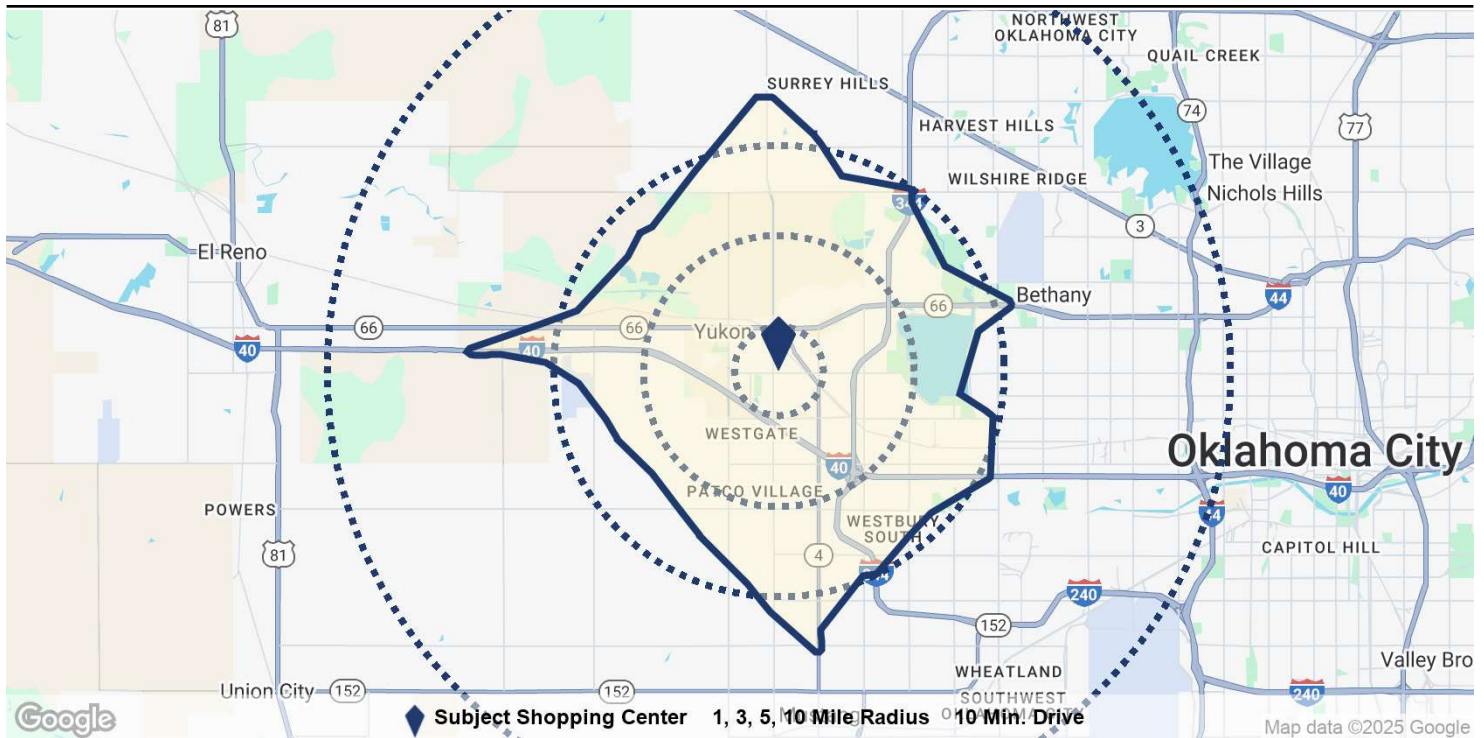


Subject Shopping Center

Yukon Hills Plaza

DEMOGRAPHICS

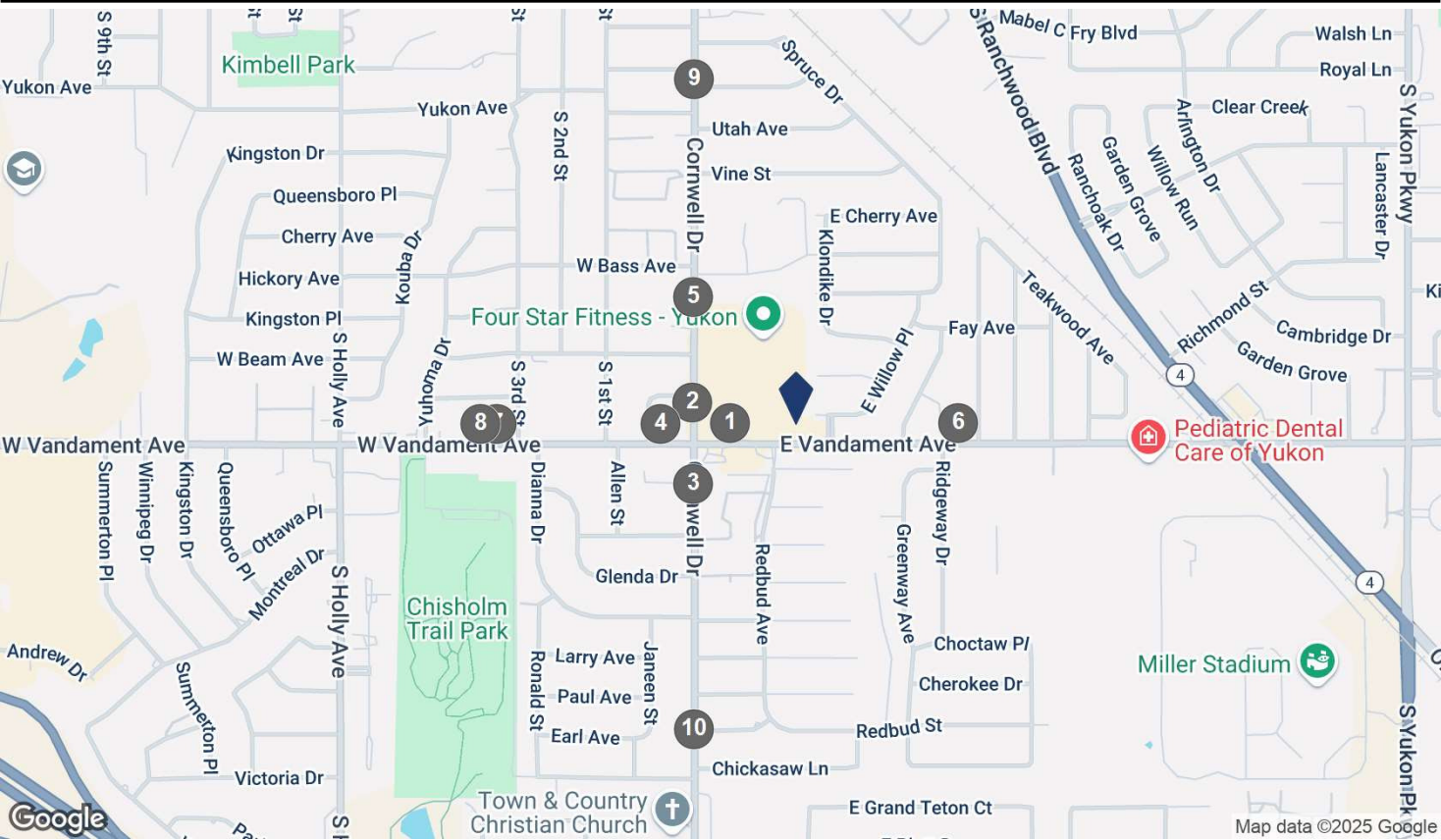


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	14,108	54,327	89,434	331,499	98,664
5 Yr Growth	23.4%	23.8%	22.3%	12.1%	47.1%
Median Age	40	37	36	37	37
5 Yr Forecast	41	39	38	38	38
White / Black / Hispanic	80% / 2% / 9%	76% / 3% / 10%	72% / 4% / 13%	63% / 8% / 17%	69% / 4% / 13%
5 Yr Forecast	80% / 2% / 9%	76% / 3% / 10%	72% / 4% / 13%	64% / 8% / 17%	69% / 4% / 13%
Employment	3,320	15,537	26,461	143,977	53,623
Buying Power	\$384.1M	\$1.6B	\$2.4B	\$8.3B	\$2.7B
5 Yr Growth	20.3%	22.0%	20.9%	12.7%	43.7%
College Graduates	28.4%	29.5%	29.8%	28.8%	43.0%
Household					
Households	5,699	21,114	33,934	128,363	36,548
5 Yr Growth	23.3%	23.7%	22.2%	11.6%	44.1%
Median Household Income	\$67,397	\$75,011	\$72,182	\$64,485	\$74,342
5 Yr Forecast	\$65,751	\$73,973	\$71,427	\$65,091	\$74,099
Average Household Income	\$82,898	\$90,958	\$88,280	\$82,424	\$90,882
5 Yr Forecast	\$81,351	\$90,628	\$88,103	\$83,681	\$90,911
% High Income (>\$75K)	43%	50%	48%	42%	49%
Housing					
Median Home Value	\$157,638	\$183,385	\$185,280	\$185,700	\$188,196
Median Year Built	1976	1994	1996	1981	2002
Owner / Renter Occupied	67% / 33%	68% / 32%	69% / 31%	62% / 38%	70% / 30%

Subject Shopping Center

Yukon Hills Plaza

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 E Vandament Ave	Redbud Ave - E	17,249	2025	0.10 mi
2 S Cornwell Dr	W Vandament Ave - S	13,130	2025	0.15 mi
3 S Cornwell Dr	W Janice Ave - S	13,056	2025	0.18 mi
4 W Vandament Ave	Belisle Ave - W	13,424	2025	0.19 mi
5 S Cornwell Dr	Asbill Ave - S	4,935	2025	0.21 mi
6 East Vandament Avenue	Asbill Ave - S	16,694	2023	0.23 mi
7 W Vandament Ave	S 3rd St - E	18,975	2024	0.42 mi
8 West Vandament Avenue	S 3rd St - E	18,842	2025	0.45 mi
9 South Cornwell Drive	S 3rd St - E	7,562	2024	0.48 mi
10 South Cornwell Drive	Seminole Ln - N	8,391	2025	0.48 mi



Demographics

Yukon Hills Plaza

101-115 E Vandament Ave

7,381 SF Strip Center

Yukon, OK 73099 - Canadian County Submarket

PREPARED BY



Matias Henry



Income & Spending Demographics

Yukon Hills Plaza

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2024 Households by HH Income	5,699		21,113		33,934		36,548	
<\$25,000	881	15.46%	2,312	10.95%	4,007	11.81%	4,173	11.42%
\$25,000 - \$50,000	959	16.83%	3,283	15.55%	5,556	16.37%	5,882	16.09%
\$50,000 - \$75,000	1,380	24.21%	4,960	23.49%	8,212	24.20%	8,414	23.02%
\$75,000 - \$100,000	714	12.53%	3,335	15.80%	4,737	13.96%	5,119	14.01%
\$100,000 - \$125,000	761	13.35%	2,943	13.94%	4,707	13.87%	5,120	14.01%
\$125,000 - \$150,000	482	8.46%	1,852	8.77%	3,286	9.68%	3,817	10.44%
\$150,000 - \$200,000	299	5.25%	1,342	6.36%	1,827	5.38%	2,113	5.78%
\$200,000+	223	3.91%	1,086	5.14%	1,602	4.72%	1,910	5.23%
2024 Avg Household Income	\$82,898		\$90,958		\$88,280		\$90,882	
2024 Med Household Income	\$67,397		\$75,011		\$72,182		\$74,342	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$174.6M		\$690.3M		\$1.1B		\$1.2B	
Total Apparel	\$8.9M	5.07%	\$35M	5.06%	\$56.6M	5.15%	\$62.3M	5.19%
Women's Apparel	\$3.4M	1.96%	\$13.4M	1.94%	\$21.4M	1.95%	\$23.4M	1.95%
Men's Apparel	\$1.8M	1.02%	\$7.1M	1.03%	\$11.3M	1.03%	\$12.5M	1.04%
Girl's Apparel	\$641.8K	0.37%	\$2.6M	0.37%	\$4.3M	0.39%	\$4.8M	0.40%
Boy's Apparel	\$480.6K	0.28%	\$1.9M	0.28%	\$3.3M	0.30%	\$3.7M	0.31%
Infant Apparel	\$421.1K	0.24%	\$1.7M	0.25%	\$2.9M	0.26%	\$3.2M	0.26%
Footwear	\$2.1M	1.20%	\$8.2M	1.19%	\$13.4M	1.22%	\$14.8M	1.24%

Total Entertainment & Hobbies	\$27.4M	15.69%	\$105.3M	15.25%	\$166.9M	15.19%	\$180.8M	15.05%
Entertainment	\$2.7M	1.56%	\$11.2M	1.63%	\$18.2M	1.66%	\$19.4M	1.62%
Audio & Visual Equipment/Service	\$6.3M	3.61%	\$24.3M	3.52%	\$38.7M	3.52%	\$42.4M	3.53%
Reading Materials	\$366K	0.21%	\$1.3M	0.19%	\$2.1M	0.19%	\$2.2M	0.18%
Pets, Toys, & Hobbies	\$4.8M	2.76%	\$18.5M	2.68%	\$29M	2.64%	\$31.4M	2.62%
Personal Items	\$13.2M	7.55%	\$50M	7.24%	\$78.9M	7.18%	\$85.2M	7.10%

Total Food and Alcohol	\$47.3M	27.08%	\$183.4M	26.57%	\$293.2M	26.67%	\$320.9M	26.71%
Food At Home	\$24.6M	14.09%	\$94.2M	13.65%	\$151.6M	13.80%	\$166M	13.82%
Food Away From Home	\$19.6M	11.21%	\$77.1M	11.17%	\$122.5M	11.14%	\$134M	11.15%
Alcoholic Beverages	\$3.1M	1.78%	\$12.1M	1.76%	\$19.1M	1.74%	\$20.8M	1.73%

Total Household	\$27.4M	15.72%	\$110.3M	15.98%	\$176.1M	16.02%	\$193.8M	16.13%
House Maintenance & Repair	\$6.8M	3.89%	\$25.9M	3.75%	\$42.1M	3.83%	\$45.7M	3.81%
Household Equip & Furnishings	\$10.4M	5.97%	\$42.6M	6.16%	\$67.8M	6.17%	\$75.4M	6.28%
Household Operations	\$7.6M	4.35%	\$30.9M	4.47%	\$49M	4.46%	\$53.7M	4.47%
Housing Costs	\$2.6M	1.51%	\$11M	1.60%	\$17.2M	1.56%	\$18.9M	1.57%



Income & Spending Demographics

Yukon Hills Plaza

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$45.3M	25.93%	\$184.4M	26.70%	\$293M	26.66%	\$318.9M	26.55%
Vehicle Purchases	\$23.7M	13.59%	\$98.4M	14.25%	\$155.6M	14.16%	\$168.9M	14.06%
Gasoline	\$12.3M	7.02%	\$48.4M	7.01%	\$77.9M	7.08%	\$84.7M	7.05%
Vehicle Expenses	\$778K	0.45%	\$3M	0.43%	\$4.8M	0.44%	\$5.4M	0.45%
Transportation	\$3.1M	1.80%	\$13.3M	1.93%	\$21M	1.91%	\$23.3M	1.94%
Automotive Repair & Maintenance	\$5.4M	3.07%	\$21.2M	3.07%	\$33.7M	3.07%	\$36.6M	3.05%
Total Health Care	\$9.2M	5.27%	\$34M	4.93%	\$53.6M	4.88%	\$58M	4.83%
Medical Services	\$5M	2.86%	\$18.9M	2.74%	\$29.9M	2.72%	\$32.5M	2.71%
Prescription Drugs	\$3.2M	1.85%	\$11.5M	1.66%	\$18M	1.64%	\$19.3M	1.60%
Medical Supplies	\$983.6K	0.56%	\$3.6M	0.52%	\$5.7M	0.52%	\$6.2M	0.51%
Total Education/Day Care	\$9.2M	5.25%	\$38M	5.51%	\$59.8M	5.44%	\$66.7M	5.55%
Education	\$5.8M	3.30%	\$24M	3.48%	\$37.8M	3.44%	\$42.4M	3.53%
Fees & Admissions	\$3.4M	1.95%	\$14M	2.03%	\$22M	2.00%	\$24.3M	2.02%