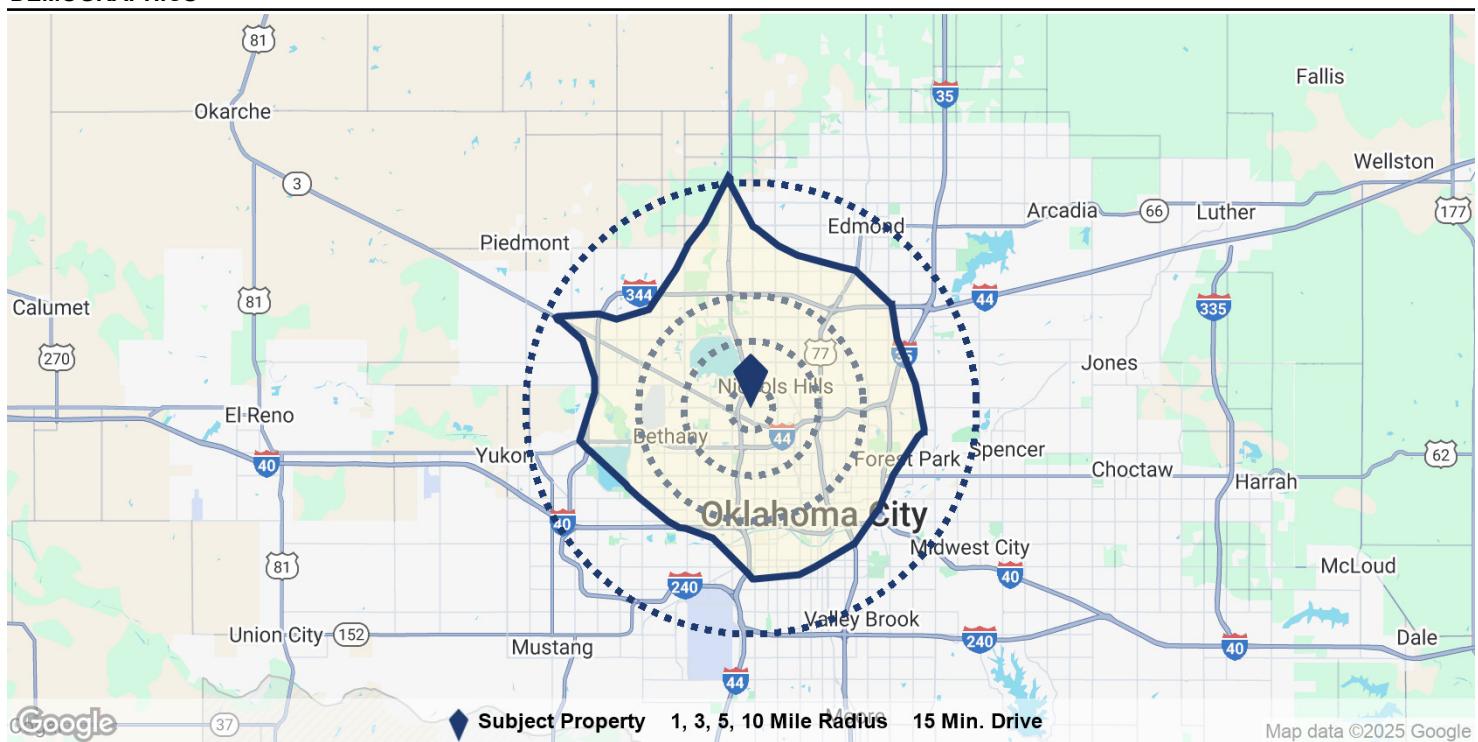


Subject Property

2924-3010 NW 63rd St - Mayfair Place

DEMOGRAPHICS

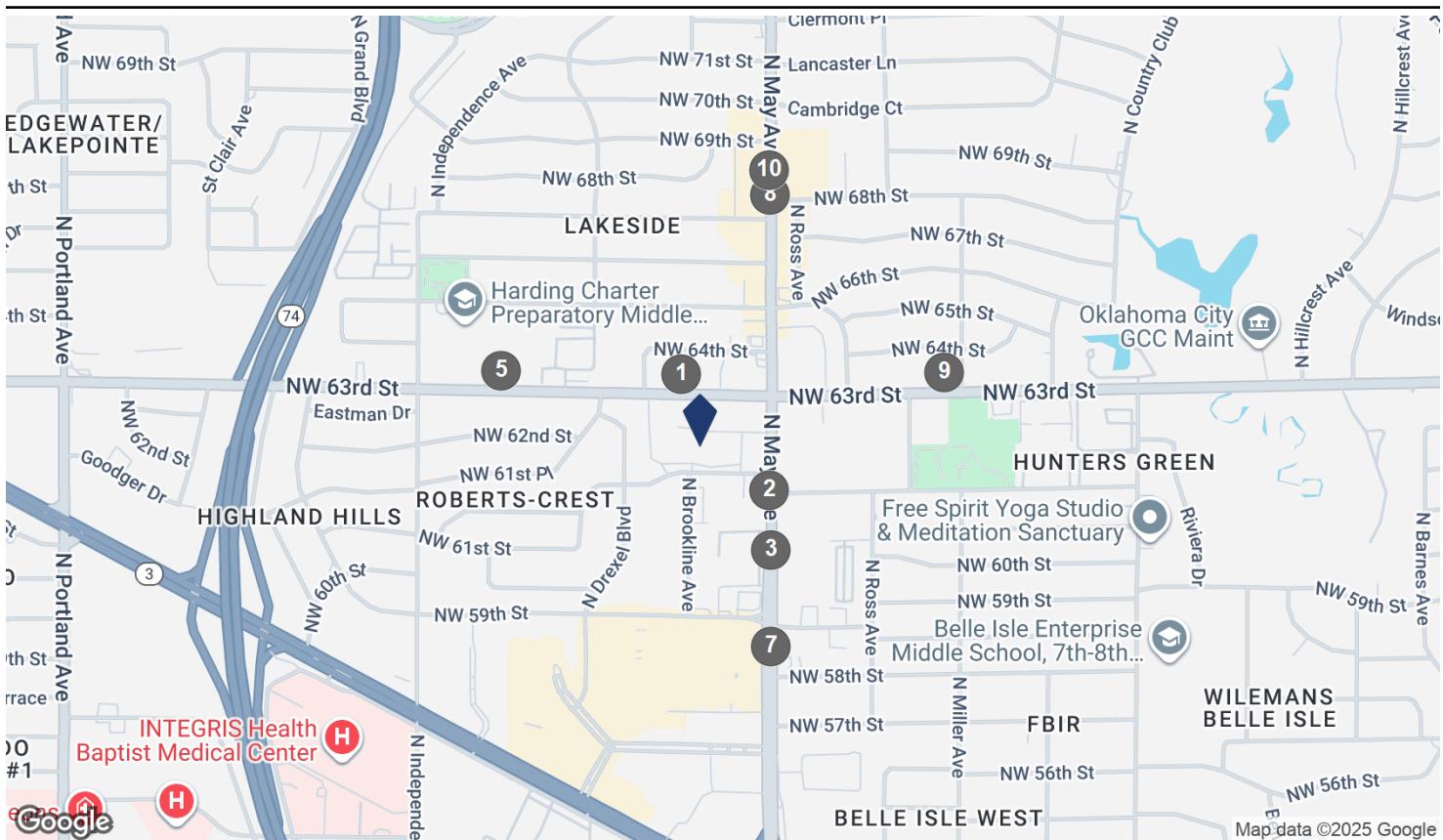


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	9,811	83,489	231,087	638,233	402,221
5 Yr Growth	2.6%	2.3%	2.8%	4.9%	6.2%
Median Age	40	38	36	36	37
5 Yr Forecast	42	40	38	37	38
White / Black / Hispanic	70% / 8% / 9%	62% / 9% / 16%	53% / 16% / 19%	55% / 13% / 22%	52% / 16% / 21%
5 Yr Forecast	70% / 7% / 9%	62% / 9% / 16%	53% / 16% / 19%	55% / 13% / 21%	52% / 16% / 21%
Employment	21,122	71,412	172,336	446,662	206,026
Buying Power	\$314.7M	\$2.2B	\$5.2B	\$14.8B	\$9.4B
5 Yr Growth	1.2%	1.7%	2.0%	4.8%	6.2%
College Graduates	49.1%	37.0%	31.9%	30.5%	40.6%
Household					
Households	4,992	38,436	101,807	256,845	171,023
5 Yr Growth	2.7%	2.4%	2.9%	4.7%	6.2%
Median Household Income	\$63,041	\$57,549	\$50,903	\$57,594	\$54,843
5 Yr Forecast	\$62,102	\$57,136	\$50,458	\$57,650	\$54,860
Average Household Income	\$89,474	\$79,525	\$72,248	\$79,272	\$77,234
5 Yr Forecast	\$87,991	\$79,652	\$72,463	\$79,793	\$77,564
% High Income (>\$75K)	40%	37%	32%	38%	36%
Housing					
Median Home Value	\$249,404	\$184,551	\$175,738	\$184,411	\$188,300
Median Year Built	1964	1961	1966	1976	1973
Owner / Renter Occupied	54% / 46%	54% / 46%	48% / 52%	54% / 46%	50% / 50%

Subject Property

2924-3010 NW 63rd St - Mayfair Place

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 NW 63rd St	NW 64th St - W	19,119	2025	mi 0.08
2 North May Avenue	NW 62nd St - N	26,096	2025	mi 0.13
3 N May Ave	NW 59th St - S	23,889	2025	mi 0.20
4 NW 63rd St	N Independence Ave - W	20,326	2023	mi 0.29
5 Northwest 63rd Street	N Independence Ave - W	20,545	2025	mi 0.29
6 North May Avenue	NW 58th St - S	20,953	2025	mi 0.33
7 North May Avenue	NW 58th St - S	20,866	2024	mi 0.33
8 N May Ave	NW 67th St - S	19,622	2025	mi 0.34
9 NW 63rd St	N Miller Ave - E	20,822	2025	mi 0.35
10 N MAY AVE	NW 68th St - S	23,650	2025	mi 0.38



Demographics

Mayfair Place

2924-3010 NW 63rd St

83,369 SF Retail Freestanding

Oklahoma City, Oklahoma - North Submarket

PREPARED BY



Matias Henry
Investment Analyst



Income & Spending Demographics

2924-3010 NW 63rd St - Mayfair Place

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2024 Households by HH Income	4,990		38,436		101,807		171,023	
<\$25,000	834	16.71%	7,259	18.89%	22,786	22.38%	36,779	21.51%
\$25,000 - \$50,000	1,219	24.43%	9,257	24.08%	27,334	26.85%	41,849	24.47%
\$50,000 - \$75,000	965	19.34%	7,839	20.39%	18,872	18.54%	31,496	18.42%
\$75,000 - \$100,000	552	11.06%	5,045	13.13%	11,386	11.18%	19,161	11.20%
\$100,000 - \$125,000	416	8.34%	2,996	7.79%	7,523	7.39%	14,234	8.32%
\$125,000 - \$150,000	243	4.87%	1,517	3.95%	4,033	3.96%	7,750	4.53%
\$150,000 - \$200,000	241	4.83%	1,928	5.02%	4,393	4.32%	9,372	5.48%
\$200,000+	520	10.42%	2,595	6.75%	5,480	5.38%	10,382	6.07%
2024 Avg Household Income	\$89,474		\$79,525		\$72,248		\$77,234	
2024 Med Household Income	\$63,041		\$57,549		\$50,903		\$54,843	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$139.2M		\$1B		\$2.6B		\$4.6B	
Total Apparel	\$6.8M	4.88%	\$53.3M	5.08%	\$140.9M	5.39%	\$248.2M	5.39%
Women's Apparel	\$2.7M	1.94%	\$20.5M	1.96%	\$53.1M	2.03%	\$93M	2.02%
Men's Apparel	\$1.4M	1.01%	\$10.8M	1.03%	\$28M	1.07%	\$48.9M	1.06%
Girl's Apparel	\$434.8K	0.31%	\$3.6M	0.35%	\$10.2M	0.39%	\$18.7M	0.41%
Boy's Apparel	\$323.4K	0.23%	\$2.8M	0.26%	\$7.8M	0.30%	\$14.3M	0.31%
Infant Apparel	\$353.1K	0.25%	\$2.9M	0.27%	\$7.8M	0.30%	\$13.5M	0.29%
Footwear	\$1.6M	1.14%	\$12.6M	1.21%	\$33.9M	1.30%	\$59.9M	1.30%

Total Entertainment & Hobbies	\$21.9M	15.76%	\$161.4M	15.40%	\$402.2M	15.39%	\$698.1M	15.17%
Entertainment	\$1.8M	1.32%	\$15.4M	1.47%	\$40.2M	1.54%	\$72.6M	1.58%
Audio & Visual Equipment/Service	\$5.2M	3.73%	\$38.9M	3.71%	\$99.6M	3.81%	\$171.9M	3.74%
Reading Materials	\$327.6K	0.24%	\$2.1M	0.20%	\$4.7M	0.18%	\$8.1M	0.18%
Pets, Toys, & Hobbies	\$3.8M	2.75%	\$27.7M	2.64%	\$66.6M	2.55%	\$115.4M	2.51%
Personal Items	\$10.8M	7.73%	\$77.3M	7.37%	\$191.1M	7.31%	\$330.1M	7.17%

Total Food and Alcohol	\$38.3M	27.51%	\$287.9M	27.45%	\$728.5M	27.87%	\$1.3B	27.63%
Food At Home	\$18.7M	13.47%	\$146.4M	13.97%	\$379.9M	14.53%	\$662M	14.39%
Food Away From Home	\$16.7M	11.99%	\$121.5M	11.59%	\$300.7M	11.50%	\$526.4M	11.44%
Alcoholic Beverages	\$2.9M	2.05%	\$19.9M	1.90%	\$47.9M	1.83%	\$82.9M	1.80%

Total Household	\$23.9M	17.14%	\$171.1M	16.32%	\$412M	15.76%	\$727.3M	15.81%
House Maintenance & Repair	\$5M	3.60%	\$38.2M	3.64%	\$88.4M	3.38%	\$154.4M	3.35%
Household Equip & Furnishings	\$8.9M	6.39%	\$64M	6.10%	\$158.5M	6.06%	\$282.2M	6.13%
Household Operations	\$7.1M	5.12%	\$50.5M	4.82%	\$122.3M	4.68%	\$214.2M	4.66%
Housing Costs	\$2.8M	2.03%	\$18.4M	1.76%	\$42.8M	1.64%	\$76.5M	1.66%

Income & Spending Demographics

2924-3010 NW 63rd St - Mayfair Place

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$32.5M	23.35%	\$264.8M	25.26%	\$666.7M	25.50%	\$1.2B	25.78%
Vehicle Purchases	\$14.5M	10.44%	\$129.4M	12.34%	\$325.7M	12.46%	\$588.9M	12.80%
Gasoline	\$9.3M	6.67%	\$74.3M	7.09%	\$191.2M	7.32%	\$332.3M	7.22%
Vehicle Expenses	\$798.7K	0.57%	\$5.1M	0.49%	\$12.4M	0.47%	\$22.4M	0.49%
Transportation	\$3.5M	2.51%	\$22.6M	2.16%	\$53.7M	2.05%	\$96.5M	2.10%
Automotive Repair & Maintenance	\$4.4M	3.15%	\$33.4M	3.19%	\$83.8M	3.20%	\$145.8M	3.17%
 Total Health Care	 \$7.1M	 5.12%	 \$52M	 4.96%	 \$126M	 4.82%	 \$218.5M	 4.75%
Medical Services	\$4M	2.84%	\$28.6M	2.73%	\$68.9M	2.64%	\$121M	2.63%
Prescription Drugs	\$2.4M	1.70%	\$17.6M	1.68%	\$42.9M	1.64%	\$72.9M	1.58%
Medical Supplies	\$801.9K	0.58%	\$5.8M	0.55%	\$14.2M	0.54%	\$24.5M	0.53%
 Total Education/Day Care	 \$8.7M	 6.24%	 \$58M	 5.53%	 \$137.7M	 5.27%	 \$251.7M	 5.47%
Education	\$5.4M	3.85%	\$35.9M	3.42%	\$86.3M	3.30%	\$158.9M	3.45%
Fees & Admissions	\$3.3M	2.39%	\$22.1M	2.11%	\$51.4M	1.97%	\$92.7M	2.02%