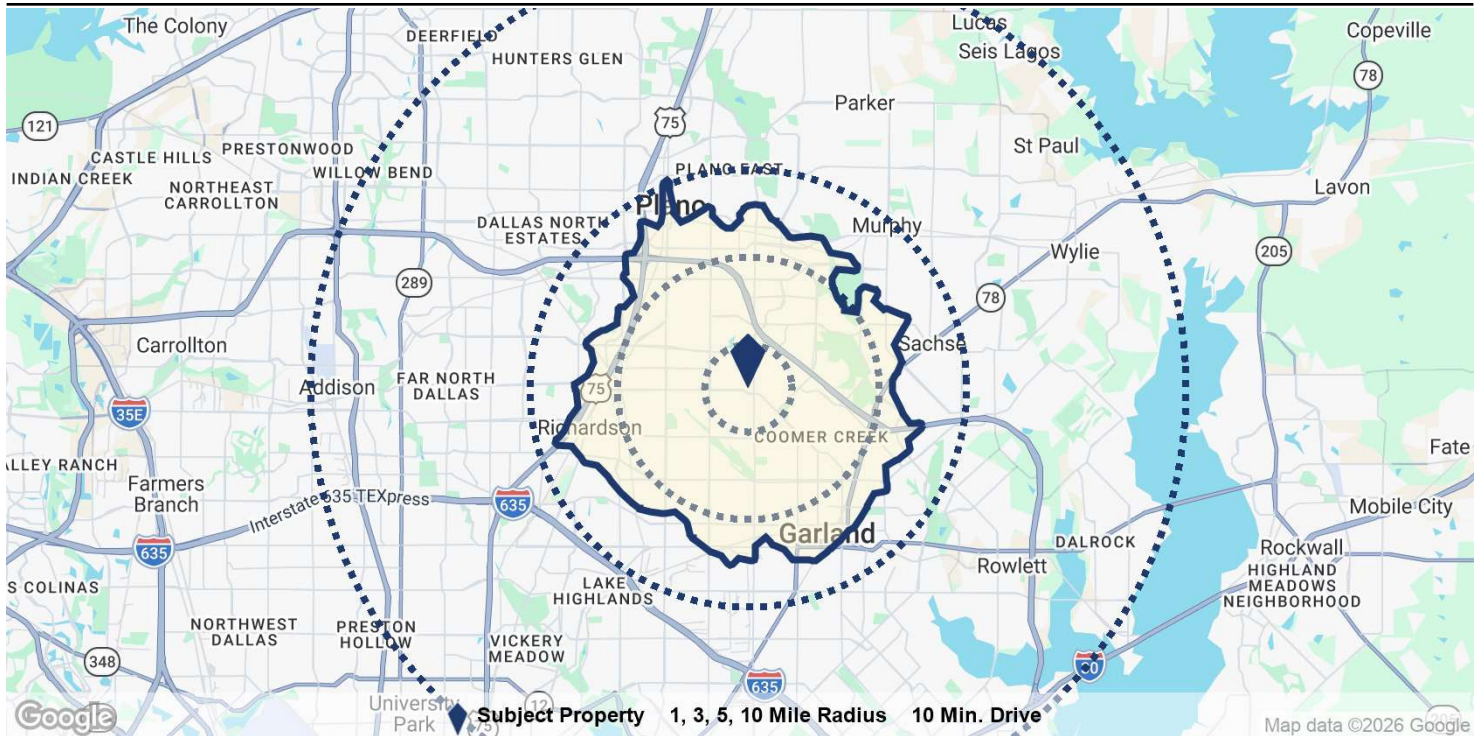


Subject Property

2645 Arapaho Rd - Tom Thumb Supermarket

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	18,216	116,978	338,490	1,288,786	186,952
5 Yr Growth	2.4%	3.9%	5.5%	6.9%	4.4%
Median Age	38	39	37	38	37
5 Yr Forecast	39	41	39	39	39
White / Black / Hispanic	35% / 19% / 24%	41% / 14% / 26%	39% / 17% / 30%	46% / 15% / 27%	37% / 14% / 30%
5 Yr Forecast	35% / 19% / 25%	41% / 14% / 26%	39% / 17% / 30%	46% / 15% / 27%	37% / 14% / 30%
Employment	2,241	56,705	175,237	620,166	101,390
Buying Power	\$565.4M	\$3.9B	\$10.3B	\$43.8B	\$6.3B
5 Yr Growth	3.5%	6.1%	7.8%	8.8%	6.5%
College Graduates	32.4%	35.5%	33.4%	40.0%	45.5%
Household					
Households	6,866	42,709	124,363	494,277	69,722
5 Yr Growth	2.7%	4.2%	5.9%	6.9%	4.9%
Median Household Income	\$82,341	\$91,703	\$82,971	\$88,627	\$90,819
5 Yr Forecast	\$82,985	\$93,343	\$84,476	\$90,143	\$92,179
Average Household Income	\$94,536	\$116,692	\$109,766	\$118,745	\$115,175
5 Yr Forecast	\$95,019	\$118,590	\$111,695	\$120,698	\$116,709
% High Income (>\$75K)	55%	59%	54%	57%	59%
Housing					
Median Home Value	\$281,096	\$339,948	\$350,422	\$420,815	\$357,103
Median Year Built	1983	1983	1983	1985	1985
Owner / Renter Occupied	53% / 47%	60% / 40%	52% / 48%	52% / 48%	52% / 48%

2645 Arapaho Rd - Tom Thumb Supermarket

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 North Shiloh Road	North Shiloh Road - S	18,397	2026	0.08 mi
2 Arapaho Rd	N Shiloh Rd - E	19,850	2026	0.10 mi
3 Arapaho Road	Arapaho Road - W	18,397	2026	0.12 mi
4 North Shiloh Road	North Shiloh Road - N	20,138	2026	0.17 mi
5 Arapaho Rd	Holford Rd - SE	24,549	2026	0.23 mi
6 Lancer Ln	Callejo Rd - E	152	2026	0.24 mi
7 Arapaho Rd	Royalshire Ln - W	26,765	2026	0.45 mi
8 Galaxie Rd	Penshire Pl - NW	1,555	2026	0.46 mi
9 Arapaho Rd	Lancecrest Dr - NW	20,112	2026	0.48 mi
10 Callejo Rd	Strother Cir - S	1,448	2026	0.56 mi

Income & Spending Demographics

2645 Arapaho Rd - Tom Thumb Supermarket

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2025 Households by HH Income	6,865		42,708		124,362		69,722	
<\$25,000	703	10.24%	3,710	8.69%	14,418	11.59%	7,138	10.24%
\$25,000 - \$50,000	957	13.94%	5,786	13.55%	19,801	15.92%	9,991	14.33%
\$50,000 - \$75,000	1,416	20.63%	8,085	18.93%	22,535	18.12%	11,416	16.37%
\$75,000 - \$100,000	1,214	17.68%	5,647	13.22%	17,021	13.69%	9,981	14.32%
\$100,000 - \$125,000	916	13.34%	5,364	12.56%	13,919	11.19%	8,945	12.83%
\$125,000 - \$150,000	453	6.60%	3,442	8.06%	9,205	7.40%	5,596	8.03%
\$150,000 - \$200,000	988	14.39%	5,039	11.80%	11,518	9.26%	7,296	10.46%
\$200,000+	218	3.18%	5,635	13.19%	15,945	12.82%	9,359	13.42%
2025 Avg Household Income	\$94,536		\$116,692		\$109,766		\$115,175	
2025 Med Household Income	\$82,341		\$91,703		\$82,971		\$90,819	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$210.7M		\$1.4B		\$4B		\$2.2B	
Total Apparel	\$11.5M	5.46%	\$77M	5.32%	\$217.9M	5.46%	\$121.8M	5.45%
Women's Apparel	\$4.5M	2.12%	\$30M	2.08%	\$83.3M	2.09%	\$46.8M	2.09%
Men's Apparel	\$2.3M	1.11%	\$15.9M	1.10%	\$44.7M	1.12%	\$25M	1.12%
Girl's Apparel	\$786.1K	0.37%	\$5.3M	0.37%	\$15.7M	0.39%	\$8.6M	0.38%
Boy's Apparel	\$602.1K	0.29%	\$3.9M	0.27%	\$11.6M	0.29%	\$6.4M	0.29%
Infant Apparel	\$599.8K	0.28%	\$3.7M	0.25%	\$10.8M	0.27%	\$6.1M	0.27%
Footwear	\$2.7M	1.28%	\$18.1M	1.25%	\$51.7M	1.30%	\$28.9M	1.29%

Total Entertainment & Hobbies	\$30.1M	14.27%	\$205.7M	14.23%	\$566.7M	14.20%	\$317.2M	14.18%
Entertainment	\$4M	1.90%	\$24.6M	1.70%	\$69.1M	1.73%	\$37.5M	1.68%
Audio & Visual Equipment/Service	\$7.2M	3.41%	\$46.8M	3.24%	\$132M	3.31%	\$74.3M	3.32%
Reading Materials	\$341.9K	0.16%	\$2.6M	0.18%	\$6.6M	0.17%	\$3.7M	0.17%
Pets, Toys, & Hobbies	\$4.7M	2.23%	\$32.8M	2.27%	\$89.1M	2.23%	\$50.2M	2.25%
Personal Items	\$13.9M	6.58%	\$98.8M	6.84%	\$270M	6.76%	\$151.4M	6.77%

Total Food and Alcohol	\$57.8M	27.42%	\$388.8M	26.89%	\$1.1B	27.20%	\$612.4M	27.38%
Food At Home	\$30.1M	14.26%	\$199.4M	13.80%	\$559.6M	14.02%	\$314.3M	14.06%
Food Away From Home	\$24.3M	11.52%	\$164.6M	11.38%	\$456.9M	11.45%	\$258.5M	11.56%
Alcoholic Beverages	\$3.5M	1.64%	\$24.8M	1.71%	\$68.9M	1.73%	\$39.6M	1.77%

Total Household	\$32.3M	15.34%	\$233.6M	16.16%	\$631.2M	15.82%	\$356.2M	15.93%
House Maintenance & Repair	\$6.6M	3.15%	\$48.4M	3.35%	\$122.8M	3.08%	\$68.6M	3.07%
Household Equip & Furnishings	\$12.8M	6.07%	\$89.6M	6.20%	\$245.7M	6.16%	\$139.5M	6.24%
Household Operations	\$9.5M	4.50%	\$68.4M	4.73%	\$188.4M	4.72%	\$106.3M	4.75%
Housing Costs	\$3.4M	1.62%	\$27.1M	1.87%	\$74.3M	1.86%	\$41.7M	1.87%



Income & Spending Demographics

2645 Arapaho Rd - Tom Thumb Supermarket

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$57.8M	27.45%	\$381.4M	26.39%	\$1.1B	26.55%	\$586.5M	26.23%
Vehicle Purchases	\$29.8M	14.14%	\$193.1M	13.36%	\$534.5M	13.39%	\$291.9M	13.05%
Gasoline	\$15.5M	7.34%	\$98.4M	6.81%	\$278M	6.97%	\$154.1M	6.89%
Vehicle Expenses	\$874.7K	0.42%	\$7.8M	0.54%	\$21.2M	0.53%	\$12M	0.54%
Transportation	\$5M	2.35%	\$37.9M	2.62%	\$103.1M	2.58%	\$59.4M	2.66%
Automotive Repair & Maintenance	\$6.7M	3.19%	\$44.3M	3.06%	\$122.9M	3.08%	\$69M	3.09%
Total Health Care	\$9.4M	4.44%	\$67.1M	4.64%	\$177.9M	4.46%	\$100.2M	4.48%
Medical Services	\$5.2M	2.45%	\$37.5M	2.59%	\$100.6M	2.52%	\$56.5M	2.53%
Prescription Drugs	\$3M	1.45%	\$21.7M	1.50%	\$56.3M	1.41%	\$31.7M	1.42%
Medical Supplies	\$1.1M	0.54%	\$7.9M	0.55%	\$21M	0.53%	\$12M	0.54%
Total Education/Day Care	\$11.8M	5.62%	\$92M	6.37%	\$251.9M	6.31%	\$142M	6.35%
Education	\$7.7M	3.67%	\$59.7M	4.13%	\$163.7M	4.10%	\$92.1M	4.12%
Fees & Admissions	\$4.1M	1.95%	\$32.3M	2.23%	\$88.2M	2.21%	\$49.9M	2.23%