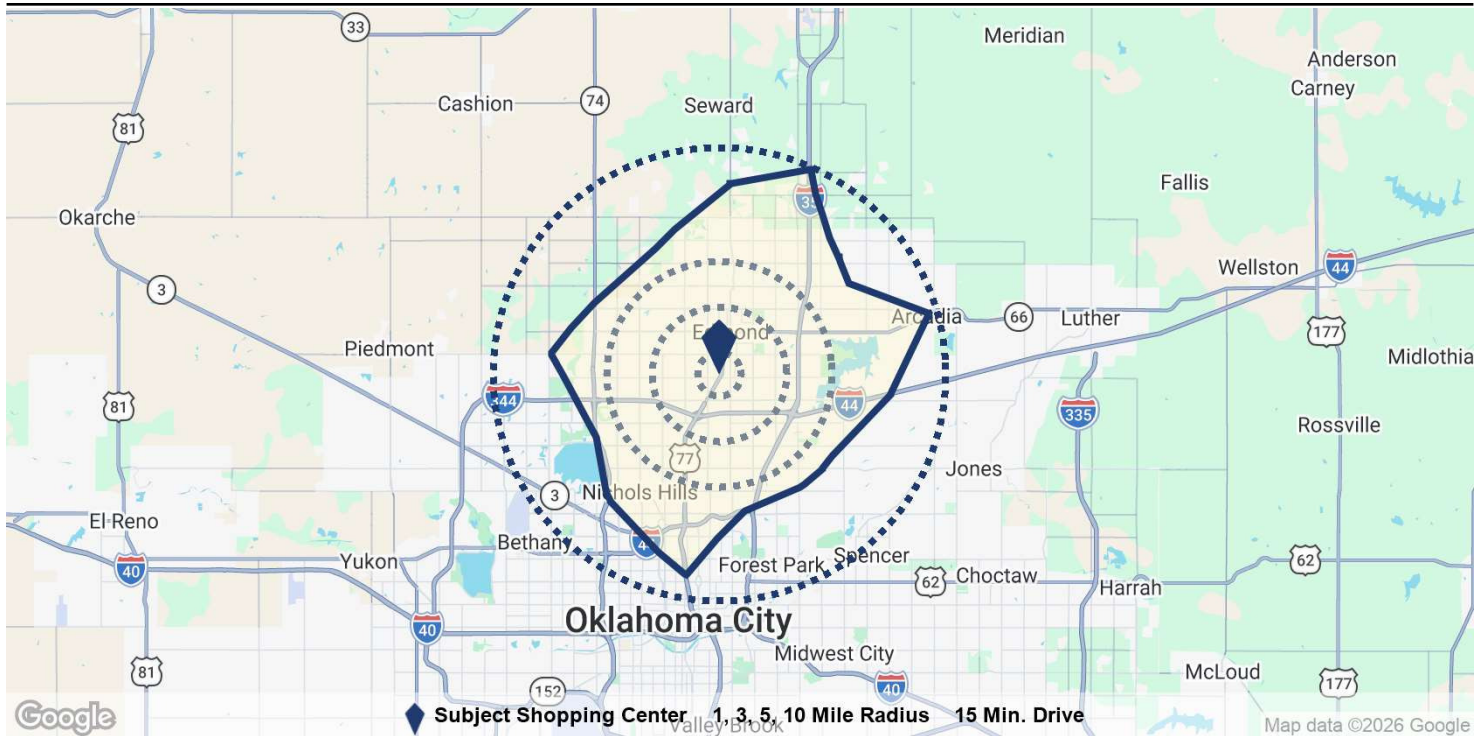


# Subject Shopping Center

## Edmond Exchange Shopping Center

### DEMOGRAPHICS

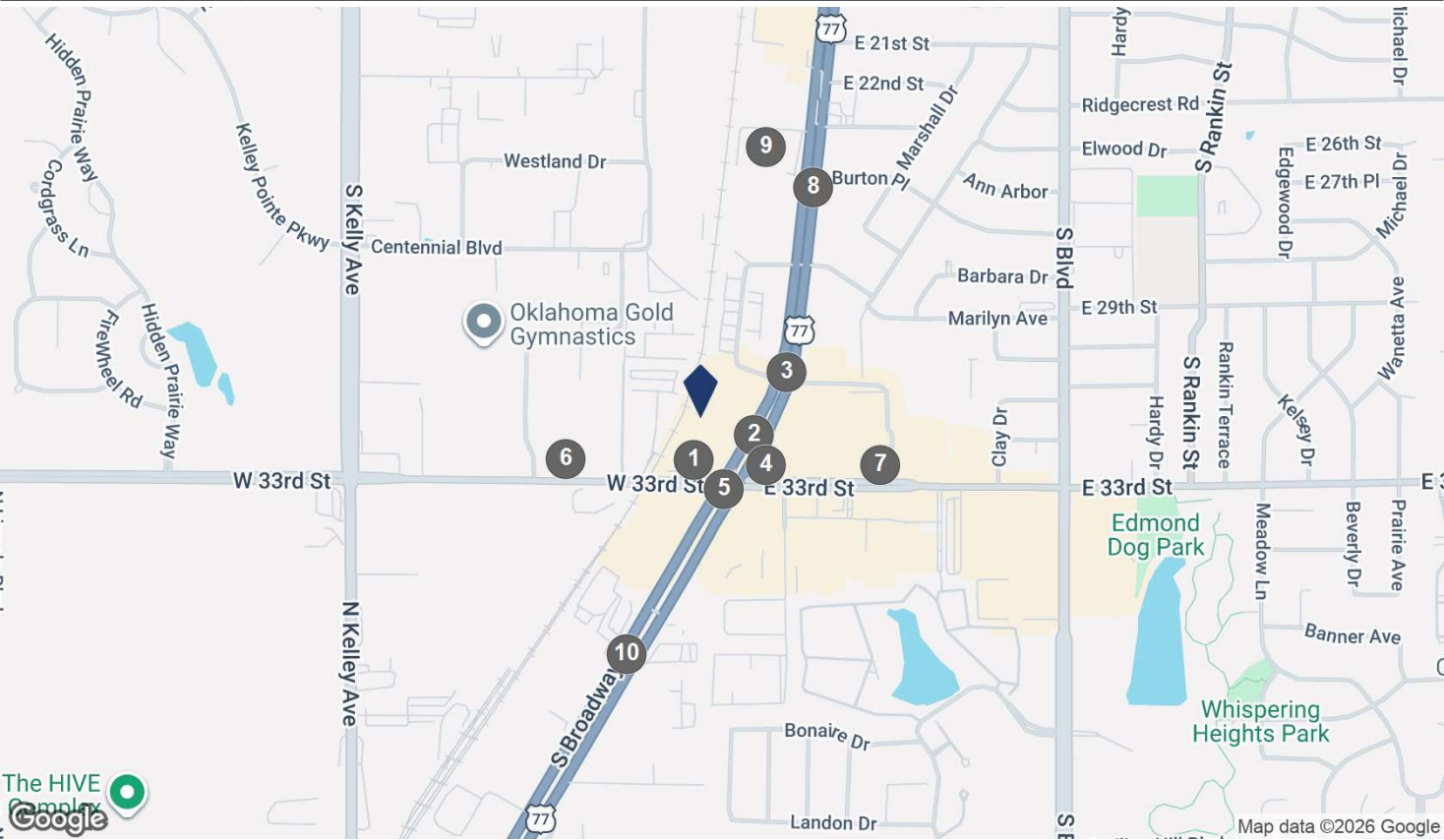


| Population               | 1 Mile        | 3 Miles       | 5 Miles        | 10 Miles        | 15 Min. Drive  |
|--------------------------|---------------|---------------|----------------|-----------------|----------------|
| Population               | 6,528         | 68,531        | 164,270        | 409,420         | 252,061        |
| 5 Yr Growth              | 0.3%          | 1.2%          | 1.9%           | 2.6%            | 2.2%           |
| Median Age               | 34            | 35            | 36             | 38              | 37             |
| 5 Yr Forecast            | 36            | 36            | 37             | 39              | 38             |
| White / Black / Hispanic | 68% / 9% / 9% | 69% / 9% / 9% | 64% / 14% / 9% | 62% / 15% / 10% | 66% / 12% / 9% |
| 5 Yr Forecast            | 68% / 9% / 9% | 69% / 9% / 9% | 64% / 14% / 9% | 62% / 15% / 10% | 66% / 12% / 9% |
| Employment               | 10,201        | 44,327        | 87,961         | 253,139         | 132,058        |
| Buying Power             | \$199.5M      | \$2.3B        | \$5.5B         | \$13.7B         | \$9.2B         |
| 5 Yr Growth              | 2.0%          | 2.3%          | 3.5%           | 3.8%            | 3.7%           |
| College Graduates        | 38.3%         | 42.2%         | 42.6%          | 42.6%           | 55.2%          |
| <b>Household</b>         |               |               |                |                 |                |
| Households               | 2,807         | 28,227        | 66,918         | 170,293         | 102,601        |
| 5 Yr Growth              | 0.4%          | 1.4%          | 2.1%           | 2.7%            | 2.4%           |
| Median Household Income  | \$71,082      | \$80,180      | \$82,623       | \$80,716        | \$90,016       |
| 5 Yr Forecast            | \$72,214      | \$80,910      | \$83,725       | \$81,585        | \$91,158       |
| Average Household Income | \$96,054      | \$105,976     | \$108,772      | \$109,023       | \$118,274      |
| 5 Yr Forecast            | \$99,589      | \$106,876     | \$109,899      | \$110,039       | \$119,256      |
| % High Income (>\$75K)   | 46%           | 53%           | 54%            | 53%             | 57%            |
| <b>Housing</b>           |               |               |                |                 |                |
| Median Home Value        | \$231,894     | \$274,389     | \$297,386      | \$312,648       | \$335,262      |
| Median Year Built        | 1982          | 1987          | 1991           | 1984            | 1990           |
| Owner / Renter Occupied  | 44% / 56%     | 55% / 45%     | 57% / 43%      | 59% / 41%       | 62% / 38%      |

# Subject Shopping Center

## Edmond Exchange Shopping Center

### TRAFFIC COUNTS



### COUNTS BY STREETS

| Collection Street  | Cross Street - Direction | Traffic Volume | Count Year | Dist from Subject |
|--------------------|--------------------------|----------------|------------|-------------------|
| 1 W 33rd St        | S Broadway St - E        | 19,039         | 2026       | 0.09 mi           |
| 2 S Broadway St    | 33rd St - SW             | 41,796         | 2026       | 0.09 mi           |
| 3 S Broadway St    | Broadway Ct - NW         | 37,905         | 2026       | 0.13 mi           |
| 4 E 33rd St        | Clay Dr - E              | 22,370         | 2026       | 0.13 mi           |
| 5 S Broadway St    | W 33rd St - N            | 57,380         | 2026       | 0.13 mi           |
| 6 West 33rd Street | Technology Dr - W        | 17,357         | 2026       | 0.21 mi           |
| 7 East 33rd Street | Clay Dr - E              | 22,100         | 2026       | 0.27 mi           |
| 8 S Broadway St    | Burton Pl - N            | 40,958         | 2026       | 0.33 mi           |
| 9 S Broadway St    | Burton Pl - N            | 1,720          | 2026       | 0.36 mi           |
| 10 S Broadway St   | Comfort Dr - N           | 46,854         | 2026       | 0.38 mi           |

# Income & Spending Demographics

## Edmond Exchange Shopping Center

|                              | 1 Mile   |        | 3 Miles   |        | 5 Miles   |        | 15 Min. Drive |        |
|------------------------------|----------|--------|-----------|--------|-----------|--------|---------------|--------|
| 2025 Households by HH Income | 2,809    |        | 28,227    |        | 66,921    |        | 102,601       |        |
| <\$25,000                    | 302      | 10.75% | 3,191     | 11.30% | 8,629     | 12.89% | 12,164        | 11.86% |
| \$25,000 - \$50,000          | 518      | 18.44% | 4,987     | 17.67% | 11,736    | 17.54% | 16,290        | 15.88% |
| \$50,000 - \$75,000          | 690      | 24.56% | 5,192     | 18.39% | 10,582    | 15.81% | 15,248        | 14.86% |
| \$75,000 - \$100,000         | 448      | 15.95% | 3,588     | 12.71% | 8,243     | 12.32% | 12,650        | 12.33% |
| \$100,000 - \$125,000        | 220      | 7.83%  | 3,214     | 11.39% | 7,554     | 11.29% | 11,407        | 11.12% |
| \$125,000 - \$150,000        | 177      | 6.30%  | 2,315     | 8.20%  | 5,056     | 7.56%  | 7,825         | 7.63%  |
| \$150,000 - \$200,000        | 195      | 6.94%  | 2,463     | 8.73%  | 6,657     | 9.95%  | 10,714        | 10.44% |
| \$200,000+                   | 259      | 9.22%  | 3,277     | 11.61% | 8,464     | 12.65% | 16,303        | 15.89% |
| 2025 Avg Household Income    | \$96,054 |        | \$105,976 |        | \$108,772 |        | \$118,274     |        |
| 2025 Med Household Income    | \$71,082 |        | \$80,180  |        | \$82,623  |        | \$90,016      |        |

|                                   | 1 Mile   |       | 3 Miles  |       | 5 Miles  |       | 15 Min. Drive |       |
|-----------------------------------|----------|-------|----------|-------|----------|-------|---------------|-------|
| Total Specified Consumer Spending | \$79.8M  |       | \$884.3M |       | \$2.1B   |       | \$3.4B        |       |
| Total Apparel                     | \$4.2M   | 5.30% | \$45.8M  | 5.18% | \$111.3M | 5.25% | \$176.1M      | 5.12% |
| Women's Apparel                   | \$1.6M   | 2.05% | \$17.7M  | 2.00% | \$42.9M  | 2.03% | \$68.3M       | 1.99% |
| Men's Apparel                     | \$824.8K | 1.03% | \$9.1M   | 1.03% | \$22.1M  | 1.04% | \$35.4M       | 1.03% |
| Girl's Apparel                    | \$312K   | 0.39% | \$3.4M   | 0.38% | \$8.3M   | 0.39% | \$13.1M       | 0.38% |
| Boy's Apparel                     | \$230.3K | 0.29% | \$2.5M   | 0.29% | \$6.2M   | 0.29% | \$9.6M        | 0.28% |
| Infant Apparel                    | \$236.9K | 0.30% | \$2.4M   | 0.27% | \$5.7M   | 0.27% | \$8.7M        | 0.25% |
| Footwear                          | \$994.4K | 1.25% | \$10.7M  | 1.21% | \$26.1M  | 1.23% | \$41M         | 1.19% |

|                                  |          |        |          |        |          |        |          |        |
|----------------------------------|----------|--------|----------|--------|----------|--------|----------|--------|
| Total Entertainment & Hobbies    | \$12.1M  | 15.21% | \$134.6M | 15.22% | \$322.3M | 15.20% | \$521.4M | 15.16% |
| Entertainment                    | \$1M     | 1.26%  | \$12.8M  | 1.45%  | \$30.8M  | 1.45%  | \$49.8M  | 1.45%  |
| Audio & Visual Equipment/Service | \$3M     | 3.72%  | \$31.2M  | 3.53%  | \$75M    | 3.54%  | \$118.6M | 3.45%  |
| Reading Materials                | \$158.5K | 0.20%  | \$1.8M   | 0.20%  | \$4.2M   | 0.20%  | \$7M     | 0.20%  |
| Pets, Toys, & Hobbies            | \$2.2M   | 2.72%  | \$23.7M  | 2.68%  | \$55.6M  | 2.62%  | \$90.3M  | 2.63%  |
| Personal Items                   | \$5.8M   | 7.31%  | \$65.1M  | 7.37%  | \$156.8M | 7.40%  | \$255.7M | 7.44%  |

|                        |         |        |          |        |          |        |          |        |
|------------------------|---------|--------|----------|--------|----------|--------|----------|--------|
| Total Food and Alcohol | \$22.4M | 28.05% | \$239.1M | 27.03% | \$570.4M | 26.91% | \$909.2M | 26.44% |
| Food At Home           | \$11.2M | 14.09% | \$119.7M | 13.53% | \$286.7M | 13.52% | \$452.2M | 13.15% |
| Food Away From Home    | \$9.6M  | 12.06% | \$102.8M | 11.63% | \$244.8M | 11.55% | \$393.3M | 11.44% |
| Alcoholic Beverages    | \$1.5M  | 1.91%  | \$16.5M  | 1.87%  | \$39M    | 1.84%  | \$63.7M  | 1.85%  |

|                               |         |        |          |        |          |        |          |        |
|-------------------------------|---------|--------|----------|--------|----------|--------|----------|--------|
| Total Household               | \$12.3M | 15.44% | \$142.6M | 16.13% | \$347.9M | 16.41% | \$578.9M | 16.83% |
| House Maintenance & Repair    | \$2.3M  | 2.86%  | \$29.1M  | 3.30%  | \$71.2M  | 3.36%  | \$120.8M | 3.51%  |
| Household Equip & Furnishings | \$4.9M  | 6.18%  | \$55.2M  | 6.24%  | \$135.1M | 6.37%  | \$220.5M | 6.41%  |
| Household Operations          | \$3.8M  | 4.71%  | \$42M    | 4.75%  | \$101.7M | 4.80%  | \$168.8M | 4.91%  |
| Housing Costs                 | \$1.4M  | 1.70%  | \$16.2M  | 1.84%  | \$39.9M  | 1.88%  | \$68.8M  | 2.00%  |

# Income & Spending Demographics

## Edmond Exchange Shopping Center

|                                 | 1 Mile   |        | 3 Miles  |        | 5 Miles  |        | 15 Min. Drive |        |
|---------------------------------|----------|--------|----------|--------|----------|--------|---------------|--------|
| Total Transportation/Maint.     | \$20.3M  | 25.44% | \$224.5M | 25.39% | \$532.2M | 25.10% | \$860.4M      | 25.02% |
| Vehicle Purchases               | \$10M    | 12.56% | \$112.3M | 12.70% | \$262.9M | 12.40% | \$426.3M      | 12.39% |
| Gasoline                        | \$5.7M   | 7.12%  | \$59.9M  | 6.78%  | \$142.3M | 6.71%  | \$224.1M      | 6.52%  |
| Vehicle Expenses                | \$347.1K | 0.44%  | \$4.5M   | 0.51%  | \$11.9M  | 0.56%  | \$20.4M       | 0.59%  |
| Transportation                  | \$1.7M   | 2.18%  | \$20.5M  | 2.32%  | \$50.9M  | 2.40%  | \$86.2M       | 2.51%  |
| Automotive Repair & Maintenance | \$2.5M   | 3.14%  | \$27.2M  | 3.07%  | \$64.3M  | 3.03%  | \$103.4M      | 3.01%  |
|                                 |          |        |          |        |          |        |               |        |
| Total Health Care               | \$3.8M   | 4.75%  | \$42.6M  | 4.82%  | \$100.9M | 4.76%  | \$164.7M      | 4.79%  |
| Medical Services                | \$2.1M   | 2.66%  | \$24M    | 2.72%  | \$57.1M  | 2.69%  | \$93.9M       | 2.73%  |
| Prescription Drugs              | \$1.2M   | 1.56%  | \$13.9M  | 1.57%  | \$32.7M  | 1.54%  | \$52.9M       | 1.54%  |
| Medical Supplies                | \$419.8K | 0.53%  | \$4.7M   | 0.53%  | \$11.1M  | 0.52%  | \$17.9M       | 0.52%  |
|                                 |          |        |          |        |          |        |               |        |
| Total Education/Day Care        | \$4.6M   | 5.81%  | \$55.1M  | 6.23%  | \$135M   | 6.37%  | \$228.6M      | 6.65%  |
| Education                       | \$2.9M   | 3.65%  | \$34.9M  | 3.95%  | \$85.9M  | 4.05%  | \$144.8M      | 4.21%  |
| Fees & Admissions               | \$1.7M   | 2.15%  | \$20.2M  | 2.29%  | \$49.1M  | 2.31%  | \$83.8M       | 2.44%  |