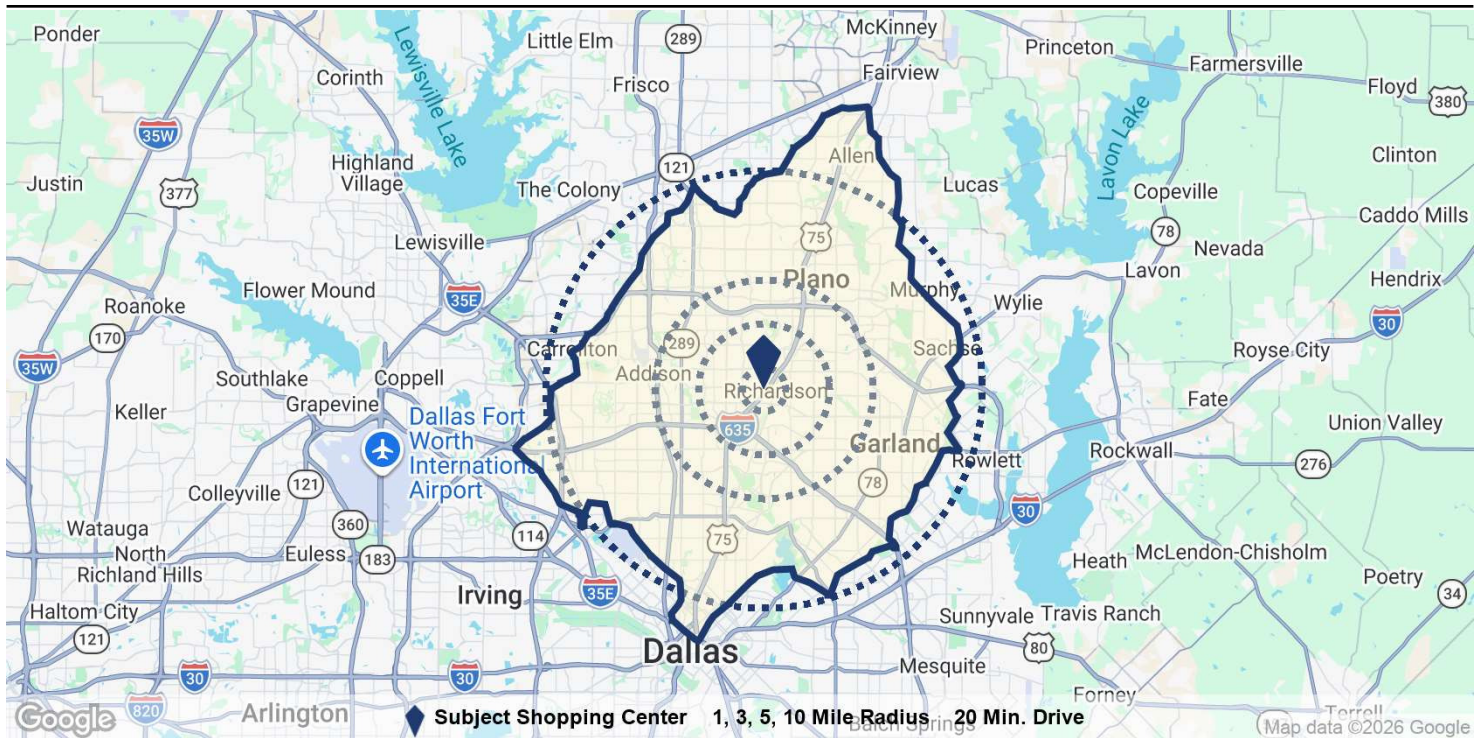


DEMOGRAPHICS

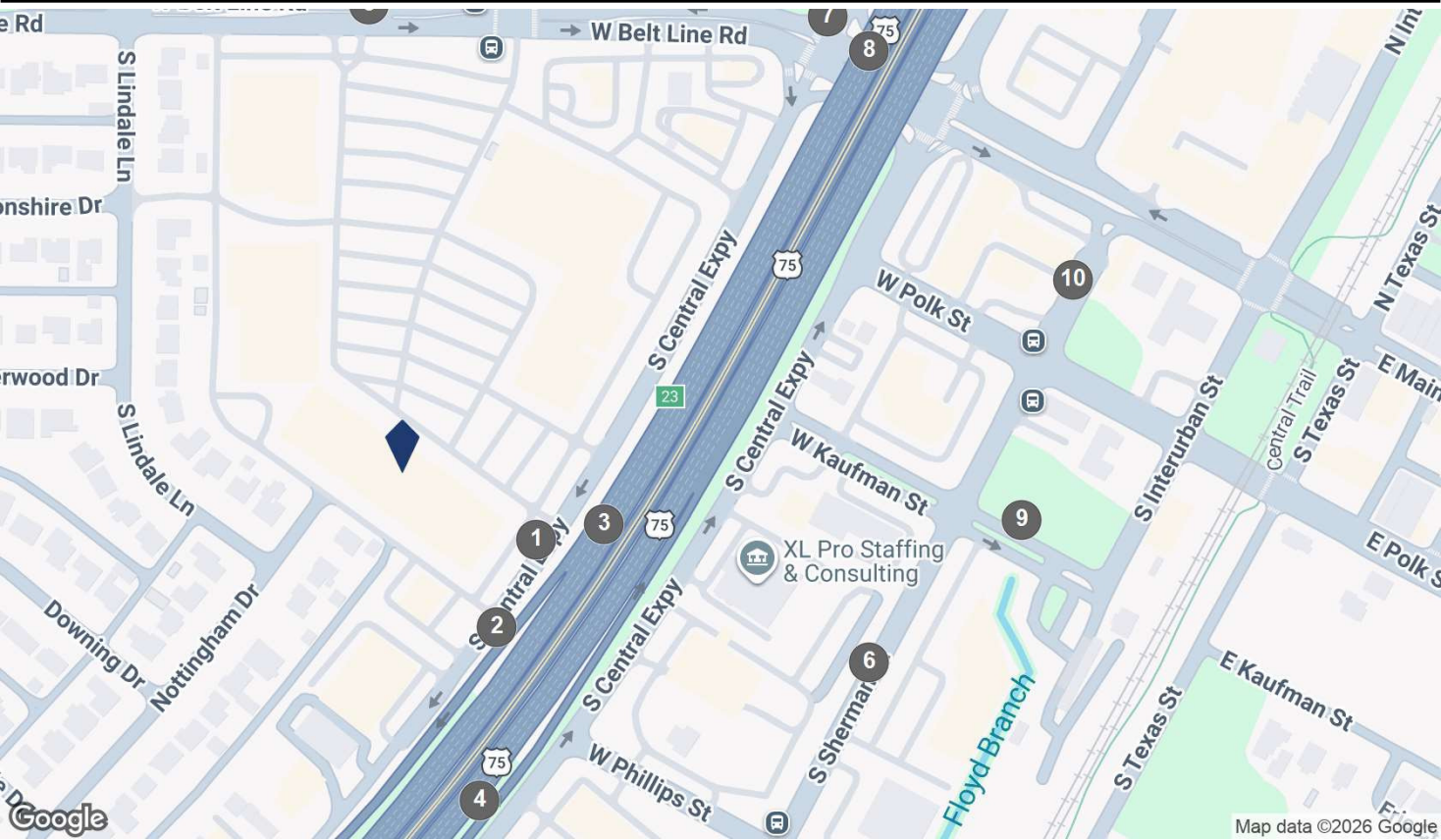


Population	1 Mile	3 Miles	5 Miles	10 Miles	20 Min. Drive
Population	12,406	151,053	415,041	1,481,131	1,330,382
5 Yr Growth	2.3%	3.0%	4.5%	6.3%	6.6%
Median Age	38	35	36	38	37
5 Yr Forecast	39	37	38	39	39
White / Black / Hispanic	52% / 15% / 21%	42% / 20% / 28%	44% / 19% / 26%	47% / 13% / 29%	48% / 14% / 27%
5 Yr Forecast	52% / 15% / 21%	42% / 20% / 28%	44% / 19% / 26%	47% / 13% / 29%	48% / 14% / 27%
Employment	14,026	109,485	275,132	785,820	737,367
Buying Power	\$472.5M	\$4.4B	\$13.3B	\$53B	\$49.2B
5 Yr Growth	3.7%	3.8%	6.3%	8.1%	8.3%
College Graduates	43.0%	39.0%	42.0%	43.2%	54.8%
Household					
Households	5,108	57,872	172,083	593,779	547,693
5 Yr Growth	2.3%	3.1%	4.9%	6.5%	6.8%
Median Household Income	\$92,511	\$75,429	\$77,527	\$89,177	\$89,764
5 Yr Forecast	\$93,817	\$75,946	\$78,602	\$90,480	\$91,029
Average Household Income	\$116,879	\$103,427	\$107,315	\$121,902	\$122,210
5 Yr Forecast	\$118,676	\$104,092	\$108,523	\$123,423	\$123,575
% High Income (>\$75K)	59%	50%	51%	57%	57%
Housing					
Median Home Value	\$393,637	\$409,097	\$437,758	\$453,150	\$462,643
Median Year Built	1966	1977	1981	1984	1985
Owner / Renter Occupied	50% / 50%	42% / 58%	40% / 60%	48% / 52%	46% / 54%

Subject Shopping Center

Richardson Heights Village

TRAFFIC COUNTS



COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 S Central Expy	W Phillips St - S	27,619	2024	0.06 mi
2 S Central Expy	W Phillips St - SE	8,097	2026	0.07 mi
3 South Central Expressway	South Central Expressway - NE	222,346	2026	0.08 mi
4 S Central Expy	W Phillips St - NE	18,061	2026	0.13 mi
5 West Belt Line Road	West Belt Line Road - W	39,947	2026	0.16 mi
6 Sherman St	W Phillips St - SW	2,659	2026	0.19 mi
7 West Main Street	West Belt Line Road - NW	39,947	2026	0.22 mi
8 South Central Expressway	North Central Expressway - NE	40,049	2026	0.22 mi
9 W Kaufman St	Sherman St - NW	354	2026	0.23 mi
10 Sherman St	W Polk St - SW	2,621	2026	0.25 mi

Income & Spending Demographics

Richardson Heights Village

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
2025 Households by HH Income	5,109		57,872		172,082		547,693	
<\$25,000	587	11.49%	9,484	16.39%	25,064	14.57%	61,103	11.16%
\$25,000 - \$50,000	739	14.46%	9,227	15.94%	28,018	16.28%	80,185	14.64%
\$50,000 - \$75,000	790	15.46%	10,087	17.43%	30,627	17.80%	91,601	16.72%
\$75,000 - \$100,000	626	12.25%	8,042	13.90%	23,066	13.40%	69,350	12.66%
\$100,000 - \$125,000	595	11.65%	5,371	9.28%	16,016	9.31%	54,661	9.98%
\$125,000 - \$150,000	431	8.44%	3,884	6.71%	11,182	6.50%	39,094	7.14%
\$150,000 - \$200,000	634	12.41%	4,538	7.84%	14,879	8.65%	53,666	9.80%
\$200,000+	707	13.84%	7,239	12.51%	23,230	13.50%	98,034	17.90%
2025 Avg Household Income	\$116,879		\$103,427		\$107,315		\$122,210	
2025 Med Household Income	\$92,511		\$75,429		\$77,527		\$89,764	

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
Total Specified Consumer Spending	\$164.4M		\$1.7B		\$5.1B		\$17.8B	
Total Apparel	\$8.8M	5.38%	\$96M	5.57%	\$277.4M	5.42%	\$937.3M	5.26%
Women's Apparel	\$3.4M	2.08%	\$36.1M	2.10%	\$106.4M	2.08%	\$364M	2.04%
Men's Apparel	\$1.8M	1.09%	\$19.4M	1.13%	\$57M	1.11%	\$195.1M	1.10%
Girl's Apparel	\$659K	0.40%	\$7.3M	0.42%	\$19.9M	0.39%	\$65.9M	0.37%
Boy's Apparel	\$469.3K	0.29%	\$5.3M	0.31%	\$14.6M	0.28%	\$47.6M	0.27%
Infant Apparel	\$445.1K	0.27%	\$5.1M	0.30%	\$14.4M	0.28%	\$46.1M	0.26%
Footwear	\$2.1M	1.25%	\$22.7M	1.32%	\$65.2M	1.27%	\$218.6M	1.23%

Total Entertainment & Hobbies	\$24M	14.62%	\$249.4M	14.48%	\$742.3M	14.51%	\$2.6B	14.42%
Entertainment	\$2.3M	1.43%	\$26.9M	1.56%	\$75.6M	1.48%	\$262.5M	1.47%
Audio & Visual Equipment/Service	\$5.6M	3.42%	\$59.3M	3.44%	\$176.8M	3.46%	\$592.9M	3.33%
Reading Materials	\$307.9K	0.19%	\$2.9M	0.17%	\$9.2M	0.18%	\$32.8M	0.18%
Pets, Toys, & Hobbies	\$4.1M	2.48%	\$39.5M	2.29%	\$118.3M	2.31%	\$420.5M	2.36%
Personal Items	\$11.7M	7.11%	\$120.8M	7.02%	\$362.3M	7.08%	\$1.3B	7.08%

Total Food and Alcohol	\$44.9M	27.29%	\$477.3M	27.71%	\$1.4B	27.68%	\$4.8B	27.08%
Food At Home	\$22.3M	13.55%	\$244.2M	14.18%	\$709.1M	13.86%	\$2.4B	13.33%
Food Away From Home	\$19.5M	11.87%	\$201.9M	11.72%	\$610.5M	11.94%	\$2.1B	11.83%
Alcoholic Beverages	\$3.1M	1.87%	\$31.2M	1.81%	\$96.3M	1.88%	\$341.3M	1.92%

Total Household	\$26.8M	16.27%	\$271.1M	15.74%	\$822.3M	16.08%	\$2.9B	16.53%
House Maintenance & Repair	\$4.9M	3.00%	\$47.5M	2.76%	\$137M	2.68%	\$509M	2.86%
Household Equip & Furnishings	\$10.4M	6.35%	\$105.8M	6.14%	\$321M	6.28%	\$1.1B	6.35%
Household Operations	\$8.1M	4.93%	\$84.4M	4.90%	\$258.3M	5.05%	\$912.8M	5.12%
Housing Costs	\$3.3M	1.99%	\$33.4M	1.94%	\$106.1M	2.07%	\$390.7M	2.19%



Income & Spending Demographics

Richardson Heights Village

	1 Mile		3 Miles		5 Miles		20 Min. Drive	
Total Transportation/Maint.	\$41.5M	25.23%	\$441.1M	25.61%	\$1.3B	25.11%	\$4.5B	25.12%
Vehicle Purchases	\$20.1M	12.25%	\$212.8M	12.35%	\$603.7M	11.80%	\$2.1B	12.01%
Gasoline	\$10.9M	6.64%	\$119.9M	6.96%	\$348.1M	6.81%	\$1.2B	6.55%
Vehicle Expenses	\$977.9K	0.59%	\$9.7M	0.56%	\$30.8M	0.60%	\$112.3M	0.63%
Transportation	\$4.5M	2.71%	\$45.5M	2.64%	\$143.6M	2.81%	\$514.1M	2.89%
Automotive Repair & Maintenance	\$5M	3.03%	\$53.3M	3.09%	\$158.1M	3.09%	\$543.2M	3.05%
Total Health Care	\$7.5M	4.56%	\$76.6M	4.44%	\$229.6M	4.49%	\$802.6M	4.51%
Medical Services	\$4.3M	2.60%	\$43.8M	2.54%	\$131.9M	2.58%	\$466.6M	2.62%
Prescription Drugs	\$2.3M	1.42%	\$23.8M	1.38%	\$70.6M	1.38%	\$243.3M	1.37%
Medical Supplies	\$872.5K	0.53%	\$9M	0.52%	\$27.1M	0.53%	\$92.7M	0.52%
Total Education/Day Care	\$10.9M	6.64%	\$110.9M	6.44%	\$342.9M	6.70%	\$1.3B	7.09%
Education	\$7M	4.23%	\$71.2M	4.13%	\$218.8M	4.28%	\$805.8M	4.52%
Fees & Admissions	\$4M	2.41%	\$39.7M	2.31%	\$124.1M	2.43%	\$456.5M	2.56%