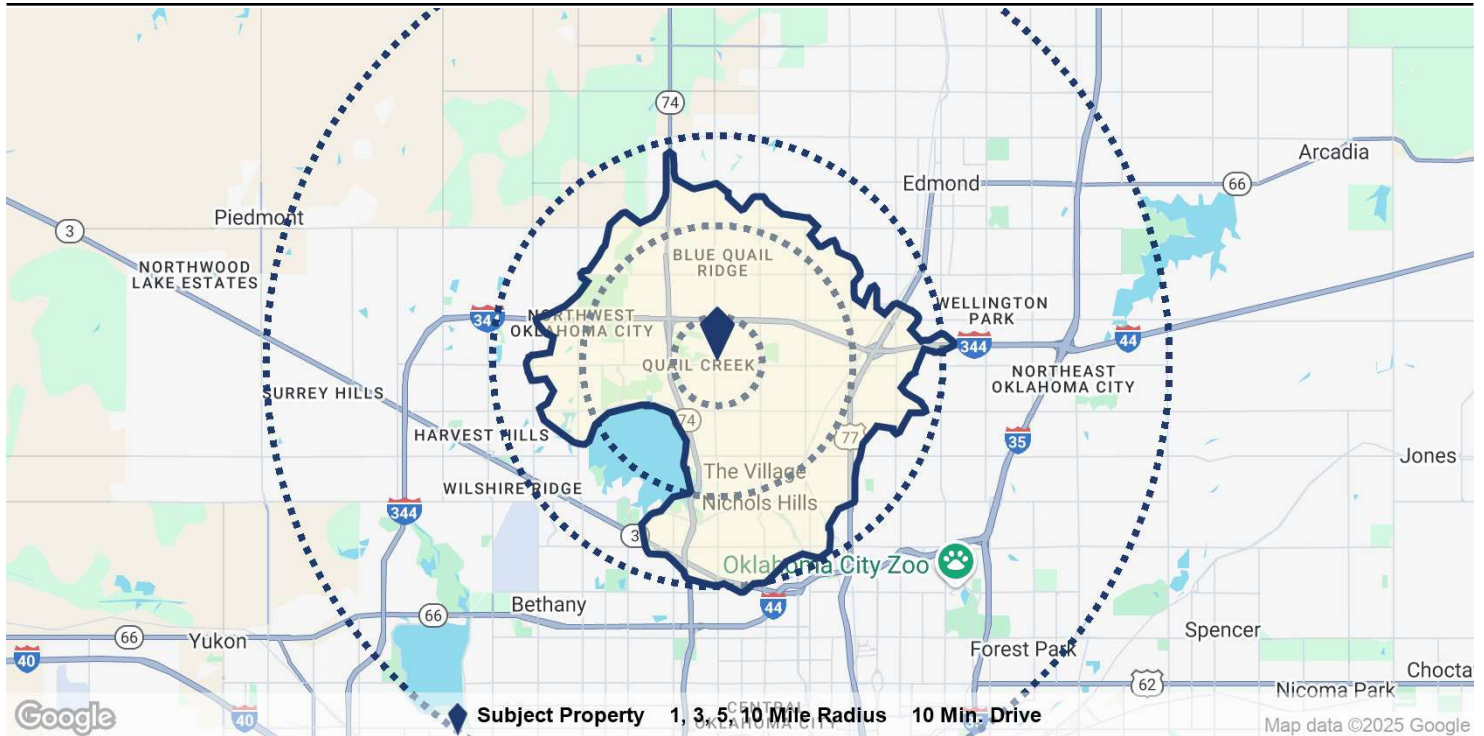


# Subject Property

12302-12408 May Ave

## DEMOGRAPHICS

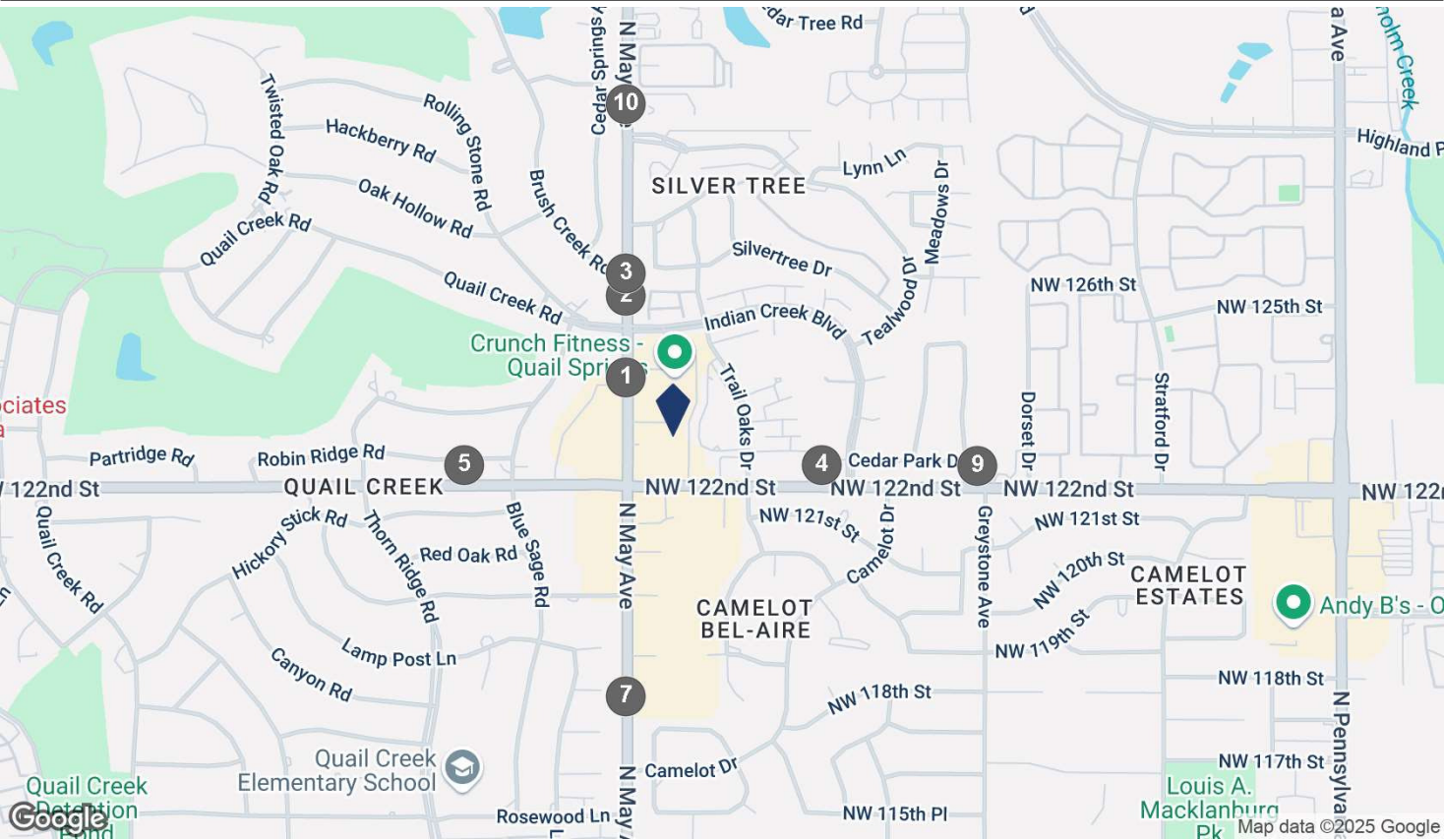


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	15,388	72,744	193,216	529,846	122,268
5 Yr Growth	3.8%	2.6%	2.6%	4.1%	4.3%
Median Age	35	37	37	36	38
5 Yr Forecast	37	38	38	38	39
White / Black / Hispanic	53% / 27% / 8%	58% / 19% / 9%	62% / 15% / 9%	61% / 14% / 13%	60% / 17% / 10%
5 Yr Forecast	53% / 27% / 8%	58% / 19% / 9%	62% / 15% / 9%	61% / 13% / 13%	60% / 17% / 10%
Employment	4,006	49,825	130,884	387,048	66,666
Buying Power	\$329.1M	\$2B	\$5.8B	\$14.1B	\$4.2B
5 Yr Growth	3.5%	2.3%	2.2%	3.9%	5.7%
College Graduates	36.5%	41.2%	43.8%	38.0%	53.5%
<b>Household</b>					
Households	7,486	34,084	83,337	218,726	55,653
5 Yr Growth	4.2%	2.8%	2.7%	4.0%	4.5%
Median Household Income	\$43,958	\$58,739	\$69,108	\$64,399	\$74,955
5 Yr Forecast	\$43,690	\$58,480	\$68,760	\$64,317	\$75,764
Average Household Income	\$70,308	\$84,378	\$94,622	\$89,431	\$102,482
5 Yr Forecast	\$69,972	\$84,475	\$94,677	\$89,725	\$103,189
% High Income (>\$75K)	28%	38%	46%	43%	50%
<b>Housing</b>					
Median Home Value	\$199,793	\$221,152	\$233,301	\$223,525	\$300,386
Median Year Built	1982	1985	1986	1980	1984
Owner / Renter Occupied	36% / 64%	49% / 51%	56% / 44%	56% / 44%	53% / 47%

# Subject Property

12302-12408 May Ave

## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 N May Ave	Cedar Springs Ln - N	17,126	2025	0.09 mi
2 N May Ave	Indian Creek Blvd - S	20,865	2025	0.18 mi
3 North May Avenue	Indian Creek Blvd - S	20,324	2021	0.21 mi
4 NW 122nd St	Indian Creek Blvd - E	19,604	2025	0.22 mi
5 NW 122nd St	Blue Sage Rd - E	19,826	2025	0.30 mi
6 N May Ave	Camelot Dr - S	20,202	2025	0.40 mi
7 North May Avenue	Camelot Dr - S	18,510	2021	0.40 mi
8 Northwest 122nd Street	Camelot Dr - S	19,461	2024	0.43 mi
9 Northwest 122nd Street	Greystone Ave - E	19,542	2025	0.43 mi
10 North May Avenue	Tealwood Dr - S	20,274	2025	0.44 mi





## Demographics

# Spring Creek North Shopping Center

12302-12408 May Ave

38,941 SF Retail Freestanding

Oklahoma City, Oklahoma - North Submarket

PREPARED BY



Matias Henry



# Income & Spending Demographics

12302-12408 May Ave

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2024 Households by HH Income	7,485		34,085		83,337		55,653	
<\$25,000	1,916	25.60%	6,399	18.77%	12,814	15.38%	8,105	14.56%
\$25,000 - \$50,000	2,229	29.78%	8,406	24.66%	17,746	21.29%	9,978	17.93%
\$50,000 - \$75,000	1,269	16.95%	6,171	18.10%	14,362	17.23%	9,759	17.54%
\$75,000 - \$100,000	544	7.27%	4,052	11.89%	10,475	12.57%	7,084	12.73%
\$100,000 - \$125,000	407	5.44%	2,625	7.70%	8,590	10.31%	6,197	11.14%
\$125,000 - \$150,000	306	4.09%	1,604	4.71%	5,147	6.18%	3,615	6.50%
\$150,000 - \$200,000	374	5.00%	2,141	6.28%	6,276	7.53%	4,435	7.97%
\$200,000+	440	5.88%	2,687	7.88%	7,927	9.51%	6,478	11.64%
2024 Avg Household Income	\$70,308		\$84,378		\$94,622		\$102,482	
2024 Med Household Income	\$43,958		\$58,739		\$69,108		\$74,955	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$176M		\$933.1M		\$2.5B		\$1.6B	
Total Apparel	\$9.8M	5.58%	\$48.7M	5.22%	\$131.4M	5.21%	\$84.4M	5.12%
Women's Apparel	\$3.8M	2.13%	\$19M	2.04%	\$50.9M	2.02%	\$33M	2.00%
Men's Apparel	\$1.9M	1.09%	\$9.7M	1.04%	\$26.2M	1.04%	\$16.9M	1.03%
Girl's Apparel	\$689.8K	0.39%	\$3.4M	0.36%	\$9.5M	0.38%	\$6M	0.36%
Boy's Apparel	\$518K	0.29%	\$2.5M	0.27%	\$7.2M	0.29%	\$4.5M	0.27%
Infant Apparel	\$560.1K	0.32%	\$2.6M	0.28%	\$6.8M	0.27%	\$4.4M	0.27%
Footwear	\$2.4M	1.35%	\$11.5M	1.23%	\$30.7M	1.22%	\$19.7M	1.19%

Total Entertainment & Hobbies	\$28M	15.90%	\$145.2M	15.56%	\$386.4M	15.34%	\$253M	15.35%
Entertainment	\$2.4M	1.36%	\$12.6M	1.35%	\$34.5M	1.37%	\$22.5M	1.37%
Audio & Visual Equipment/Service	\$7.2M	4.07%	\$35.4M	3.80%	\$91.4M	3.63%	\$60.1M	3.65%
Reading Materials	\$324.8K	0.18%	\$1.9M	0.20%	\$5.1M	0.20%	\$3.4M	0.21%
Pets, Toys, & Hobbies	\$4.5M	2.54%	\$24.3M	2.60%	\$66.1M	2.63%	\$43.2M	2.62%
Personal Items	\$13.6M	7.75%	\$70.9M	7.60%	\$189.2M	7.51%	\$123.7M	7.51%

Total Food and Alcohol	\$49.5M	28.12%	\$255.3M	27.36%	\$681.4M	27.04%	\$447.3M	27.14%
Food At Home	\$25.5M	14.51%	\$128.7M	13.79%	\$342.4M	13.59%	\$222.4M	13.50%
Food Away From Home	\$20.6M	11.73%	\$109.1M	11.69%	\$292.1M	11.59%	\$193.7M	11.75%
Alcoholic Beverages	\$3.3M	1.88%	\$17.6M	1.88%	\$46.9M	1.86%	\$31.1M	1.89%

Total Household	\$28M	15.89%	\$154M	16.50%	\$419.7M	16.66%	\$275.6M	16.72%
House Maintenance & Repair	\$5M	2.83%	\$30.9M	3.31%	\$87M	3.46%	\$55.9M	3.39%
Household Equip & Furnishings	\$11.2M	6.34%	\$59.7M	6.40%	\$161.2M	6.40%	\$105.6M	6.41%
Household Operations	\$8.7M	4.94%	\$46.1M	4.94%	\$123.7M	4.91%	\$81.8M	4.97%
Housing Costs	\$3.1M	1.77%	\$17.3M	1.85%	\$47.7M	1.89%	\$32.2M	1.95%



# Income & Spending Demographics

12302-12408 May Ave

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
<b>Total Transportation/Maint.</b>	<b>\$42.8M</b>	<b>24.31%</b>	<b>\$229.9M</b>	<b>24.64%</b>	<b>\$623M</b>	<b>24.73%</b>	<b>\$404.4M</b>	<b>24.54%</b>
Vehicle Purchases	\$19.4M	11.00%	\$108.7M	11.64%	\$300.7M	11.94%	\$191.6M	11.62%
Gasoline	\$12.7M	7.21%	\$64.8M	6.95%	\$170.9M	6.78%	\$111.3M	6.75%
Vehicle Expenses	\$1M	0.58%	\$5M	0.54%	\$13.7M	0.54%	\$9.3M	0.57%
Transportation	\$4.1M	2.33%	\$21.9M	2.35%	\$59.8M	2.37%	\$41.3M	2.51%
Automotive Repair & Maintenance	\$5.6M	3.18%	\$29.5M	3.17%	\$78M	3.10%	\$50.9M	3.09%
<b>Total Health Care</b>	<b>\$8.2M</b>	<b>4.65%</b>	<b>\$45M</b>	<b>4.82%</b>	<b>\$121M</b>	<b>4.80%</b>	<b>\$79.5M</b>	<b>4.82%</b>
Medical Services	\$4.5M	2.54%	\$24.8M	2.66%	\$67.7M	2.69%	\$44.8M	2.72%
Prescription Drugs	\$2.8M	1.57%	\$15M	1.60%	\$39.7M	1.58%	\$25.8M	1.57%
Medical Supplies	\$949.4K	0.54%	\$5.1M	0.55%	\$13.6M	0.54%	\$8.9M	0.54%
<b>Total Education/Day Care</b>	<b>\$9.8M</b>	<b>5.55%</b>	<b>\$55.1M</b>	<b>5.90%</b>	<b>\$156.6M</b>	<b>6.21%</b>	<b>\$103.9M</b>	<b>6.30%</b>
Education	\$6.2M	3.53%	\$34.6M	3.71%	\$99.1M	3.94%	\$65.1M	3.95%
Fees & Admissions	\$3.6M	2.02%	\$20.4M	2.19%	\$57.4M	2.28%	\$38.8M	2.36%