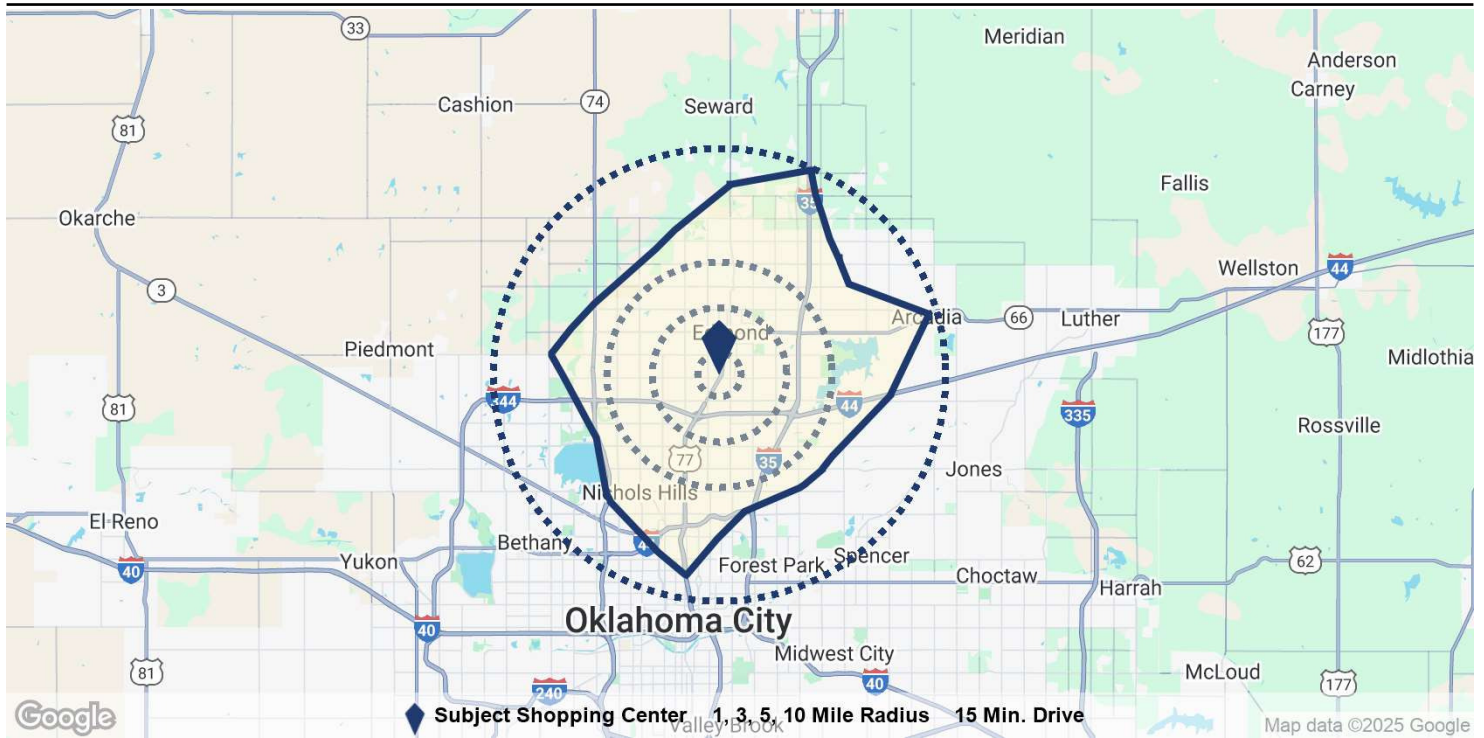


Subject Shopping Center

Edmond Exchange Shopping Center

DEMOGRAPHICS

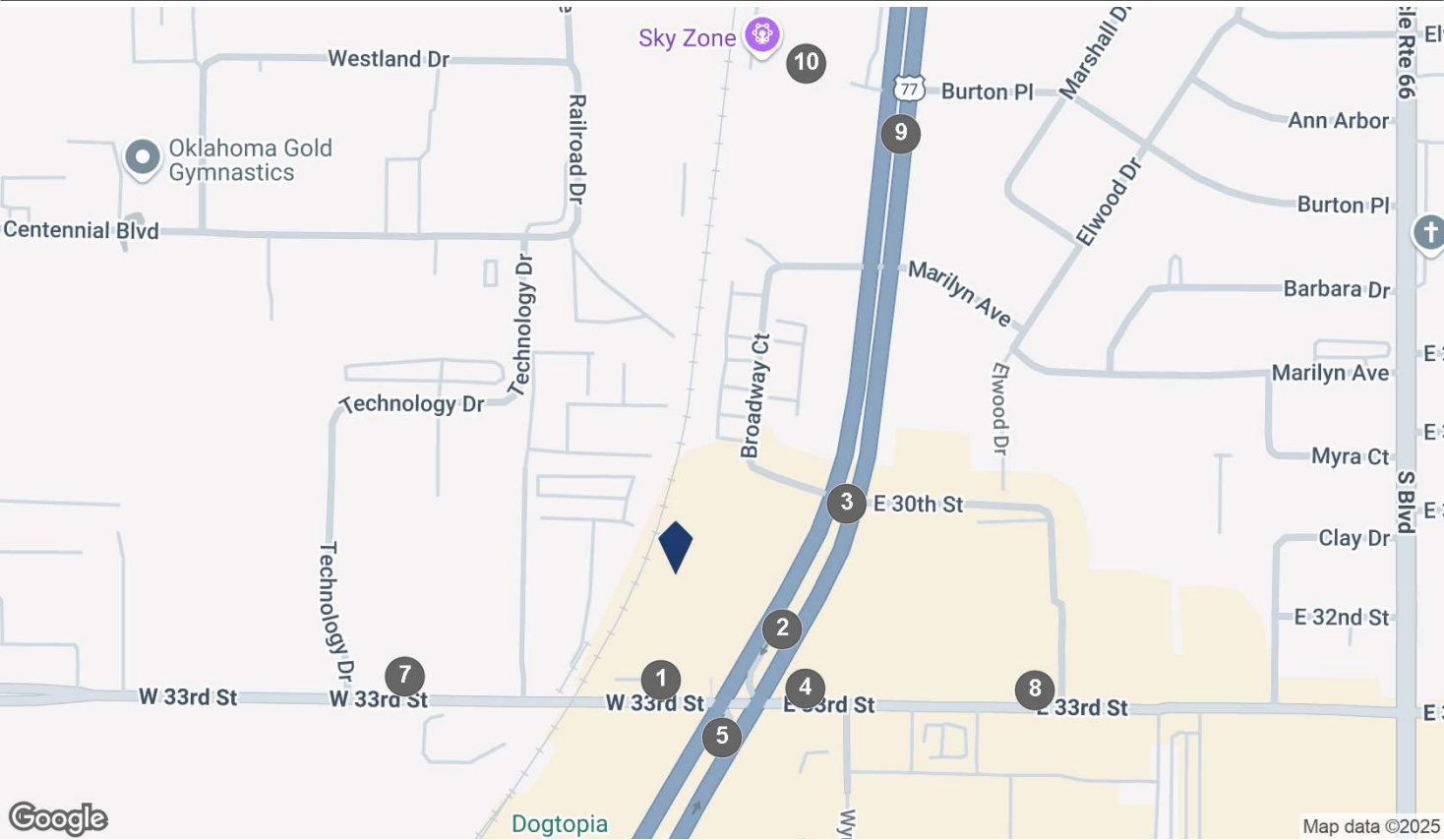


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	6,367	67,240	161,449	403,158	249,349
5 Yr Growth	0.8%	1.6%	2.2%	3.1%	2.4%
Median Age	34	34	36	37	37
5 Yr Forecast	36	36	37	39	38
White / Black / Hispanic	69% / 8% / 8%	70% / 9% / 8%	64% / 14% / 8%	63% / 14% / 9%	67% / 12% / 8%
5 Yr Forecast	69% / 8% / 8%	70% / 9% / 8%	64% / 14% / 8%	63% / 14% / 9%	67% / 12% / 8%
Employment	10,016	43,879	88,853	254,960	132,927
Buying Power	\$162.1M	\$1.9B	\$4.6B	\$11.7B	\$7.7B
5 Yr Growth	-1.6%	0.5%	1.3%	2.4%	1.6%
College Graduates	37.6%	41.5%	42.2%	42.5%	55.1%
Household					
Households	2,731	27,678	65,771	167,580	101,357
5 Yr Growth	0.9%	1.8%	2.4%	3.1%	2.5%
Median Household Income	\$59,367	\$68,711	\$69,368	\$69,712	\$76,291
5 Yr Forecast	\$57,897	\$67,881	\$68,631	\$69,238	\$75,602
Average Household Income	\$83,063	\$92,309	\$95,558	\$97,883	\$106,185
5 Yr Forecast	\$85,393	\$91,831	\$95,294	\$97,887	\$106,033
% High Income (>\$75K)	41%	45%	46%	47%	51%
Housing					
Median Home Value	\$184,236	\$217,087	\$240,039	\$248,706	\$264,975
Median Year Built	1981	1987	1991	1983	1989
Owner / Renter Occupied	44% / 56%	55% / 45%	56% / 44%	59% / 41%	62% / 38%

Subject Shopping Center

Edmond Exchange Shopping Center

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 W 33rd St	S Broadway St - E	18,907	2025	0.09 mi
2 S Broadway St	33rd St - SW	40,635	2025	0.09 mi
3 S Broadway St	Broadway Ct - NW	36,993	2025	0.13 mi
4 E 33rd St	Clay Dr - E	22,199	2025	0.13 mi
5 S Broadway St	W 33rd St - N	59,155	2025	0.13 mi
6 West 33rd Street	Technology Dr - W	17,326	2025	0.21 mi
7 West 33rd Street	Technology Dr - W	17,254	2024	0.21 mi
8 East 33rd Street	Clay Dr - E	22,061	2025	0.27 mi
9 S Broadway St	Burton PI - N	39,756	2025	0.33 mi
10 Not Available	Not Available - No	1,502	2020	0.36 mi



Demographics

Edmond Exchange Shopping Center

3209 S Broadway

83,035 SF Neighborhood Center

Edmond, OK 73013 - North Submarket

PREPARED BY



Matias Henry



Income & Spending Demographics

Edmond Exchange Shopping Center

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2024 Households by HH Income	2,731		27,678		65,772		101,357	
<\$25,000	448	16.40%	4,125	14.90%	10,135	15.41%	14,323	14.13%
\$25,000 - \$50,000	747	27.35%	5,714	20.64%	14,173	21.55%	18,962	18.71%
\$50,000 - \$75,000	410	15.01%	5,246	18.95%	10,904	16.58%	16,763	16.54%
\$75,000 - \$100,000	332	12.16%	3,731	13.48%	8,120	12.35%	12,232	12.07%
\$100,000 - \$125,000	302	11.06%	2,880	10.41%	6,666	10.14%	10,216	10.08%
\$125,000 - \$150,000	200	7.32%	1,690	6.11%	4,257	6.47%	6,471	6.38%
\$150,000 - \$200,000	106	3.88%	1,957	7.07%	5,109	7.77%	9,291	9.17%
\$200,000+	186	6.81%	2,335	8.44%	6,408	9.74%	13,101	12.93%
2024 Avg Household Income	\$83,063		\$92,309		\$95,558		\$106,185	
2024 Med Household Income	\$59,367		\$68,711		\$69,368		\$76,291	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$76.5M		\$846.2M		\$2B		\$3.4B	
Total Apparel	\$4.1M	5.36%	\$43.8M	5.18%	\$107.3M	5.26%	\$171.8M	5.11%
Women's Apparel	\$1.6M	2.07%	\$16.9M	2.00%	\$41.3M	2.03%	\$66.4M	1.98%
Men's Apparel	\$799.5K	1.04%	\$8.7M	1.03%	\$21.3M	1.05%	\$34.5M	1.03%
Girl's Apparel	\$301K	0.39%	\$3.2M	0.38%	\$8M	0.39%	\$12.8M	0.38%
Boy's Apparel	\$223.2K	0.29%	\$2.4M	0.29%	\$6M	0.29%	\$9.4M	0.28%
Infant Apparel	\$225.3K	0.29%	\$2.3M	0.27%	\$5.5M	0.27%	\$8.5M	0.25%
Footwear	\$962.9K	1.26%	\$10.3M	1.21%	\$25.2M	1.23%	\$40.2M	1.20%

Total Entertainment & Hobbies	\$11.7M	15.33%	\$130.1M	15.37%	\$312.4M	15.33%	\$511.9M	15.22%
Entertainment	\$978.7K	1.28%	\$12.4M	1.46%	\$29.9M	1.47%	\$49M	1.46%
Audio & Visual Equipment/Service	\$2.8M	3.72%	\$30.2M	3.57%	\$72.8M	3.57%	\$116.7M	3.47%
Reading Materials	\$152.2K	0.20%	\$1.7M	0.21%	\$4.1M	0.20%	\$7M	0.21%
Pets, Toys, & Hobbies	\$2.1M	2.73%	\$22.6M	2.67%	\$53.3M	2.62%	\$88.7M	2.64%
Personal Items	\$5.7M	7.40%	\$63.1M	7.46%	\$152.3M	7.47%	\$250.6M	7.45%

Total Food and Alcohol	\$21.3M	27.87%	\$229.1M	27.07%	\$548.1M	26.90%	\$889.1M	26.44%
Food At Home	\$10.8M	14.17%	\$115.8M	13.68%	\$277.8M	13.63%	\$443.6M	13.19%
Food Away From Home	\$9M	11.79%	\$97.5M	11.53%	\$233M	11.44%	\$382.8M	11.38%
Alcoholic Beverages	\$1.5M	1.90%	\$15.8M	1.86%	\$37.3M	1.83%	\$62.7M	1.87%

Total Household	\$11.8M	15.45%	\$135.4M	16.00%	\$332.8M	16.33%	\$564.7M	16.79%
House Maintenance & Repair	\$2.2M	2.90%	\$28.1M	3.32%	\$68.8M	3.38%	\$118.3M	3.52%
Household Equip & Furnishings	\$4.7M	6.18%	\$52.4M	6.19%	\$129.2M	6.34%	\$215.2M	6.40%
Household Operations	\$3.6M	4.69%	\$39.8M	4.71%	\$97.3M	4.78%	\$164.7M	4.90%
Housing Costs	\$1.3M	1.68%	\$15.1M	1.78%	\$37.5M	1.84%	\$66.4M	1.97%



Income & Spending Demographics

Edmond Exchange Shopping Center

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$19.4M	25.38%	\$215M	25.41%	\$512.6M	25.16%	\$841.3M	25.02%
Vehicle Purchases	\$9.7M	12.62%	\$107.8M	12.73%	\$253.9M	12.46%	\$418.5M	12.45%
Gasoline	\$5.4M	7.09%	\$58M	6.86%	\$138.2M	6.78%	\$219.6M	6.53%
Vehicle Expenses	\$300.9K	0.39%	\$4.1M	0.49%	\$11M	0.54%	\$19.5M	0.58%
Transportation	\$1.6M	2.09%	\$18.8M	2.22%	\$47M	2.31%	\$81.8M	2.43%
Automotive Repair & Maintenance	\$2.4M	3.18%	\$26.3M	3.11%	\$62.6M	3.07%	\$101.9M	3.03%
Total Health Care	\$3.7M	4.82%	\$41.3M	4.88%	\$97.7M	4.79%	\$162M	4.82%
Medical Services	\$2M	2.67%	\$23.1M	2.73%	\$54.7M	2.68%	\$92M	2.74%
Prescription Drugs	\$1.2M	1.61%	\$13.7M	1.62%	\$32.2M	1.58%	\$52.4M	1.56%
Medical Supplies	\$407.2K	0.53%	\$4.5M	0.53%	\$10.8M	0.53%	\$17.7M	0.53%
Total Education/Day Care	\$4.4M	5.80%	\$51.5M	6.09%	\$126.7M	6.22%	\$221.4M	6.58%
Education	\$2.8M	3.69%	\$32.8M	3.88%	\$81M	3.97%	\$140.5M	4.18%
Fees & Admissions	\$1.6M	2.11%	\$18.7M	2.21%	\$45.8M	2.25%	\$80.8M	2.40%