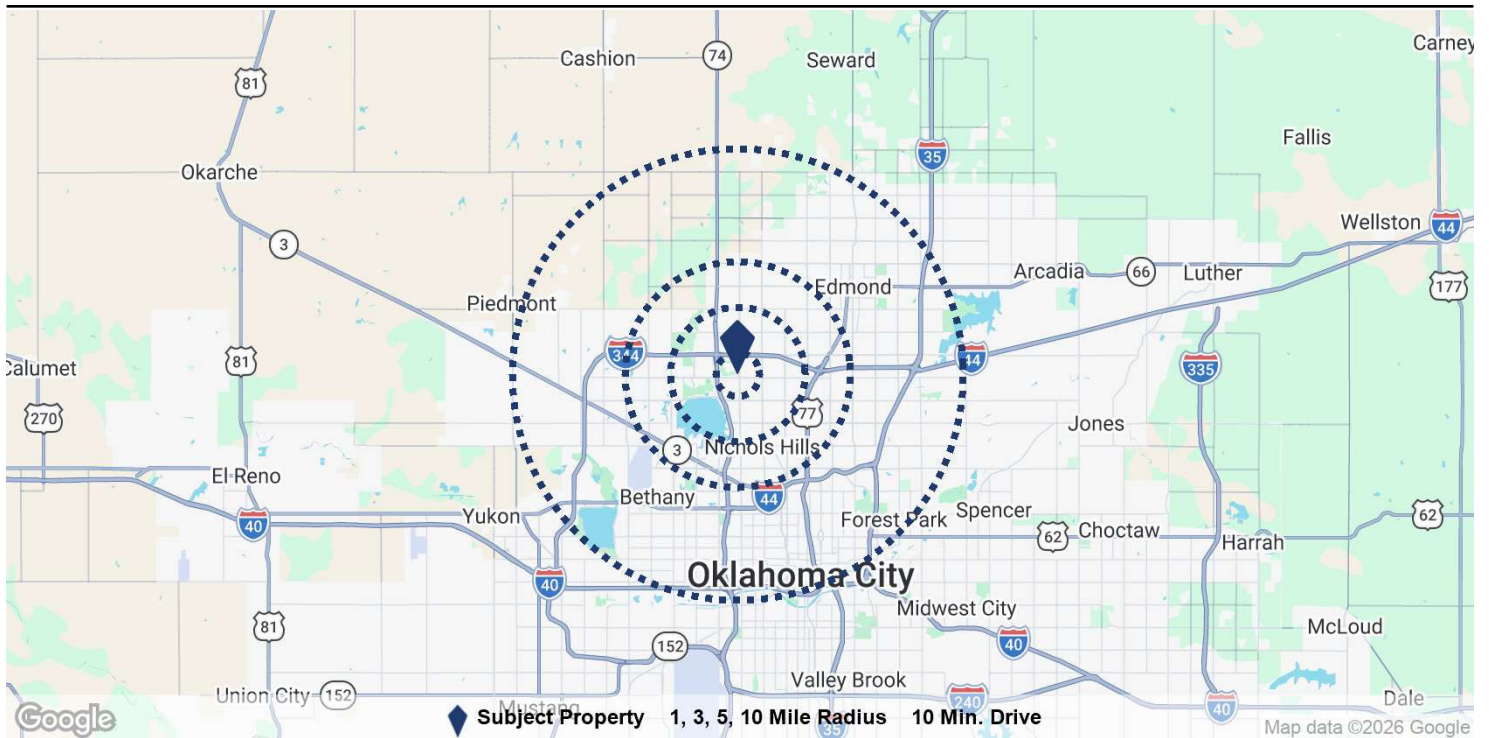


Subject Property

12302-12408 May Ave

DEMOGRAPHICS

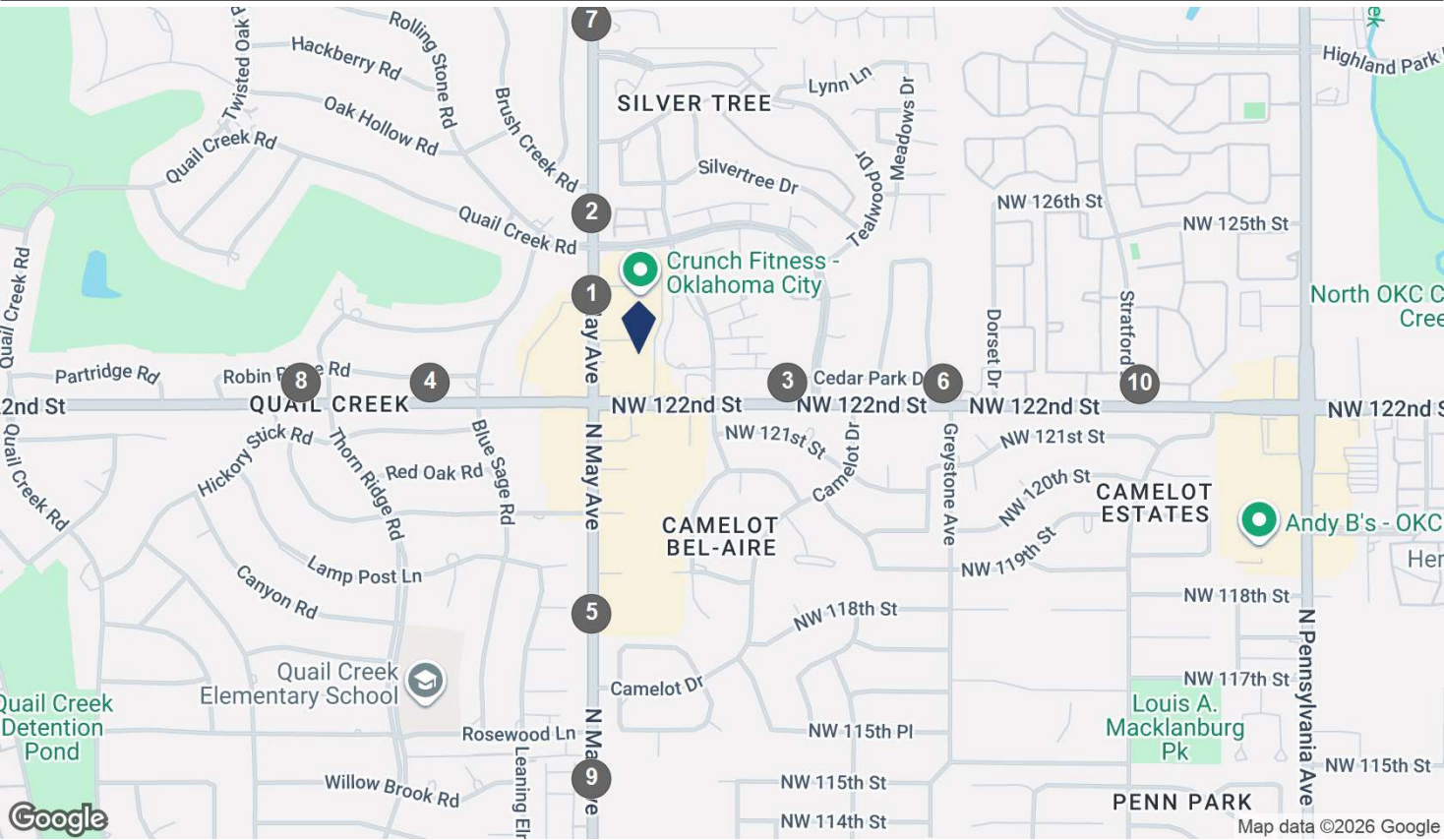


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	15,264	73,331	194,993	538,983	
5 Yr Growth	3.5%	2.3%	2.2%	3.3%	
Median Age	36	37	37	37	
5 Yr Forecast	37	39	39	38	
White / Black / Hispanic	51% / 28% / 9%	57% / 20% / 10%	61% / 16% / 10%	59% / 14% / 15%	
5 Yr Forecast	51% / 28% / 9%	57% / 20% / 10%	61% / 16% / 10%	60% / 14% / 14%	
Employment	4,198	49,473	130,164	378,769	
Buying Power	\$382.9M	\$2.4B	\$6.6B	\$16.5B	
5 Yr Growth	4.8%	3.6%	3.3%	4.4%	
College Graduates	37.5%	41.4%	43.8%	38.1%	
Household					
Households	7,406	34,428	84,274	222,533	
5 Yr Growth	3.9%	2.5%	2.3%	3.2%	
Median Household Income	\$51,707	\$69,839	\$78,525	\$73,991	
5 Yr Forecast	\$52,136	\$70,622	\$79,293	\$74,818	
Average Household Income	\$81,639	\$94,611	\$104,347	\$99,689	
5 Yr Forecast	\$82,174	\$95,308	\$105,183	\$100,720	
% High Income (>\$75K)	37%	46%	52%	49%	
Housing					
Median Home Value	\$274,517	\$281,910	\$288,830	\$282,224	
Median Year Built	1982	1985	1986	1980	
Owner / Renter Occupied	37% / 63%	49% / 51%	56% / 44%	56% / 44%	

Subject Property

12302-12408 May Ave

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 N May Ave	Cedar Springs Ln - N	17,213	2026	0.09 mi
2 N May Ave	Indian Creek Blvd - S	21,197	2026	0.18 mi
3 NW 122nd St	Indian Creek Blvd - E	19,705	2026	0.22 mi
4 NW 122nd St	Blue Sage Rd - E	19,959	2026	0.30 mi
5 N May Ave	Camelot Dr - S	20,901	2026	0.40 mi
6 Northwest 122nd Street	Greystone Ave - E	18,613	2026	0.43 mi
7 North May Avenue	Tealwood Dr - S	18,846	2026	0.44 mi
8 Northwest 122nd Street	Thorn Ridge Rd - E	18,524	2026	0.48 mi
9 North May Avenue	Rosewood Ln - N	18,715	2026	0.63 mi
10 NW 122nd St	Stratford Dr - W	21,416	2026	0.71 mi

Income & Spending Demographics

12302-12408 May Ave

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2025 Households by HH Income	7,407		34,428		84,274			
<\$25,000	1,612	21.76%	5,648	16.41%	10,947	12.99%	-	-
\$25,000 - \$50,000	2,014	27.19%	6,630	19.26%	15,041	17.85%	-	-
\$50,000 - \$75,000	1,067	14.41%	6,191	17.98%	14,632	17.36%	-	-
\$75,000 - \$100,000	634	8.56%	4,368	12.69%	10,759	12.77%	-	-
\$100,000 - \$125,000	656	8.86%	3,760	10.92%	9,583	11.37%	-	-
\$125,000 - \$150,000	286	3.86%	1,955	5.68%	6,223	7.38%	-	-
\$150,000 - \$200,000	637	8.60%	2,704	7.85%	7,528	8.93%	-	-
\$200,000+	501	6.76%	3,172	9.21%	9,561	11.35%	-	-
2025 Avg Household Income	\$81,639		\$94,611		\$104,347		-	-
2025 Med Household Income	\$51,707		\$69,839		\$78,525		-	-

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$181.7M		\$961.3M		\$2.6B			
Total Apparel	\$10M	5.50%	\$49.9M	5.19%	\$133.6M	5.20%		
Women's Apparel	\$3.8M	2.09%	\$19.4M	2.02%	\$51.7M	2.01%	-	-
Men's Apparel	\$2M	1.08%	\$9.9M	1.03%	\$26.6M	1.04%	-	-
Girl's Apparel	\$723.3K	0.40%	\$3.5M	0.37%	\$9.8M	0.38%	-	-
Boy's Apparel	\$548.2K	0.30%	\$2.7M	0.28%	\$7.3M	0.29%	-	-
Infant Apparel	\$573.6K	0.32%	\$2.7M	0.28%	\$6.9M	0.27%	-	-
Footwear	\$2.4M	1.31%	\$11.7M	1.21%	\$31.2M	1.22%	-	-

Total Entertainment & Hobbies	\$28.6M	15.73%	\$148.3M	15.43%	\$391.2M	15.23%		
Entertainment	\$2.4M	1.34%	\$12.9M	1.34%	\$35M	1.36%	-	-
Audio & Visual Equipment/Service	\$7.3M	3.99%	\$36.2M	3.77%	\$92.8M	3.61%	-	-
Reading Materials	\$336.9K	0.19%	\$1.9M	0.20%	\$5.2M	0.20%	-	-
Pets, Toys, & Hobbies	\$4.7M	2.57%	\$25.2M	2.62%	\$67.5M	2.63%	-	-
Personal Items	\$13.9M	7.64%	\$72.1M	7.50%	\$190.7M	7.42%	-	-

Total Food and Alcohol	\$51.1M	28.13%	\$263.9M	27.45%	\$696.8M	27.13%		
Food At Home	\$25.9M	14.28%	\$131.9M	13.72%	\$348.7M	13.58%	-	-
Food Away From Home	\$21.7M	11.96%	\$113.9M	11.85%	\$300.4M	11.70%	-	-
Alcoholic Beverages	\$3.4M	1.89%	\$18.1M	1.88%	\$47.7M	1.86%	-	-

Total Household	\$29M	15.98%	\$159M	16.53%	\$426.7M	16.61%		
House Maintenance & Repair	\$5.1M	2.83%	\$31.7M	3.30%	\$88.5M	3.45%	-	-
Household Equip & Furnishings	\$11.5M	6.32%	\$61.6M	6.41%	\$164.4M	6.40%	-	-
Household Operations	\$9.1M	4.99%	\$47.6M	4.95%	\$125.1M	4.87%	-	-
Housing Costs	\$3.3M	1.84%	\$18.1M	1.88%	\$48.7M	1.89%	-	-



Income & Spending Demographics

12302-12408 May Ave

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$44M	24.25%	\$236.4M	24.59%	\$636.2M	24.77%		
Vehicle Purchases	\$19.9M	10.95%	\$111.4M	11.59%	\$306.8M	11.95%	-	-
Gasoline	\$13M	7.13%	\$66.5M	6.91%	\$174.2M	6.78%	-	-
Vehicle Expenses	\$1.1M	0.62%	\$5.3M	0.56%	\$14.2M	0.55%	-	-
Transportation	\$4.4M	2.43%	\$23.2M	2.42%	\$62.2M	2.42%	-	-
Automotive Repair & Maintenance	\$5.6M	3.11%	\$29.9M	3.11%	\$78.8M	3.07%	-	-
Total Health Care	\$8.4M	4.62%	\$46M	4.79%	\$123M	4.79%		
Medical Services	\$4.7M	2.57%	\$25.8M	2.68%	\$69.4M	2.70%	-	-
Prescription Drugs	\$2.8M	1.52%	\$15M	1.56%	\$39.9M	1.55%	-	-
Medical Supplies	\$968K	0.53%	\$5.2M	0.54%	\$13.7M	0.53%	-	-
Total Education/Day Care	\$10.5M	5.79%	\$58M	6.03%	\$160.6M	6.26%		
Education	\$6.6M	3.63%	\$36.2M	3.77%	\$101.2M	3.94%	-	-
Fees & Admissions	\$3.9M	2.16%	\$21.7M	2.26%	\$59.4M	2.31%	-	-