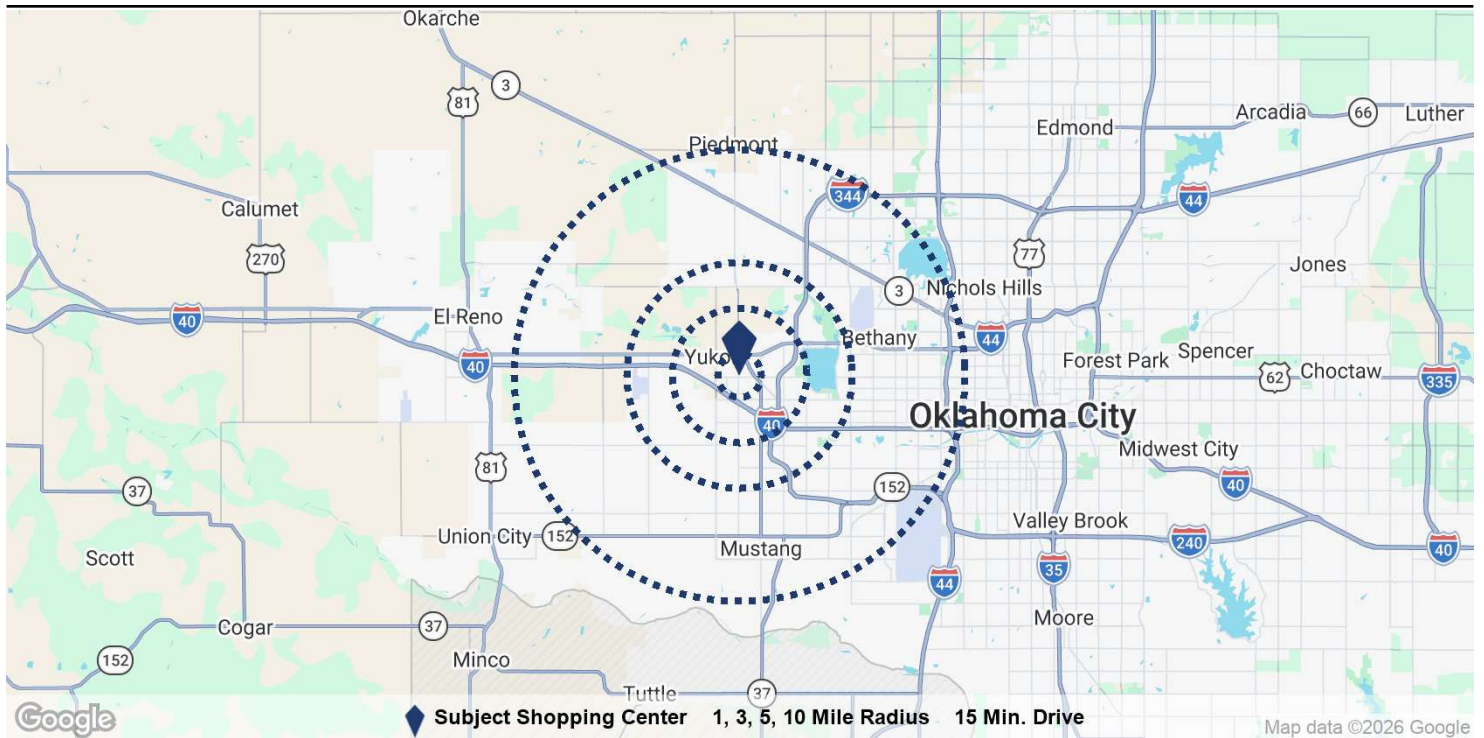


Subject Shopping Center

Yukon Hills Shopping Center

DEMOGRAPHICS

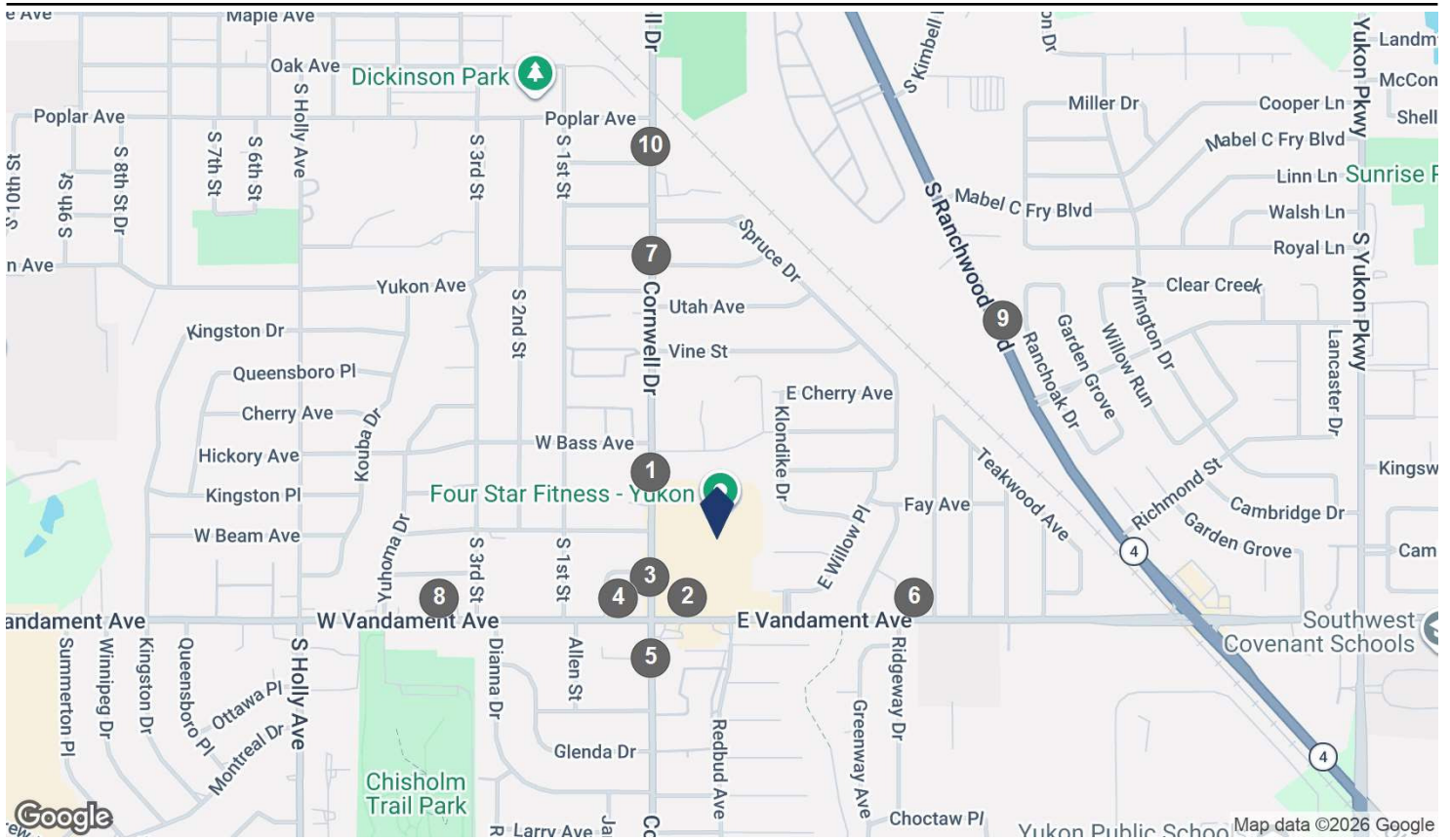


Population	1 Mile	3 Miles	5 Miles	10 Miles	15 Min. Drive
Population	14,212	56,631	92,598	339,665	
5 Yr Growth	12.6%	13.5%	13.0%	7.7%	
Median Age	39	37	37	37	
5 Yr Forecast	40	39	38	38	
White / Black / Hispanic	77% / 2% / 10%	72% / 4% / 11%	69% / 4% / 14%	61% / 9% / 18%	
5 Yr Forecast	77% / 2% / 10%	72% / 4% / 11%	69% / 4% / 14%	62% / 8% / 18%	
Employment	3,355	15,608	26,189	139,440	
Buying Power	\$412.5M	\$1.8B	\$2.9B	\$9.6B	
5 Yr Growth	10.8%	12.8%	12.9%	8.8%	
College Graduates	27.8%	29.6%	30.0%	29.0%	
Household					
Households	5,686	21,680	34,631	130,943	
5 Yr Growth	11.7%	12.5%	12.1%	7.0%	
Median Household Income	\$72,544	\$83,067	\$82,305	\$73,081	
5 Yr Forecast	\$71,958	\$83,294	\$82,913	\$74,274	
Average Household Income	\$88,155	\$99,911	\$98,687	\$91,566	
5 Yr Forecast	\$87,453	\$100,603	\$99,513	\$93,098	
% High Income (>\$75K)	48%	55%	55%	49%	
Housing					
Median Home Value	\$177,513	\$243,690	\$247,526	\$246,491	
Median Year Built	1976	1995	1998	1982	
Owner / Renter Occupied	66% / 34%	68% / 32%	70% / 30%	62% / 38%	

Subject Shopping Center

Yukon Hills Shopping Center

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 S Cornwell Dr	Asbill Ave - S	4,961	2026	0.12 mi
2 E Vandament Ave	Redbud Ave - E	17,140	2026	0.12 mi
3 S Cornwell Dr	W Vandament Ave - S	13,202	2026	0.13 mi
4 W Vandament Ave	Belisle Ave - W	13,324	2026	0.18 mi
5 S Cornwell Dr	W Janice Ave - S	13,132	2026	0.22 mi
6 East Vandament Avenue	Ridgeway Dr - W	11,464	2026	0.30 mi
7 South Cornwell Drive	Trenton Ter - N	9,372	2026	0.39 mi
8 West Vandament Avenue	S 3rd St - E	17,562	2026	0.41 mi
9 S Ranchwood Blvd	Brookhurst Blvd - SE	5,764	2026	0.49 mi
10 S Cornwell Dr	Pine St - N	11,550	2026	0.54 mi

Income & Spending Demographics

Yukon Hills Shopping Center

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
2025 Households by HH Income	5,688		21,679		34,632			
<\$25,000	797	14.01%	2,152	9.93%	3,618	10.45%	-	-
\$25,000 - \$50,000	715	12.57%	3,123	14.41%	5,047	14.57%	-	-
\$50,000 - \$75,000	1,441	25.33%	4,467	20.61%	7,080	20.44%	-	-
\$75,000 - \$100,000	864	15.19%	3,401	15.69%	5,376	15.52%	-	-
\$100,000 - \$125,000	641	11.27%	2,887	13.32%	4,457	12.87%	-	-
\$125,000 - \$150,000	483	8.49%	1,613	7.44%	2,666	7.70%	-	-
\$150,000 - \$200,000	514	9.04%	2,663	12.28%	4,340	12.53%	-	-
\$200,000+	233	4.10%	1,373	6.33%	2,048	5.91%	-	-
2025 Avg Household Income	\$88,155		\$99,911		\$98,687		-	-
2025 Med Household Income	\$72,544		\$83,067		\$82,305		-	-

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Specified Consumer Spending	\$172.6M		\$711.9M		\$1.1B			
Total Apparel	\$8.9M	5.13%	\$36.4M	5.12%	\$59.1M	5.19%		
Women's Apparel	\$3.4M	1.98%	\$13.9M	1.96%	\$22.3M	1.96%	-	-
Men's Apparel	\$1.8M	1.03%	\$7.4M	1.04%	\$11.9M	1.05%	-	-
Girl's Apparel	\$639.1K	0.37%	\$2.7M	0.38%	\$4.5M	0.39%	-	-
Boy's Apparel	\$482K	0.28%	\$2M	0.29%	\$3.4M	0.30%	-	-
Infant Apparel	\$434.5K	0.25%	\$1.8M	0.26%	\$3M	0.26%	-	-
Footwear	\$2.1M	1.22%	\$8.6M	1.21%	\$14M	1.23%	-	-

Total Entertainment & Hobbies	\$26.8M	15.52%	\$107.6M	15.12%	\$171.1M	15.04%		
Entertainment	\$2.8M	1.60%	\$11.6M	1.63%	\$18.7M	1.65%	-	-
Audio & Visual Equipment/Service	\$6.2M	3.59%	\$24.9M	3.50%	\$39.8M	3.50%	-	-
Reading Materials	\$351.7K	0.20%	\$1.4M	0.19%	\$2.1M	0.19%	-	-
Pets, Toys, & Hobbies	\$4.7M	2.74%	\$18.9M	2.66%	\$29.9M	2.63%	-	-
Personal Items	\$12.7M	7.38%	\$50.8M	7.13%	\$80.6M	7.08%	-	-

Total Food and Alcohol	\$46.9M	27.20%	\$190M	26.69%	\$304.3M	26.76%		
Food At Home	\$24.5M	14.18%	\$97.7M	13.72%	\$157.1M	13.81%	-	-
Food Away From Home	\$19.4M	11.27%	\$80M	11.23%	\$127.6M	11.22%	-	-
Alcoholic Beverages	\$3M	1.76%	\$12.4M	1.74%	\$19.6M	1.73%	-	-

Total Household	\$26.9M	15.57%	\$113.3M	15.91%	\$182.1M	16.01%		
House Maintenance & Repair	\$6.7M	3.86%	\$26.6M	3.73%	\$43.3M	3.80%	-	-
Household Equip & Furnishings	\$10.2M	5.92%	\$44.1M	6.19%	\$70.8M	6.23%	-	-
Household Operations	\$7.4M	4.32%	\$31.5M	4.42%	\$50.3M	4.42%	-	-
Housing Costs	\$2.5M	1.48%	\$11.2M	1.57%	\$17.7M	1.56%	-	-

Income & Spending Demographics

Yukon Hills Shopping Center

	1 Mile		3 Miles		5 Miles		15 Min. Drive	
Total Transportation/Maint.	\$45.3M	26.25%	\$190.6M	26.78%	\$303.3M	26.67%		
Vehicle Purchases	\$23.9M	13.83%	\$101.7M	14.29%	\$160.9M	14.15%	-	-
Gasoline	\$12.3M	7.11%	\$49.9M	7.02%	\$80.1M	7.04%	-	-
Vehicle Expenses	\$749.3K	0.43%	\$3.1M	0.44%	\$5.1M	0.45%	-	-
Transportation	\$3.1M	1.80%	\$14.1M	1.98%	\$22.6M	1.99%	-	-
Automotive Repair & Maintenance	\$5.3M	3.07%	\$21.8M	3.06%	\$34.5M	3.04%	-	-
Total Health Care	\$8.9M	5.17%	\$34.7M	4.87%	\$54.7M	4.81%		
Medical Services	\$4.9M	2.82%	\$19.3M	2.71%	\$30.6M	2.69%	-	-
Prescription Drugs	\$3.1M	1.80%	\$11.7M	1.64%	\$18.3M	1.61%	-	-
Medical Supplies	\$953.7K	0.55%	\$3.7M	0.52%	\$5.9M	0.51%	-	-
Total Education/Day Care	\$8.9M	5.16%	\$39.3M	5.51%	\$62.7M	5.51%		
Education	\$5.6M	3.23%	\$24.9M	3.49%	\$39.7M	3.49%	-	-
Fees & Admissions	\$3.3M	1.93%	\$14.4M	2.02%	\$22.9M	2.02%	-	-