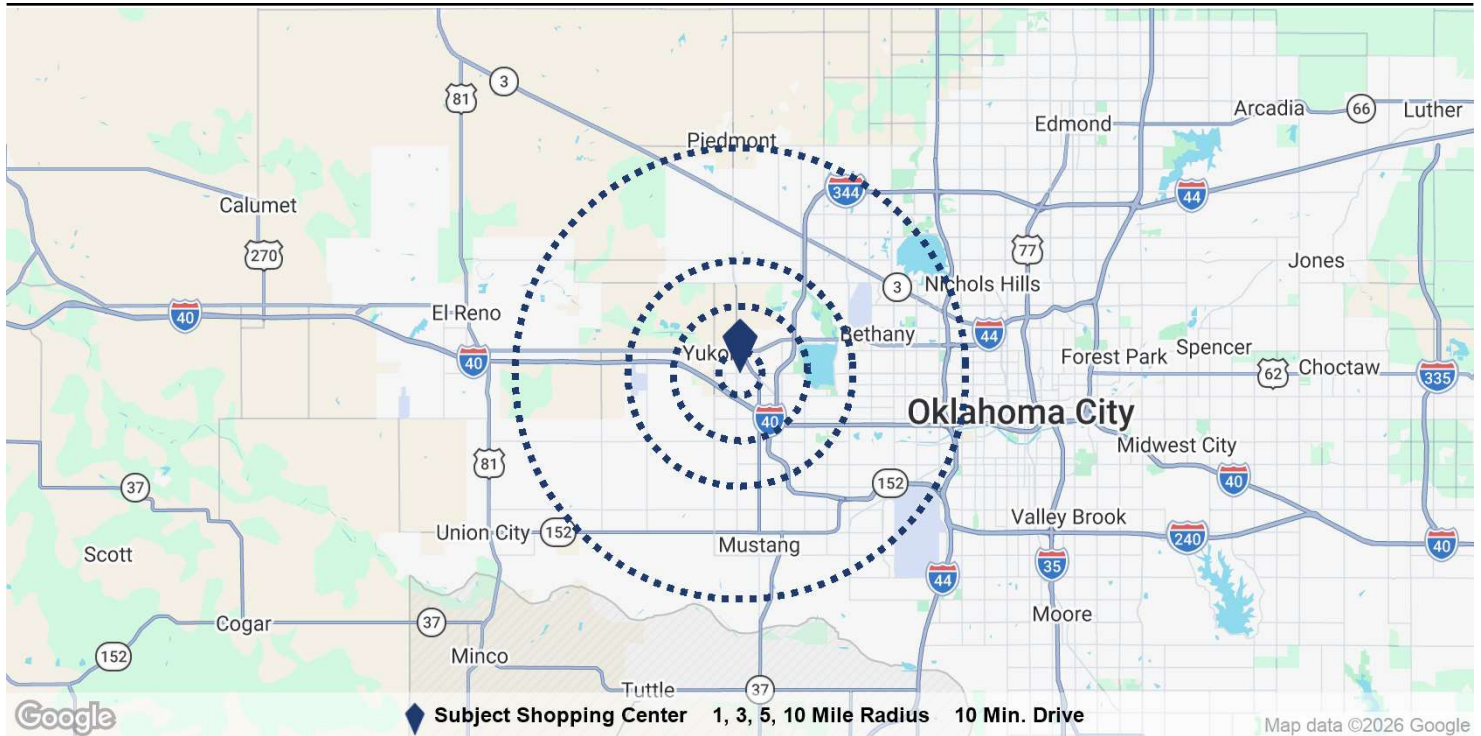


Subject Shopping Center

Yukon Hills Plaza

DEMOGRAPHICS

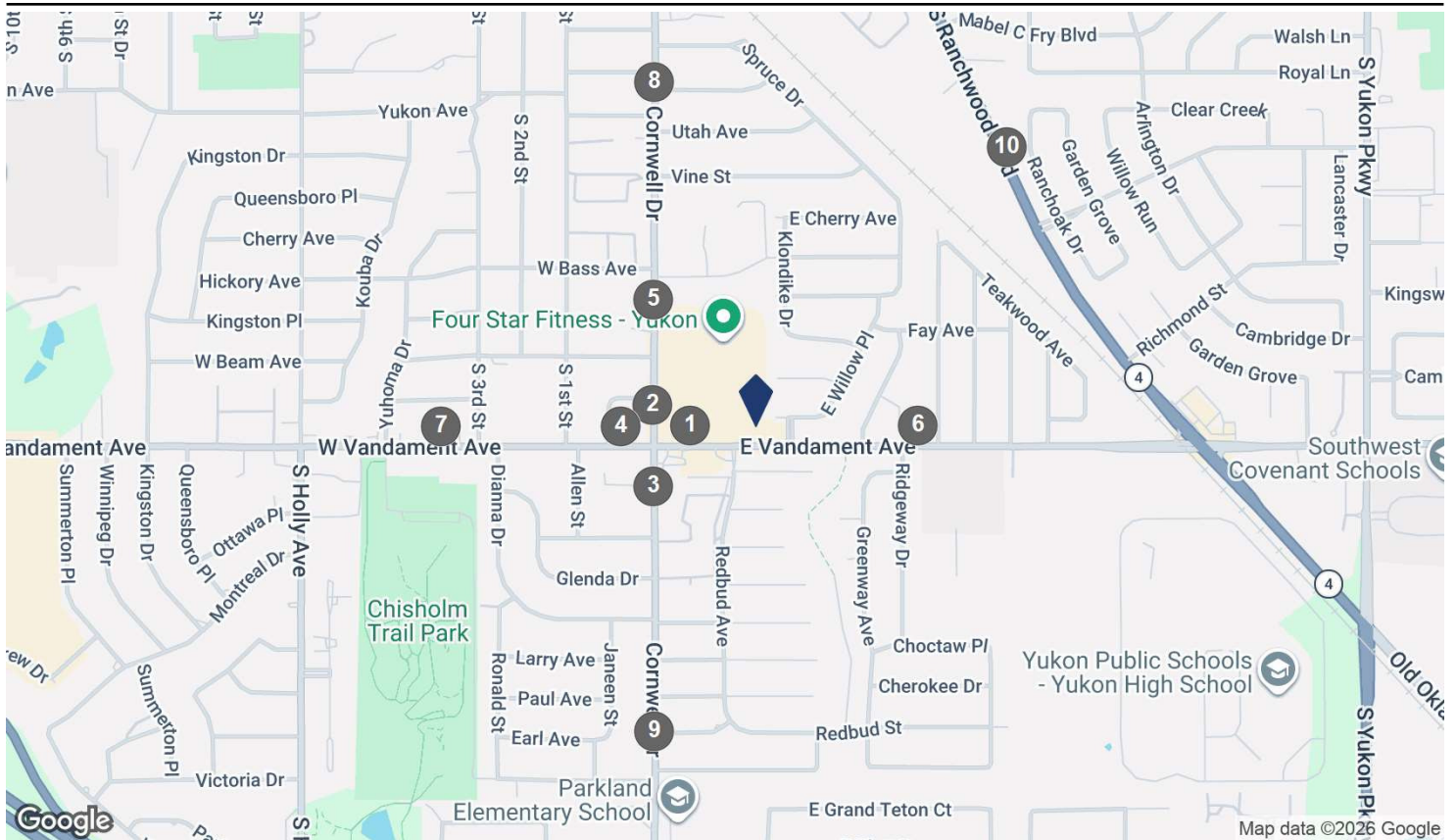


Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	14,455	57,417	93,726	341,142	
5 Yr Growth	12.5%	13.5%	12.9%	7.6%	
Median Age	39	37	37	37	
5 Yr Forecast	40	39	38	38	
White / Black / Hispanic	77% / 2% / 10%	72% / 4% / 11%	69% / 4% / 14%	61% / 9% / 19%	
5 Yr Forecast	77% / 2% / 10%	72% / 4% / 11%	69% / 4% / 14%	62% / 8% / 18%	
Employment	3,384	15,826	26,660	139,820	
Buying Power	\$425.1M	\$1.8B	\$2.9B	\$9.6B	
5 Yr Growth	10.9%	12.9%	12.9%	8.8%	
College Graduates	28.5%	29.5%	29.9%	28.9%	
Household					
Households	5,767	21,964	35,054	131,329	
5 Yr Growth	11.6%	12.6%	12.1%	7.0%	
Median Household Income	\$73,708	\$82,873	\$81,969	\$72,902	
5 Yr Forecast	\$73,218	\$83,075	\$82,566	\$74,102	
Average Household Income	\$89,587	\$99,659	\$98,409	\$91,391	
5 Yr Forecast	\$88,917	\$100,311	\$99,234	\$92,934	
% High Income (>\$75K)	49%	55%	54%	49%	
Housing					
Median Home Value	\$179,135	\$244,154	\$247,569	\$246,116	
Median Year Built	1976	1995	1997	1982	
Owner / Renter Occupied	67% / 33%	68% / 32%	70% / 30%	62% / 38%	

Subject Shopping Center

Yukon Hills Plaza

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 E Vandament Ave	Redbud Ave - E	17,140	2026	0.10 mi
2 S Cornwell Dr	W Vandament Ave - S	13,202	2026	0.15 mi
3 S Cornwell Dr	W Janice Ave - S	13,132	2026	0.18 mi
4 W Vandament Ave	Belisle Ave - W	13,324	2026	0.19 mi
5 S Cornwell Dr	Asbill Ave - S	4,961	2026	0.21 mi
6 East Vandament Avenue	Ridgeway Dr - W	11,464	2026	0.23 mi
7 West Vandament Avenue	S 3rd St - E	17,562	2026	0.45 mi
8 South Cornwell Drive	Trenton Ter - N	9,372	2026	0.48 mi
9 South Cornwell Drive	Seminole Ln - N	15,673	2026	0.48 mi
10 S Ranchwood Blvd	Brookhurst Blvd - SE	5,764	2026	0.51 mi

Income & Spending Demographics

Yukon Hills Plaza

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2025 Households by HH Income	5,766		21,963		35,054			
<\$25,000	775	13.44%	2,228	10.14%	3,652	10.42%	-	-
\$25,000 - \$50,000	712	12.35%	3,166	14.42%	5,148	14.69%	-	-
\$50,000 - \$75,000	1,453	25.20%	4,506	20.52%	7,211	20.57%	-	-
\$75,000 - \$100,000	902	15.64%	3,434	15.64%	5,438	15.51%	-	-
\$100,000 - \$125,000	642	11.13%	2,918	13.29%	4,508	12.86%	-	-
\$125,000 - \$150,000	485	8.41%	1,630	7.42%	2,685	7.66%	-	-
\$150,000 - \$200,000	544	9.43%	2,698	12.28%	4,354	12.42%	-	-
\$200,000+	253	4.39%	1,383	6.30%	2,058	5.87%	-	-
2025 Avg Household Income	\$89,587		\$99,659		\$98,409		-	-
2025 Med Household Income	\$73,708		\$82,873		\$81,969		-	-

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$176.4M		\$720.1M		\$1.1B			
Total Apparel	\$9M	5.13%	\$36.9M	5.13%	\$59.7M	5.20%		
Women's Apparel	\$3.5M	1.98%	\$14.1M	1.96%	\$22.6M	1.96%	-	-
Men's Apparel	\$1.8M	1.03%	\$7.5M	1.04%	\$12M	1.05%	-	-
Girl's Apparel	\$649.3K	0.37%	\$2.7M	0.38%	\$4.5M	0.39%	-	-
Boy's Apparel	\$489K	0.28%	\$2.1M	0.29%	\$3.4M	0.30%	-	-
Infant Apparel	\$439.7K	0.25%	\$1.8M	0.26%	\$3M	0.26%	-	-
Footwear	\$2.2M	1.22%	\$8.7M	1.21%	\$14.1M	1.23%	-	-

Total Entertainment & Hobbies	\$27.4M	15.52%	\$108.8M	15.11%	\$172.8M	15.04%		
Entertainment	\$2.8M	1.58%	\$11.7M	1.63%	\$18.9M	1.64%	-	-
Audio & Visual Equipment/Service	\$6.3M	3.58%	\$25.2M	3.50%	\$40.2M	3.50%	-	-
Reading Materials	\$362.9K	0.21%	\$1.4M	0.19%	\$2.1M	0.19%	-	-
Pets, Toys, & Hobbies	\$4.8M	2.74%	\$19.1M	2.66%	\$30.2M	2.63%	-	-
Personal Items	\$13.1M	7.41%	\$51.3M	7.13%	\$81.4M	7.09%	-	-

Total Food and Alcohol	\$48M	27.20%	\$192.3M	26.71%	\$307.5M	26.78%		
Food At Home	\$25M	14.16%	\$98.9M	13.73%	\$158.8M	13.83%	-	-
Food Away From Home	\$19.9M	11.28%	\$80.9M	11.23%	\$128.9M	11.22%	-	-
Alcoholic Beverages	\$3.1M	1.76%	\$12.5M	1.74%	\$19.8M	1.73%	-	-

Total Household	\$27.6M	15.65%	\$114.6M	15.91%	\$183.9M	16.02%		
House Maintenance & Repair	\$6.9M	3.89%	\$26.9M	3.73%	\$43.7M	3.80%	-	-
Household Equip & Furnishings	\$10.5M	5.94%	\$44.6M	6.20%	\$71.5M	6.23%	-	-
Household Operations	\$7.6M	4.33%	\$31.8M	4.42%	\$50.8M	4.43%	-	-
Housing Costs	\$2.6M	1.49%	\$11.3M	1.56%	\$17.9M	1.56%	-	-



Income & Spending Demographics

Yukon Hills Plaza

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$46M	26.09%	\$192.8M	26.77%	\$306M	26.65%		
Vehicle Purchases	\$24.1M	13.68%	\$102.8M	14.28%	\$162.2M	14.12%	-	-
Gasoline	\$12.5M	7.07%	\$50.5M	7.02%	\$81M	7.05%	-	-
Vehicle Expenses	\$790.3K	0.45%	\$3.2M	0.44%	\$5.2M	0.45%	-	-
Transportation	\$3.2M	1.83%	\$14.2M	1.98%	\$22.8M	1.99%	-	-
Automotive Repair & Maintenance	\$5.4M	3.06%	\$22M	3.05%	\$34.9M	3.04%	-	-
Total Health Care	\$9.2M	5.19%	\$35M	4.87%	\$55.2M	4.81%		
Medical Services	\$5M	2.83%	\$19.5M	2.71%	\$30.9M	2.69%	-	-
Prescription Drugs	\$3.2M	1.81%	\$11.8M	1.64%	\$18.5M	1.61%	-	-
Medical Supplies	\$980.2K	0.56%	\$3.7M	0.52%	\$5.9M	0.51%	-	-
Total Education/Day Care	\$9.2M	5.22%	\$39.7M	5.51%	\$63.2M	5.50%		
Education	\$5.8M	3.27%	\$25.1M	3.49%	\$40.1M	3.49%	-	-
Fees & Admissions	\$3.4M	1.94%	\$14.6M	2.02%	\$23.2M	2.02%	-	-