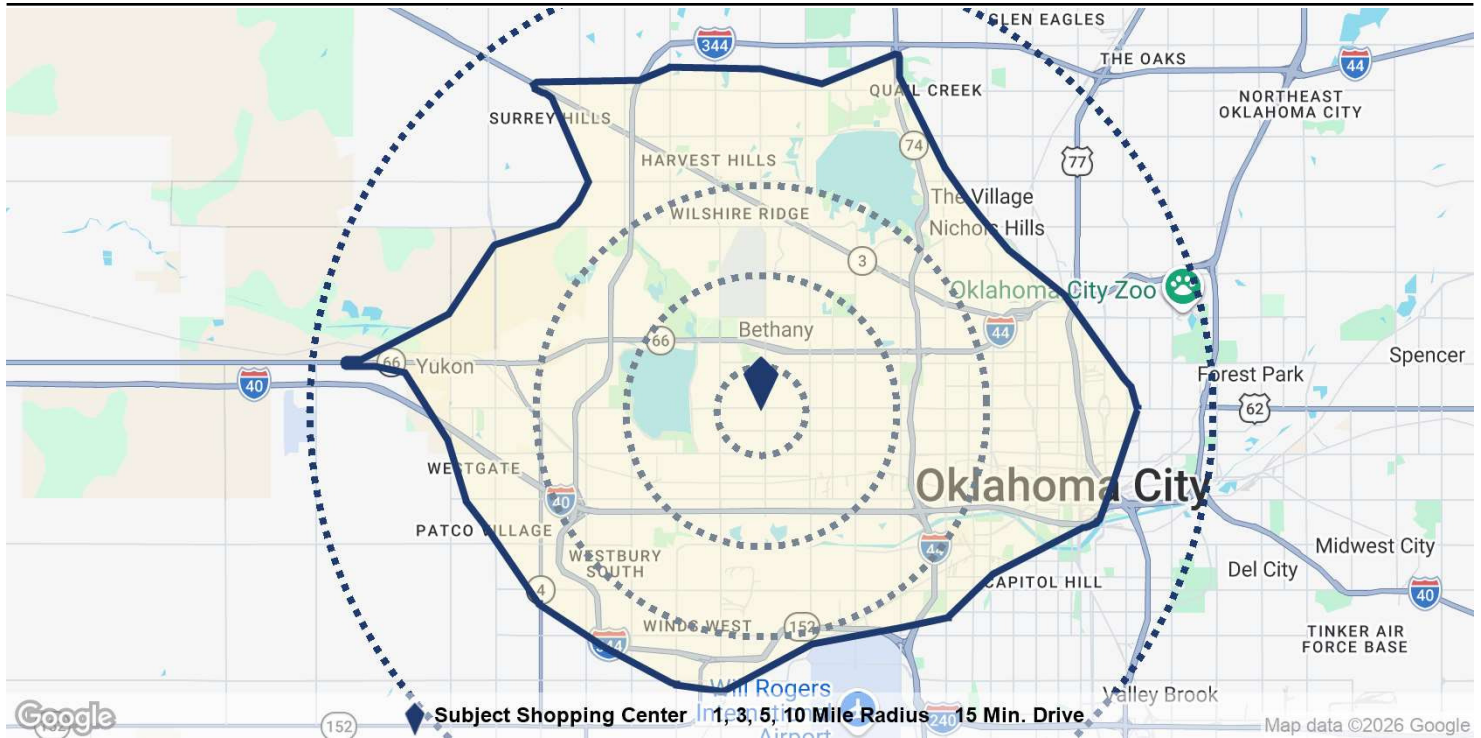


Subject Shopping Center

Glen Oaks Center

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	15,329	76,994	184,109	622,224	359,941
5 Yr Growth	3.5%	3.3%	4.5%	5.3%	5.4%
Median Age	36	35	36	36	37
5 Yr Forecast	37	36	37	38	38
White / Black / Hispanic	53% / 11% / 29%	48% / 11% / 33%	53% / 11% / 26%	54% / 12% / 25%	58% / 10% / 22%
5 Yr Forecast	53% / 11% / 29%	48% / 11% / 33%	53% / 11% / 26%	54% / 12% / 24%	58% / 10% / 21%
Employment	2,417	33,244	105,497	409,376	185,013
Buying Power	\$295.6M	\$1.5B	\$4.5B	\$16.1B	\$9.9B
5 Yr Growth	1.7%	3.4%	6.3%	6.6%	6.5%
College Graduates	20.3%	17.5%	24.9%	27.6%	40.7%
Household					
Households	6,064	30,125	73,512	249,305	148,056
5 Yr Growth	3.6%	3.3%	4.3%	5.0%	5.0%
Median Household Income	\$48,754	\$50,950	\$60,645	\$64,503	\$67,056
5 Yr Forecast	\$47,844	\$50,996	\$61,803	\$65,507	\$67,976
Average Household Income	\$66,556	\$65,082	\$77,531	\$84,763	\$87,394
5 Yr Forecast	\$67,068	\$65,828	\$78,942	\$86,083	\$88,593
% High Income (>\$75K)	33%	31%	40%	43%	45%
Housing					
Median Home Value	\$180,033	\$168,038	\$210,813	\$232,537	\$240,475
Median Year Built	1969	1968	1971	1976	1974
Owner / Renter Occupied	50% / 50%	46% / 54%	53% / 47%	54% / 46%	55% / 45%

Glen Oaks Center

[illegible]

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 N Rockwell Ave	NW 23rd St - N	17,936	2026	0.09 mi
2 NW 23rd St	N Rockwell Ave - W	12,769	2026	0.14 mi
3 NW 23rd St	Wilburn Ave - W	11,970	2026	0.16 mi
4 Northwest 23rd Street	N Wilburn Ave - E	10,442	2026	0.19 mi
5 North Rockwell Avenue	NW 19th St - S	25,329	2026	0.23 mi
6 North Rockwell Avenue	NW 27th St - N	14,549	2026	0.31 mi
7 N Glade Ave	NW 22nd St - N	1,486	2026	0.41 mi
8 N Glade Ave	NW 24th St - S	1,882	2026	0.43 mi
9 NW 16th St	Wilburn Dr - W	3,584	2026	0.44 mi
10 N College Ave	NW 23rd St - N	347	2026	0.44 mi

Income & Spending Demographics

Glen Oaks Center

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2025 Households by HH Income	6,064		30,127		73,512		148,056	
<\$25,000	1,315	21.69%	6,962	23.11%	13,479	18.34%	25,358	17.13%
\$25,000 - \$50,000	1,787	29.47%	7,858	26.08%	16,711	22.73%	29,846	20.16%
\$50,000 - \$75,000	933	15.39%	5,850	19.42%	14,136	19.23%	26,955	18.21%
\$75,000 - \$100,000	781	12.88%	3,701	12.28%	10,569	14.38%	20,396	13.78%
\$100,000 - \$125,000	495	8.16%	2,243	7.45%	6,509	8.85%	14,860	10.04%
\$125,000 - \$150,000	413	6.81%	1,625	5.39%	4,301	5.85%	9,371	6.33%
\$150,000 - \$200,000	181	2.98%	1,252	4.16%	4,800	6.53%	11,307	7.64%
\$200,000+	159	2.62%	636	2.11%	3,007	4.09%	9,963	6.73%
2025 Avg Household Income	\$66,556		\$65,082		\$77,531		\$87,394	
2025 Med Household Income	\$48,754		\$50,950		\$60,645		\$67,056	

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$152.7M		\$732.3M		\$2B		\$4.2B	
Total Apparel	\$8.6M	5.64%	\$42.5M	5.81%	\$108.9M	5.54%	\$224.3M	5.35%
Women's Apparel	\$3.1M	2.05%	\$15.3M	2.09%	\$40.3M	2.05%	\$84.4M	2.01%
Men's Apparel	\$1.7M	1.10%	\$8.2M	1.12%	\$21.4M	1.09%	\$44.9M	1.07%
Girl's Apparel	\$676.4K	0.44%	\$3.4M	0.47%	\$8.4M	0.43%	\$16.8M	0.40%
Boy's Apparel	\$537.7K	0.35%	\$2.7M	0.37%	\$6.5M	0.33%	\$12.7M	0.30%
Infant Apparel	\$483.7K	0.32%	\$2.5M	0.34%	\$6.1M	0.31%	\$12M	0.29%
Footwear	\$2.1M	1.39%	\$10.5M	1.43%	\$26.3M	1.34%	\$53.5M	1.28%

Total Entertainment & Hobbies	\$22.9M	14.99%	\$109.6M	14.97%	\$294.9M	14.99%	\$632.3M	15.08%
Entertainment	\$2.7M	1.80%	\$13.1M	1.79%	\$33.5M	1.70%	\$67.3M	1.60%
Audio & Visual Equipment/Service	\$5.7M	3.76%	\$28M	3.82%	\$73M	3.71%	\$152.7M	3.64%
Reading Materials	\$235.1K	0.15%	\$1M	0.14%	\$3.2M	0.16%	\$7.6M	0.18%
Pets, Toys, & Hobbies	\$3.7M	2.45%	\$17.8M	2.42%	\$49.4M	2.51%	\$107.9M	2.57%
Personal Items	\$10.4M	6.82%	\$49.8M	6.79%	\$135.8M	6.91%	\$296.8M	7.08%

Total Food and Alcohol	\$43.2M	28.30%	\$211M	28.81%	\$553.2M	28.13%	\$1.2B	27.68%
Food At Home	\$23.6M	15.43%	\$115.3M	15.75%	\$293.3M	14.91%	\$601.1M	14.34%
Food Away From Home	\$17.1M	11.19%	\$83.3M	11.38%	\$225.8M	11.48%	\$484.1M	11.55%
Alcoholic Beverages	\$2.6M	1.68%	\$12.3M	1.69%	\$34.1M	1.73%	\$75.5M	1.80%

Total Household	\$22.2M	14.52%	\$106.6M	14.56%	\$300.1M	15.26%	\$660.1M	15.74%
House Maintenance & Repair	\$5.2M	3.43%	\$24.3M	3.32%	\$68.4M	3.48%	\$145.8M	3.48%
Household Equip & Furnishings	\$8.7M	5.71%	\$42.2M	5.76%	\$117.3M	5.96%	\$256.4M	6.11%
Household Operations	\$6.3M	4.12%	\$30.8M	4.21%	\$86M	4.37%	\$190.3M	4.54%
Housing Costs	\$1.9M	1.26%	\$9.4M	1.28%	\$28.4M	1.44%	\$67.7M	1.61%



Income & Spending Demographics

Glen Oaks Center

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$41.8M	27.35%	\$195.4M	26.68%	\$519.3M	26.40%	\$1.1B	25.90%
Vehicle Purchases	\$22M	14.40%	\$99.6M	13.60%	\$264.3M	13.44%	\$546.7M	13.04%
Gasoline	\$11.9M	7.77%	\$57.5M	7.85%	\$148M	7.53%	\$301.8M	7.20%
Vehicle Expenses	\$564.8K	0.37%	\$3.1M	0.42%	\$8.5M	0.43%	\$20.2M	0.48%
Transportation	\$2.5M	1.61%	\$12.2M	1.66%	\$36.6M	1.86%	\$86.9M	2.07%
Automotive Repair & Maintenance	\$4.9M	3.20%	\$23.1M	3.16%	\$61.8M	3.14%	\$130.3M	3.11%
Total Health Care	\$7.3M	4.81%	\$34.5M	4.72%	\$92.9M	4.73%	\$200.7M	4.79%
Medical Services	\$4M	2.60%	\$18.8M	2.57%	\$51.2M	2.60%	\$111.5M	2.66%
Prescription Drugs	\$2.6M	1.68%	\$11.9M	1.63%	\$31.4M	1.60%	\$67M	1.60%
Medical Supplies	\$810.9K	0.53%	\$3.8M	0.52%	\$10.3M	0.52%	\$22.2M	0.53%
Total Education/Day Care	\$6.7M	4.39%	\$32.6M	4.45%	\$97.6M	4.96%	\$228.8M	5.46%
Education	\$4.2M	2.76%	\$20.5M	2.80%	\$61.6M	3.13%	\$144.2M	3.44%
Fees & Admissions	\$2.5M	1.63%	\$12M	1.64%	\$36M	1.83%	\$84.6M	2.02%