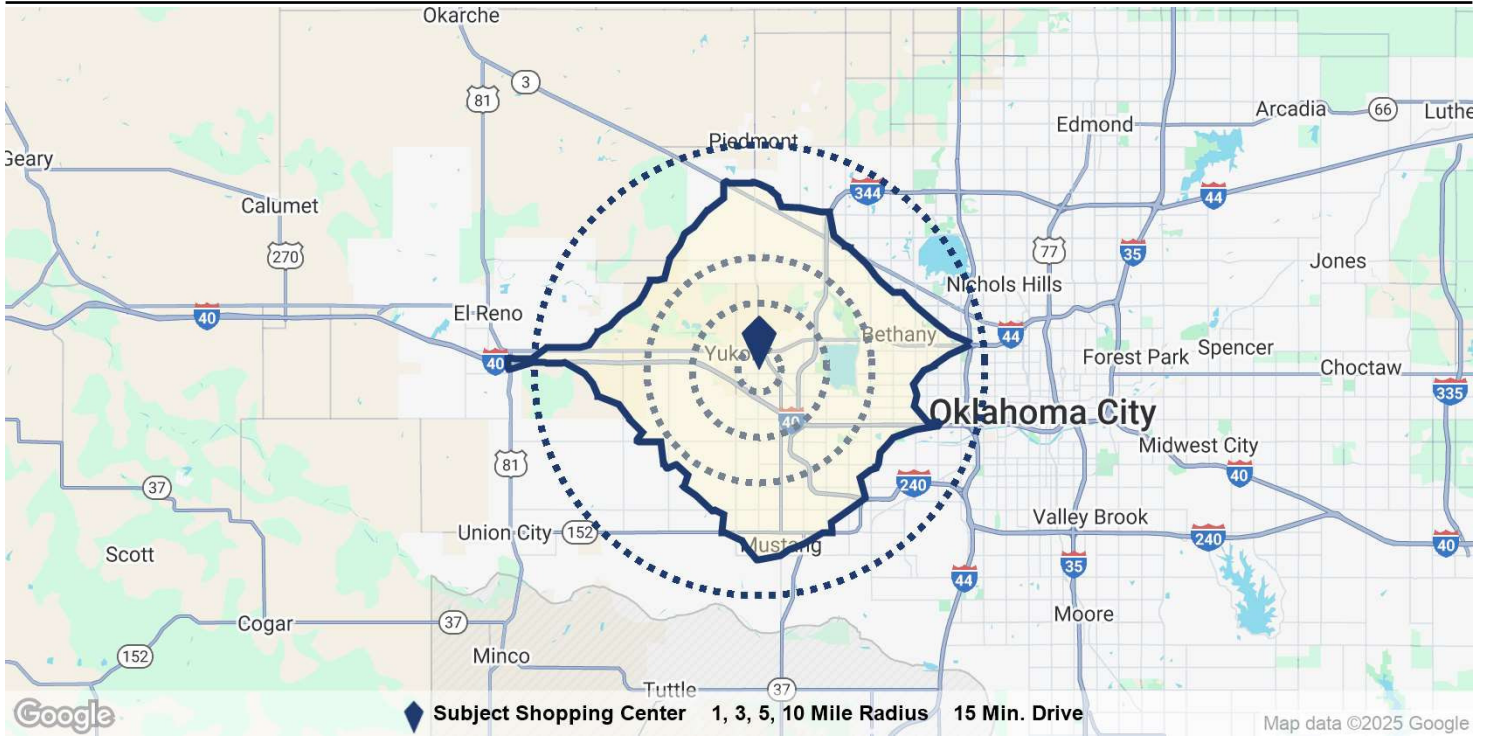


### DEMOGRAPHICS

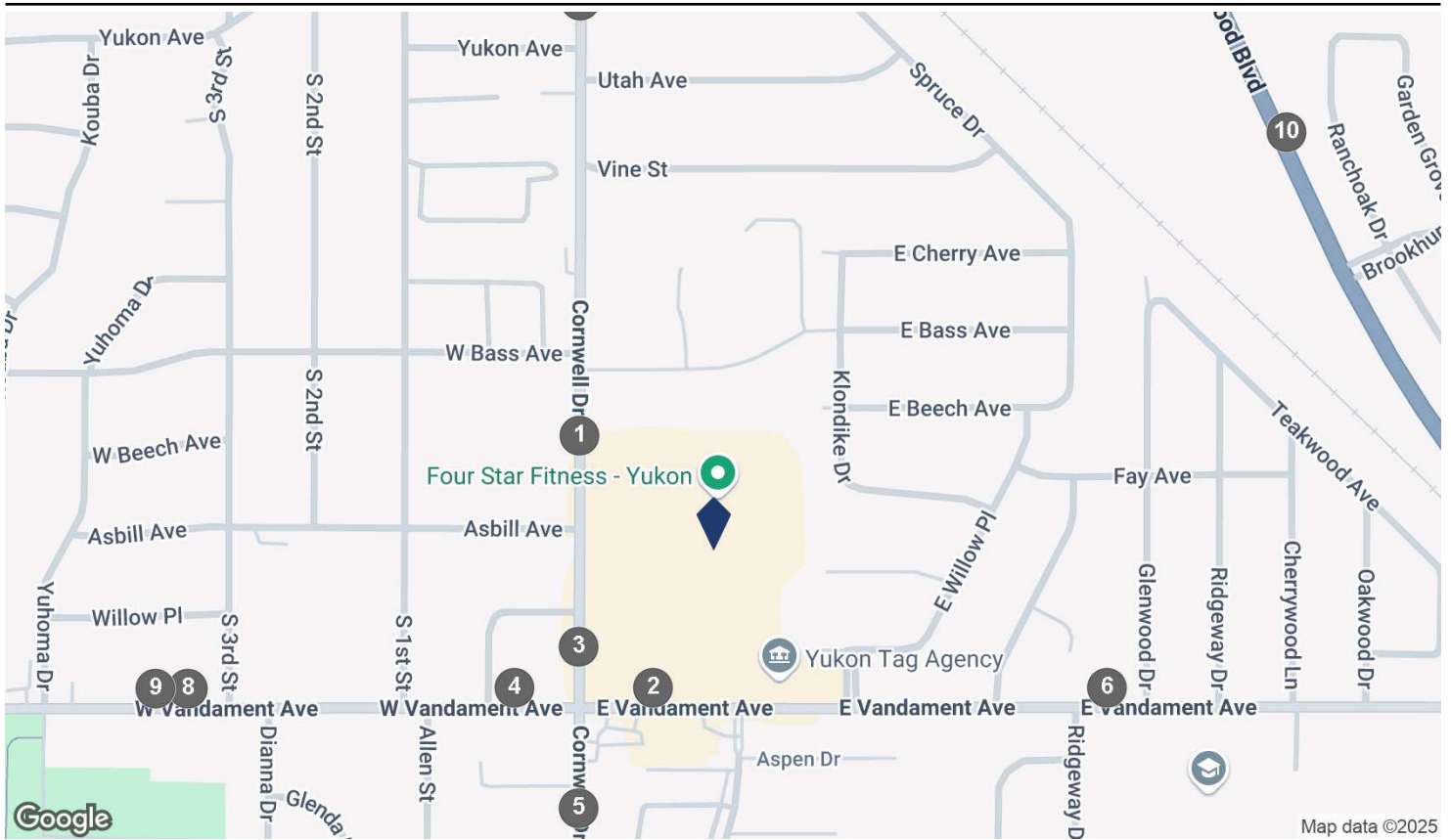


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	13,893	53,634	88,067	330,346	210,108
5 Yr Growth	23.4%	23.8%	22.5%	12.2%	15.5%
Median Age	40	38	36	37	37
5 Yr Forecast	40	39	38	38	38
White / Black / Hispanic	80% / 2% / 9%	76% / 3% / 10%	73% / 4% / 13%	63% / 8% / 17%	67% / 7% / 16%
5 Yr Forecast	80% / 2% / 9%	76% / 3% / 10%	73% / 4% / 13%	64% / 8% / 17%	67% / 6% / 15%
Employment	3,332	15,327	26,077	143,579	110,133
Buying Power	\$377M	\$1.6B	\$2.4B	\$8.3B	\$5.4B
5 Yr Growth	20.1%	21.9%	21.0%	12.7%	16.6%
College Graduates	27.7%	29.5%	29.9%	28.9%	40.2%
<b>Household</b>					
Households	5,628	20,861	33,425	127,978	79,462
5 Yr Growth	23.3%	23.7%	22.4%	11.7%	15.2%
Median Household Income	\$66,990	\$75,220	\$72,446	\$64,691	\$68,436
5 Yr Forecast	\$65,242	\$74,150	\$71,668	\$65,284	\$69,233
Average Household Income	\$82,058	\$91,153	\$88,533	\$82,607	\$85,352
5 Yr Forecast	\$80,499	\$90,850	\$88,315	\$83,852	\$86,635
% High Income (>\$75K)	43%	50%	48%	42%	45%
<b>Housing</b>					
Median Home Value	\$156,791	\$183,246	\$185,568	\$186,034	\$185,692
Median Year Built	1975	1993	1996	1982	1988
Owner / Renter Occupied	66% / 34%	68% / 32%	69% / 31%	62% / 38%	66% / 34%

# Subject Shopping Center

## Yukon Hills Shopping Center

### TRAFFIC COUNTS



### COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 S Cornwell Dr	Asbill Ave - S	4,935	2025	0.12 mi
2 E Vandament Ave	Redbud Ave - E	17,249	2025	0.12 mi
3 S Cornwell Dr	W Vandament Ave - S	13,130	2025	0.13 mi
4 W Vandament Ave	Belisle Ave - W	13,424	2025	0.18 mi
5 S Cornwell Dr	W Janice Ave - S	13,056	2025	0.22 mi
6 East Vandament Avenue	W Janice Ave - S	16,694	2023	0.30 mi
7 South Cornwell Drive	W Janice Ave - S	7,562	2024	0.39 mi
8 W Vandament Ave	S 3rd St - E	18,975	2024	0.39 mi
9 West Vandament Avenue	S 3rd St - E	18,842	2025	0.41 mi
10 S Ranchwood Blvd	Brookhurst Blvd - SE	5,720	2025	0.49 mi



## Demographics

# Yukon Hills Shopping Center

1201 Cornwell Ave

126,179 SF Neighborhood Center

Yukon, OK 73099 - Canadian County Submarket

PREPARED BY



Matias Henry





# Income & Spending Demographics

Yukon Hills Shopping Center

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
<b>2024 Households by HH Income</b>	<b>5,627</b>		<b>20,860</b>		<b>33,426</b>		<b>79,462</b>	
<\$25,000	878	15.60%	2,266	10.86%	3,947	11.81%	11,406	14.35%
\$25,000 - \$50,000	965	17.15%	3,222	15.45%	5,446	16.29%	15,222	19.16%
\$50,000 - \$75,000	1,348	23.96%	4,913	23.55%	8,044	24.07%	17,048	21.45%
\$75,000 - \$100,000	714	12.69%	3,299	15.81%	4,672	13.98%	10,750	13.53%
\$100,000 - \$125,000	761	13.52%	2,919	13.99%	4,648	13.91%	9,902	12.46%
\$125,000 - \$150,000	472	8.39%	1,828	8.76%	3,263	9.76%	6,789	8.54%
\$150,000 - \$200,000	278	4.94%	1,337	6.41%	1,819	5.44%	4,289	5.40%
\$200,000+	211	3.75%	1,076	5.16%	1,587	4.75%	4,059	5.11%
<b>2024 Avg Household Income</b>	<b>\$82,058</b>		<b>\$91,153</b>		<b>\$88,533</b>		<b>\$85,352</b>	
<b>2024 Med Household Income</b>	<b>\$66,990</b>		<b>\$75,220</b>		<b>\$72,446</b>		<b>\$68,436</b>	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
<b>Total Specified Consumer Spending</b>	<b>\$171.4M</b>		<b>\$683.1M</b>		<b>\$1.1B</b>		<b>\$2.5B</b>	
<b>Total Apparel</b>	<b>\$8.7M</b>	<b>5.07%</b>	<b>\$34.5M</b>	<b>5.06%</b>	<b>\$55.8M</b>	<b>5.14%</b>	<b>\$130.2M</b>	<b>5.28%</b>
Women's Apparel	\$3.4M	1.96%	\$13.3M	1.94%	\$21.1M	1.94%	\$48.9M	1.98%
Men's Apparel	\$1.7M	1.02%	\$7M	1.03%	\$11.2M	1.03%	\$25.9M	1.05%
Girl's Apparel	\$632.8K	0.37%	\$2.5M	0.37%	\$4.2M	0.39%	\$10M	0.41%
Boy's Apparel	\$474.5K	0.28%	\$1.9M	0.28%	\$3.2M	0.30%	\$7.6M	0.31%
Infant Apparel	\$417.9K	0.24%	\$1.7M	0.25%	\$2.9M	0.26%	\$6.7M	0.27%
Footwear	\$2.1M	1.20%	\$8.1M	1.19%	\$13.2M	1.21%	\$31.1M	1.26%

<b>Total Entertainment &amp; Hobbies</b>	<b>\$26.9M</b>	<b>15.68%</b>	<b>\$104.2M</b>	<b>15.26%</b>	<b>\$164.9M</b>	<b>15.19%</b>	<b>\$372.8M</b>	<b>15.10%</b>
Entertainment	\$2.7M	1.58%	\$11.1M	1.63%	\$18M	1.66%	\$41M	1.66%
Audio & Visual Equipment/Service	\$6.2M	3.61%	\$24M	3.51%	\$38.2M	3.52%	\$88.3M	3.58%
Reading Materials	\$355.8K	0.21%	\$1.3M	0.19%	\$2M	0.19%	\$4.5M	0.18%
Pets, Toys, & Hobbies	\$4.7M	2.76%	\$18.3M	2.68%	\$28.7M	2.64%	\$63.9M	2.59%
Personal Items	\$12.9M	7.53%	\$49.5M	7.24%	\$77.9M	7.18%	\$175.1M	7.10%

<b>Total Food and Alcohol</b>	<b>\$46.4M</b>	<b>27.07%</b>	<b>\$181.4M</b>	<b>26.55%</b>	<b>\$289.3M</b>	<b>26.65%</b>	<b>\$665.4M</b>	<b>26.96%</b>
Food At Home	\$24.2M	14.10%	\$93.1M	13.63%	\$149.6M	13.78%	\$348M	14.10%
Food Away From Home	\$19.2M	11.20%	\$76.3M	11.17%	\$120.9M	11.13%	\$274.9M	11.14%
Alcoholic Beverages	\$3M	1.77%	\$12M	1.76%	\$18.9M	1.74%	\$42.5M	1.72%

<b>Total Household</b>	<b>\$26.8M</b>	<b>15.65%</b>	<b>\$109.2M</b>	<b>15.98%</b>	<b>\$173.9M</b>	<b>16.02%</b>	<b>\$392.4M</b>	<b>15.90%</b>
House Maintenance & Repair	\$6.6M	3.86%	\$25.6M	3.75%	\$41.6M	3.83%	\$93.6M	3.79%
Household Equip & Furnishings	\$10.2M	5.95%	\$42.1M	6.16%	\$67M	6.17%	\$152.6M	6.18%
Household Operations	\$7.4M	4.34%	\$30.5M	4.47%	\$48.3M	4.45%	\$108.4M	4.39%
Housing Costs	\$2.6M	1.50%	\$10.9M	1.60%	\$17M	1.56%	\$37.9M	1.54%



# Income & Spending Demographics

Yukon Hills Shopping Center

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
<b>Total Transportation/Maint.</b>	<b>\$44.7M</b>	<b>26.07%</b>	<b>\$182.5M</b>	<b>26.71%</b>	<b>\$289.7M</b>	<b>26.68%</b>	<b>\$654M</b>	<b>26.50%</b>
Vehicle Purchases	\$23.5M	13.72%	\$97.4M	14.26%	\$154.1M	14.20%	\$344.2M	13.95%
Gasoline	\$12.1M	7.05%	\$47.9M	7.01%	\$76.8M	7.08%	\$176M	7.13%
Vehicle Expenses	\$742.7K	0.43%	\$3M	0.43%	\$4.7M	0.43%	\$11.5M	0.46%
Transportation	\$3.1M	1.78%	\$13.2M	1.93%	\$20.7M	1.91%	\$46.8M	1.90%
Automotive Repair & Maintenance	\$5.3M	3.08%	\$21M	3.07%	\$33.3M	3.07%	\$75.5M	3.06%
<b>Total Health Care</b>	<b>\$9M</b>	<b>5.24%</b>	<b>\$33.7M</b>	<b>4.93%</b>	<b>\$52.9M</b>	<b>4.88%</b>	<b>\$120.4M</b>	<b>4.88%</b>
Medical Services	\$4.9M	2.85%	\$18.7M	2.74%	\$29.5M	2.72%	\$67.1M	2.72%
Prescription Drugs	\$3.1M	1.84%	\$11.4M	1.67%	\$17.8M	1.64%	\$40.5M	1.64%
Medical Supplies	\$959.5K	0.56%	\$3.6M	0.52%	\$5.6M	0.52%	\$12.8M	0.52%
<b>Total Education/Day Care</b>	<b>\$8.9M</b>	<b>5.21%</b>	<b>\$37.7M</b>	<b>5.51%</b>	<b>\$59.1M</b>	<b>5.44%</b>	<b>\$133M</b>	<b>5.39%</b>
Education	\$5.6M	3.27%	\$23.8M	3.48%	\$37.3M	3.44%	\$84.6M	3.43%
Fees & Admissions	\$3.3M	1.94%	\$13.9M	2.03%	\$21.7M	2.00%	\$48.4M	1.96%