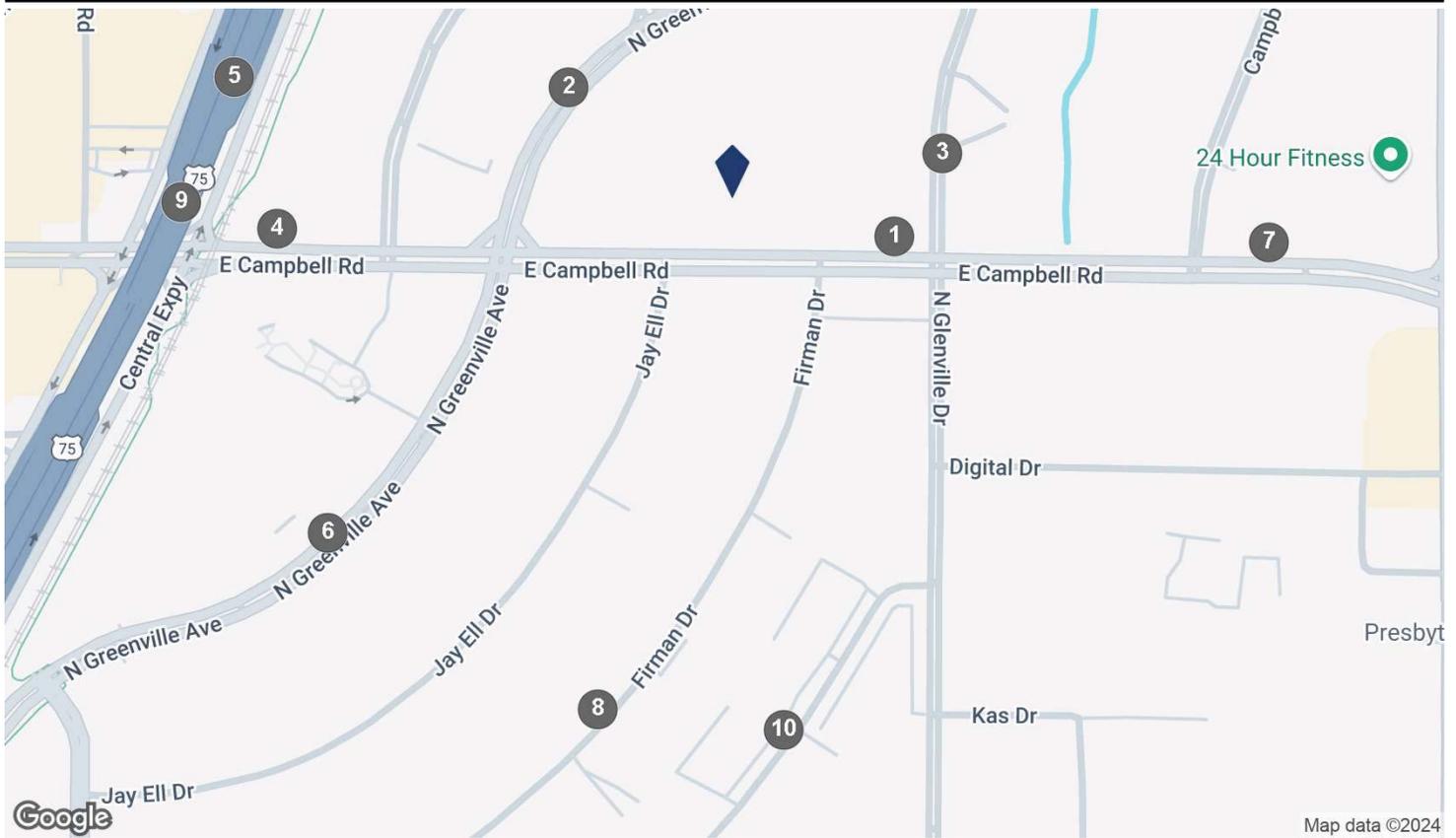


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	7,205	112,387	376,493	1,358,651	235,840
5 Yr Growth	4.1%	6.9%	7.3%	9.3%	6.5%
Median Age	34	35	36	37	36
5 Yr Forecast	37	37	38	39	38
White / Black / Hispanic	56% / 15% / 13%	53% / 12% / 18%	44% / 16% / 28%	47% / 14% / 25%	46% / 14% / 27%
5 Yr Forecast	56% / 16% / 13%	53% / 12% / 18%	44% / 15% / 27%	47% / 14% / 24%	46% / 14% / 27%
Employment	28,348	91,403	202,428	733,222	127,437
Buying Power	\$309M	\$3.5B	\$9.9B	\$42.4B	\$6.6B
5 Yr Growth	2.8%	5.5%	7.3%	9.9%	6.0%
College Graduates	59.8%	45.8%	38.7%	44.1%	49.6%
<b>Household</b>					
Households	3,670	44,315	143,131	534,035	90,411
5 Yr Growth	4.8%	8.3%	8.1%	9.4%	7.1%
Median Household Income	\$84,205	\$80,011	\$69,387	\$79,314	\$72,577
5 Yr Forecast	\$82,579	\$77,948	\$68,869	\$79,685	\$71,849
Average Household Income	\$107,615	\$106,243	\$96,234	\$110,077	\$98,014
5 Yr Forecast	\$105,909	\$105,403	\$96,333	\$110,882	\$97,775
% High Income (>\$75K)	57%	53%	46%	52%	48%
<b>Housing</b>					
Median Home Value	\$397,221	\$315,494	\$319,211	\$359,905	\$310,851
Median Year Built	2010	1983	1981	1986	1982
Owner / Renter Occupied	27% / 73%	48% / 52%	46% / 54%	49% / 51%	46% / 54%

# Subject Shopping Center

955 E Campbell Rd

## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 E Campbell Rd	N Glenville Dr - E	30,298	2022	0.13 mi
2 N Greenville Ave	Lawnview Dr - NE	6,969	2022	0.14 mi
3 N Glenville Dr	E Campbell Rd - S	4,457	2022	0.15 mi
4 E Campbell Rd	N Central Expy - W	37,357	2022	0.33 mi
5 N Central Expy	Campbell Rd - S	10,811	2022	0.37 mi
6 N Greenville Ave	Alma Rd - SW	8,785	2022	0.39 mi
7 E Campbell Rd	Campbell Creek Blvd - W	25,458	2022	0.39 mi
8 Firman Dr	E Collins Blvd - SW	930	2022	0.40 mi
9 N Central Expy	Campbell Rd - SE	219,439	2022	0.40 mi
10 International Pkwy	N Glenville Dr - NE	664	2022	0.40 mi



## Demographics

# 955 E Campbell Rd

12,540 SF Strip Center

Richardson, TX 75081 - Richardson Submarket

PREPARED BY



Clayton Harris

Senior Associate, Investments



# Income & Spending Demographics

955 E Campbell Rd

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>2024 Households by HH Income</b>	<b>3,671</b>		<b>44,316</b>		<b>143,130</b>		<b>90,411</b>	
<\$25,000	209	5.69%	5,474	12.35%	23,488	16.41%	13,473	14.90%
\$25,000 - \$50,000	549	14.96%	6,860	15.48%	27,052	18.90%	16,351	18.09%
\$50,000 - \$75,000	819	22.31%	8,658	19.54%	26,812	18.73%	16,952	18.75%
\$75,000 - \$100,000	702	19.12%	5,817	13.13%	17,386	12.15%	12,095	13.38%
\$100,000 - \$125,000	317	8.64%	4,454	10.05%	12,152	8.49%	8,225	9.10%
\$125,000 - \$150,000	349	9.51%	3,448	7.78%	10,141	7.09%	6,469	7.16%
\$150,000 - \$200,000	380	10.35%	4,613	10.41%	11,912	8.32%	8,080	8.94%
\$200,000+	346	9.43%	4,992	11.26%	14,187	9.91%	8,766	9.70%
<b>2024 Avg Household Income</b>	<b>\$107,615</b>		<b>\$106,243</b>		<b>\$96,234</b>		<b>\$98,014</b>	
<b>2024 Med Household Income</b>	<b>\$84,205</b>		<b>\$80,011</b>		<b>\$69,387</b>		<b>\$72,577</b>	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Specified Consumer Spending</b>	<b>\$113.9M</b>		<b>\$1.4B</b>		<b>\$4.4B</b>		<b>\$2.8B</b>	
<b>Total Apparel</b>	<b>\$5.7M</b>	<b>4.99%</b>	<b>\$75.2M</b>	<b>5.23%</b>	<b>\$242.3M</b>	<b>5.52%</b>	<b>\$152.5M</b>	<b>5.45%</b>
Women's Apparel	\$2.3M	2.00%	\$29.5M	2.05%	\$92.4M	2.11%	\$58.3M	2.08%
Men's Apparel	\$1.2M	1.09%	\$15.8M	1.10%	\$49.7M	1.13%	\$31.6M	1.13%
Girl's Apparel	\$348.2K	0.31%	\$5M	0.35%	\$17.4M	0.40%	\$10.8M	0.39%
Boy's Apparel	\$249.8K	0.22%	\$3.7M	0.26%	\$13M	0.30%	\$8M	0.28%
Infant Apparel	\$291.7K	0.26%	\$3.7M	0.26%	\$12.1M	0.28%	\$7.7M	0.27%
Footwear	\$1.3M	1.12%	\$17.5M	1.22%	\$57.6M	1.31%	\$36.1M	1.29%

<b>Total Entertainment &amp; Hobbies</b>	<b>\$16.7M</b>	<b>14.67%</b>	<b>\$209.8M</b>	<b>14.59%</b>	<b>\$632.3M</b>	<b>14.40%</b>	<b>\$402.1M</b>	<b>14.36%</b>
Entertainment	\$1.8M	1.57%	\$23.4M	1.63%	\$69.3M	1.58%	\$45.5M	1.63%
Audio & Visual Equipment/Service	\$4M	3.48%	\$48M	3.34%	\$148.5M	3.38%	\$95M	3.39%
Reading Materials	\$222.1K	0.19%	\$2.8M	0.19%	\$7.7M	0.17%	\$4.9M	0.18%
Pets, Toys, & Hobbies	\$2.7M	2.40%	\$34.4M	2.39%	\$100.8M	2.30%	\$64.6M	2.31%
Personal Items	\$8M	7.02%	\$101.2M	7.04%	\$306M	6.97%	\$192M	6.86%

<b>Total Food and Alcohol</b>	<b>\$31M</b>	<b>27.22%</b>	<b>\$387.8M</b>	<b>26.97%</b>	<b>\$1.2B</b>	<b>27.54%</b>	<b>\$770.2M</b>	<b>27.50%</b>
Food At Home	\$14.2M	12.50%	\$191.1M	13.29%	\$618.9M	14.10%	\$390.1M	13.93%
Food Away From Home	\$14.4M	12.61%	\$169.4M	11.78%	\$510.1M	11.62%	\$328.4M	11.73%
Alcoholic Beverages	\$2.4M	2.10%	\$27.3M	1.90%	\$80.3M	1.83%	\$51.6M	1.84%

<b>Total Household</b>	<b>\$18.2M</b>	<b>15.97%</b>	<b>\$231.8M</b>	<b>16.12%</b>	<b>\$694.2M</b>	<b>15.81%</b>	<b>\$442.9M</b>	<b>15.82%</b>
House Maintenance & Repair	\$2.2M	1.92%	\$41.3M	2.87%	\$127.2M	2.90%	\$79.1M	2.83%
Household Equip & Furnishings	\$7.4M	6.52%	\$90.4M	6.29%	\$271.4M	6.18%	\$174.9M	6.25%
Household Operations	\$6M	5.24%	\$70.8M	4.92%	\$211.6M	4.82%	\$135M	4.82%
Housing Costs	\$2.6M	2.29%	\$29.3M	2.04%	\$84M	1.91%	\$53.9M	1.92%



# Income & Spending Demographics

955 E Campbell Rd

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Transportation/Maint.</b>	<b>\$29.3M</b>	<b>25.73%</b>	<b>\$369.5M</b>	<b>25.70%</b>	<b>\$1.1B</b>	<b>25.70%</b>	<b>\$725.3M</b>	<b>25.90%</b>
Vehicle Purchases	\$13.9M	12.22%	\$182.1M	12.67%	\$551.6M	12.56%	\$357.1M	12.75%
Gasoline	\$7.6M	6.69%	\$95.2M	6.62%	\$302.3M	6.89%	\$192.4M	6.87%
Vehicle Expenses	\$582.1K	0.51%	\$8.1M	0.56%	\$23.8M	0.54%	\$14.8M	0.53%
Transportation	\$3.5M	3.08%	\$39.7M	2.76%	\$114.8M	2.61%	\$73.5M	2.63%
Automotive Repair & Maintenance	\$3.7M	3.24%	\$44.4M	3.09%	\$136M	3.10%	\$87.4M	3.12%
<b>Total Health Care</b>	<b>\$4.7M</b>	<b>4.16%</b>	<b>\$65.4M</b>	<b>4.55%</b>	<b>\$200.7M</b>	<b>4.57%</b>	<b>\$125.7M</b>	<b>4.49%</b>
Medical Services	\$2.8M	2.46%	\$37.2M	2.59%	\$113.3M	2.58%	\$71.4M	2.55%
Prescription Drugs	\$1.4M	1.19%	\$20.5M	1.43%	\$63.9M	1.46%	\$39.5M	1.41%
Medical Supplies	\$579K	0.51%	\$7.7M	0.53%	\$23.5M	0.53%	\$14.9M	0.53%
<b>Total Education/Day Care</b>	<b>\$8.3M</b>	<b>7.27%</b>	<b>\$98.3M</b>	<b>6.84%</b>	<b>\$283.1M</b>	<b>6.45%</b>	<b>\$181.6M</b>	<b>6.48%</b>
Education	\$5.3M	4.64%	\$63.7M	4.43%	\$183.7M	4.18%	\$117.7M	4.20%
Fees & Admissions	\$3M	2.63%	\$34.5M	2.40%	\$99.4M	2.27%	\$63.9M	2.28%