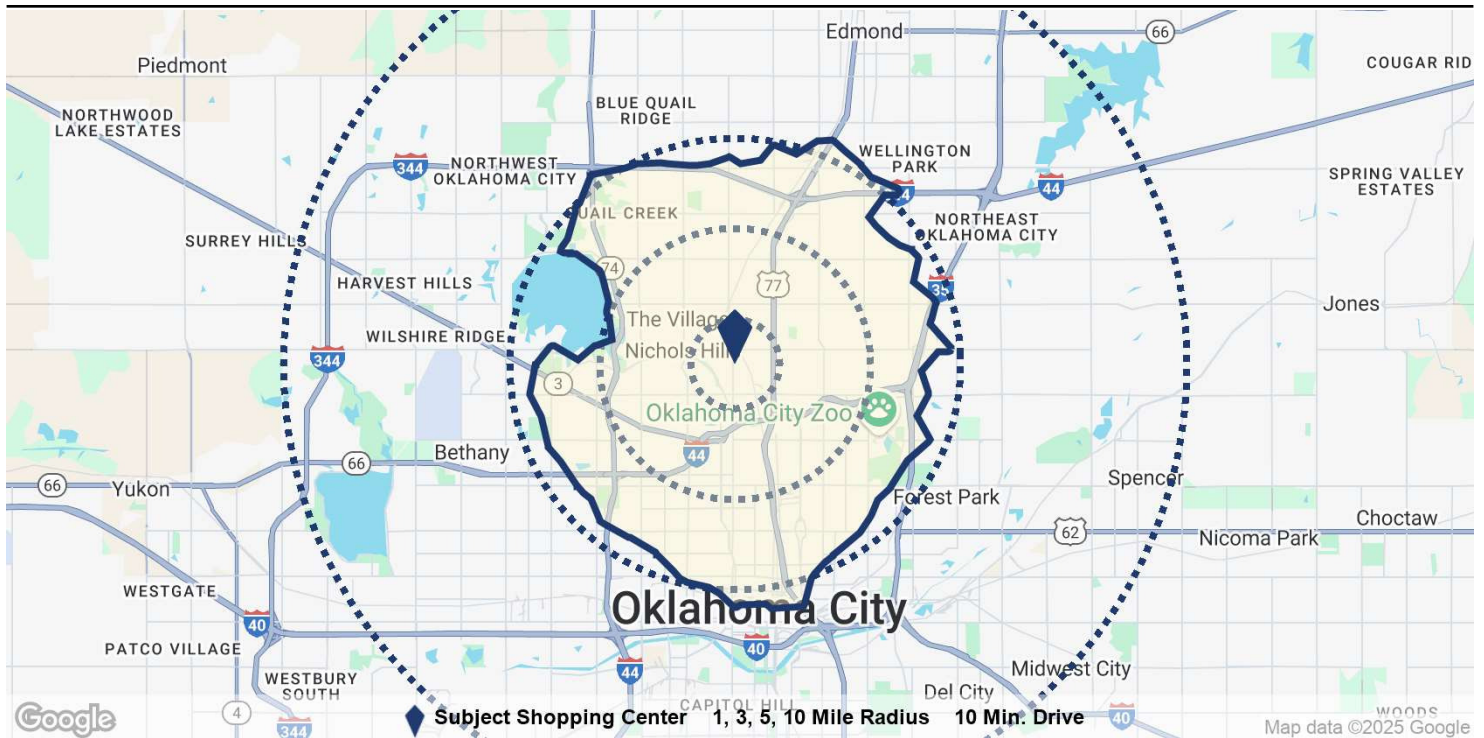


Subject Shopping Center

Nichols Hills Crossing

DEMOGRAPHICS

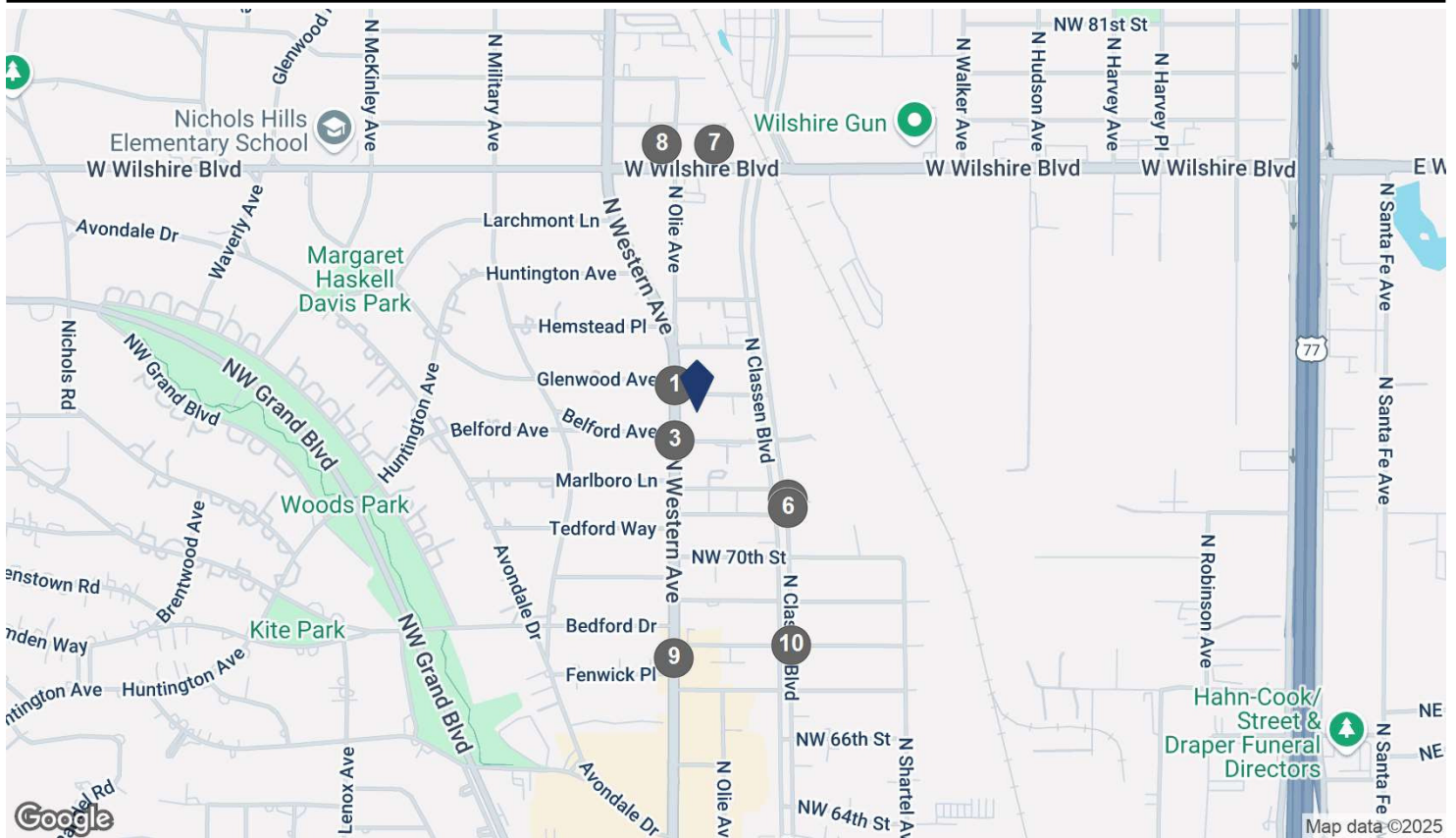


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	5,195	63,948	174,262	636,233	155,968
5 Yr Growth	2.6%	2.6%	2.9%	3.2%	2.8%
Median Age	39	38	37	36	37
5 Yr Forecast	40	39	38	37	39
White / Black / Hispanic	60% / 21% / 9%	57% / 19% / 12%	53% / 20% / 15%	54% / 14% / 21%	54% / 20% / 14%
5 Yr Forecast	60% / 21% / 9%	57% / 19% / 12%	53% / 20% / 15%	54% / 14% / 21%	54% / 20% / 14%
Employment	12,294	78,639	205,705	445,262	83,724
Buying Power	\$150.7M	\$1.7B	\$4.1B	\$14.5B	\$3.8B
5 Yr Growth	-0.3%	2.0%	2.5%	2.6%	2.4%
College Graduates	50.7%	39.3%	35.0%	30.9%	44.2%
Household					
Households	2,161	29,495	80,194	258,824	72,856
5 Yr Growth	2.7%	2.7%	3.0%	3.3%	2.9%
Median Household Income	\$69,740	\$57,360	\$51,560	\$56,082	\$52,398
5 Yr Forecast	\$67,709	\$56,988	\$51,285	\$55,712	\$52,157
Average Household Income	\$124,054	\$81,530	\$73,462	\$78,302	\$75,090
5 Yr Forecast	\$124,373	\$81,494	\$73,659	\$78,439	\$75,190
% High Income (>\$75K)	47%	37%	33%	36%	34%
Housing					
Median Home Value	\$480,710	\$201,016	\$183,164	\$185,520	\$187,130
Median Year Built	1963	1963	1965	1975	1965
Owner / Renter Occupied	62% / 38%	54% / 46%	47% / 53%	53% / 47%	46% / 54%

Subject Shopping Center

Nichols Hills Crossing

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 N Western Ave	NW 73rd St - N	15,891	2025	0.03 mi
2 North Western Avenue	NW 73rd St - N	14,947	2024	0.08 mi
3 North Western Avenue	Marlboro Ln - S	15,009	2025	0.08 mi
4 North Classen Boulevard	Marlboro Ln - S	3,269	2024	0.20 mi
5 North Classen Boulevard	NW 71st St - NW	3,190	2025	0.20 mi
6 N Classen Blvd	NW 71st St - NW	4,336	2018	0.21 mi
7 W Wilshire Blvd	N Classen Blvd - E	12,036	2025	0.35 mi
8 W Wilshire Blvd	N Olie Ave - E	7,562	2025	0.35 mi
9 N Western Ave	Fenwick Pl - N	14,802	2025	0.38 mi
10 N Classen Blvd	NW 67th St - S	4,441	2025	0.38 mi



Demographics

Nichols Hills Crossing

7300-7310 N Western Ave

20,637 SF Strip Center

Oklahoma City, OK 73116 - North Submarket

PREPARED BY



Matias Henry



Income & Spending Demographics

Nichols Hills Crossing

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2024 Households by HH Income	2,159		29,493		80,194		72,856	
<\$25,000	435	20.15%	5,637	19.11%	18,147	22.63%	16,449	22.58%
\$25,000 - \$50,000	360	16.67%	7,240	24.55%	20,853	26.00%	18,506	25.40%
\$50,000 - \$75,000	342	15.84%	5,759	19.53%	15,055	18.77%	13,414	18.41%
\$75,000 - \$100,000	166	7.69%	3,962	13.43%	9,075	11.32%	8,489	11.65%
\$100,000 - \$125,000	115	5.33%	2,155	7.31%	5,650	7.05%	5,084	6.98%
\$125,000 - \$150,000	56	2.59%	1,061	3.60%	2,965	3.70%	2,759	3.79%
\$150,000 - \$200,000	156	7.23%	1,242	4.21%	3,794	4.73%	3,590	4.93%
\$200,000+	529	24.50%	2,437	8.26%	4,655	5.80%	4,567	6.27%
2024 Avg Household Income	\$124,054		\$81,530		\$73,462		\$75,090	
2024 Med Household Income	\$69,740		\$57,360		\$51,560		\$52,398	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$74.7M		\$806.9M		\$2.1B		\$1.9B	
Total Apparel	\$3.7M	5.00%	\$41.1M	5.09%	\$108.9M	5.30%	\$98.7M	5.25%
Women's Apparel	\$1.4M	1.94%	\$15.9M	1.97%	\$41.4M	2.02%	\$37.5M	2.00%
Men's Apparel	\$752.8K	1.01%	\$8.3M	1.03%	\$21.8M	1.06%	\$19.9M	1.06%
Girl's Apparel	\$269.5K	0.36%	\$2.8M	0.35%	\$7.6M	0.37%	\$6.9M	0.37%
Boy's Apparel	\$210K	0.28%	\$2.2M	0.27%	\$5.9M	0.29%	\$5.2M	0.28%
Infant Apparel	\$174.6K	0.23%	\$2.2M	0.27%	\$6M	0.29%	\$5.5M	0.29%
Footwear	\$877.3K	1.17%	\$9.7M	1.20%	\$26.1M	1.27%	\$23.6M	1.26%

Total Entertainment & Hobbies	\$11.4M	15.23%	\$125M	15.49%	\$317.3M	15.45%	\$290.3M	15.44%
Entertainment	\$961.8K	1.29%	\$11.7M	1.45%	\$30.7M	1.50%	\$28.2M	1.50%
Audio & Visual Equipment/Service	\$2.5M	3.29%	\$30.1M	3.74%	\$78.7M	3.83%	\$71.8M	3.82%
Reading Materials	\$158.6K	0.21%	\$1.6M	0.20%	\$3.8M	0.19%	\$3.6M	0.19%
Pets, Toys, & Hobbies	\$1.9M	2.53%	\$20.9M	2.59%	\$52.3M	2.55%	\$48.5M	2.58%
Personal Items	\$5.9M	7.91%	\$60.7M	7.52%	\$151.8M	7.39%	\$138.1M	7.34%

Total Food and Alcohol	\$19.1M	25.51%	\$218.6M	27.09%	\$567M	27.61%	\$519.7M	27.63%
Food At Home	\$9.5M	12.65%	\$111.1M	13.77%	\$292.4M	14.24%	\$265.6M	14.12%
Food Away From Home	\$8.2M	10.97%	\$92.5M	11.46%	\$236.6M	11.52%	\$218.7M	11.63%
Alcoholic Beverages	\$1.4M	1.88%	\$15M	1.86%	\$37.9M	1.85%	\$35.4M	1.88%

Total Household	\$13.3M	17.82%	\$134.4M	16.66%	\$328.2M	15.98%	\$300.7M	15.99%
House Maintenance & Repair	\$2.7M	3.62%	\$29.6M	3.67%	\$68.8M	3.35%	\$61.3M	3.26%
Household Equip & Furnishings	\$4.7M	6.30%	\$49.9M	6.19%	\$125.9M	6.13%	\$115.8M	6.16%
Household Operations	\$4.1M	5.49%	\$40M	4.96%	\$98.3M	4.79%	\$90.5M	4.81%
Housing Costs	\$1.8M	2.42%	\$14.9M	1.85%	\$35.2M	1.71%	\$33M	1.76%



Income & Spending Demographics

Nichols Hills Crossing

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$18M	24.09%	\$202.5M	25.10%	\$524M	25.51%	\$478.7M	25.45%
Vehicle Purchases	\$8.6M	11.52%	\$97.7M	12.11%	\$254.7M	12.40%	\$232.4M	12.35%
Gasoline	\$4.5M	6.03%	\$56.6M	7.02%	\$148.8M	7.24%	\$134.8M	7.17%
Vehicle Expenses	\$538.5K	0.72%	\$4.1M	0.51%	\$9.9M	0.48%	\$9.2M	0.49%
Transportation	\$2.1M	2.87%	\$18.3M	2.27%	\$44.4M	2.16%	\$41.7M	2.22%
Automotive Repair & Maintenance	\$2.2M	2.96%	\$25.8M	3.19%	\$66.2M	3.22%	\$60.6M	3.22%
Total Health Care	\$3.6M	4.84%	\$39.1M	4.85%	\$97.6M	4.75%	\$89.1M	4.74%
Medical Services	\$2.1M	2.77%	\$21.6M	2.67%	\$53.5M	2.60%	\$49.2M	2.61%
Prescription Drugs	\$1.2M	1.54%	\$13.1M	1.63%	\$33M	1.61%	\$29.8M	1.58%
Medical Supplies	\$394.9K	0.53%	\$4.4M	0.55%	\$11.1M	0.54%	\$10.1M	0.54%
Total Education/Day Care	\$5.6M	7.52%	\$46.1M	5.72%	\$110.8M	5.39%	\$103.7M	5.51%
Education	\$3.5M	4.73%	\$28.6M	3.54%	\$69.3M	3.38%	\$64.6M	3.43%
Fees & Admissions	\$2.1M	2.79%	\$17.5M	2.17%	\$41.4M	2.02%	\$39.1M	2.08%