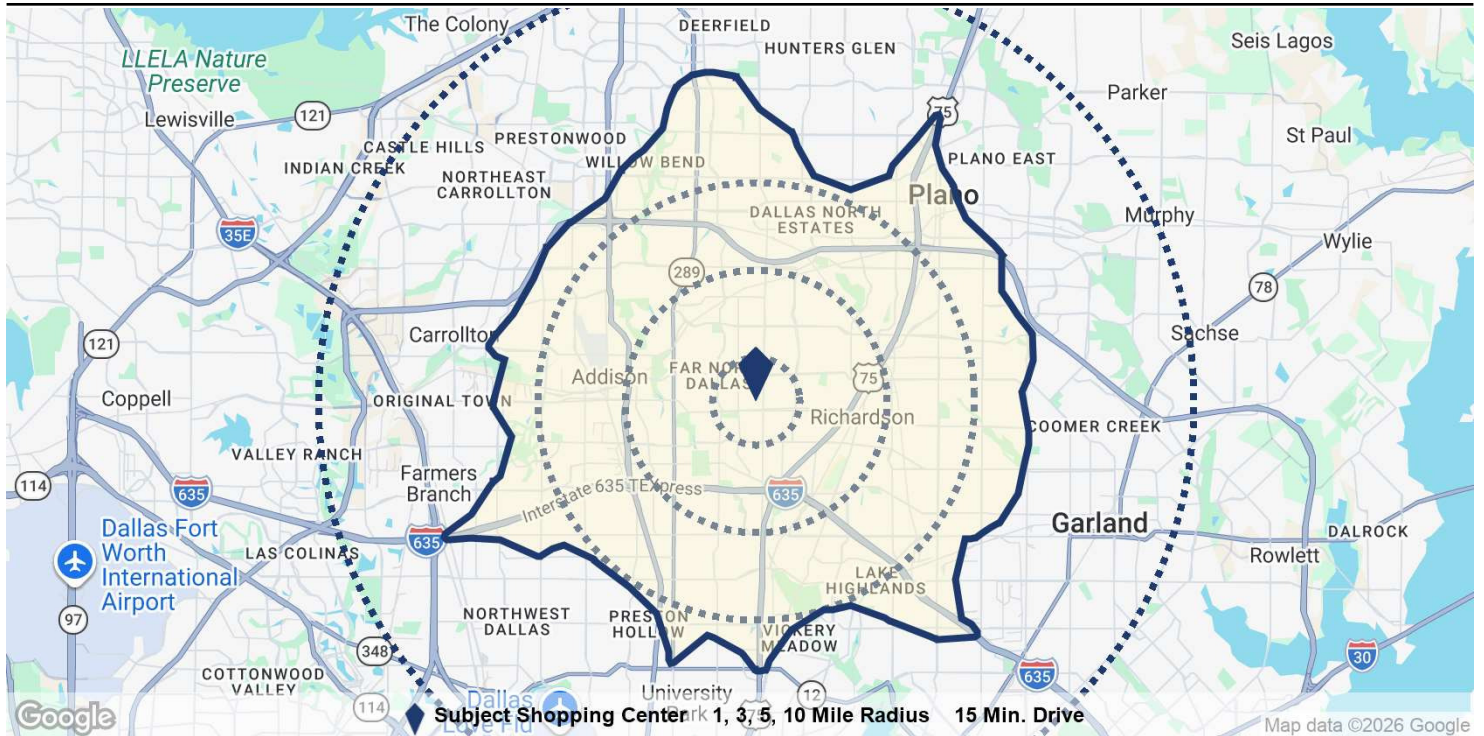


# Subject Shopping Center

## Spring Creek Village Shopping Center

### DEMOGRAPHICS

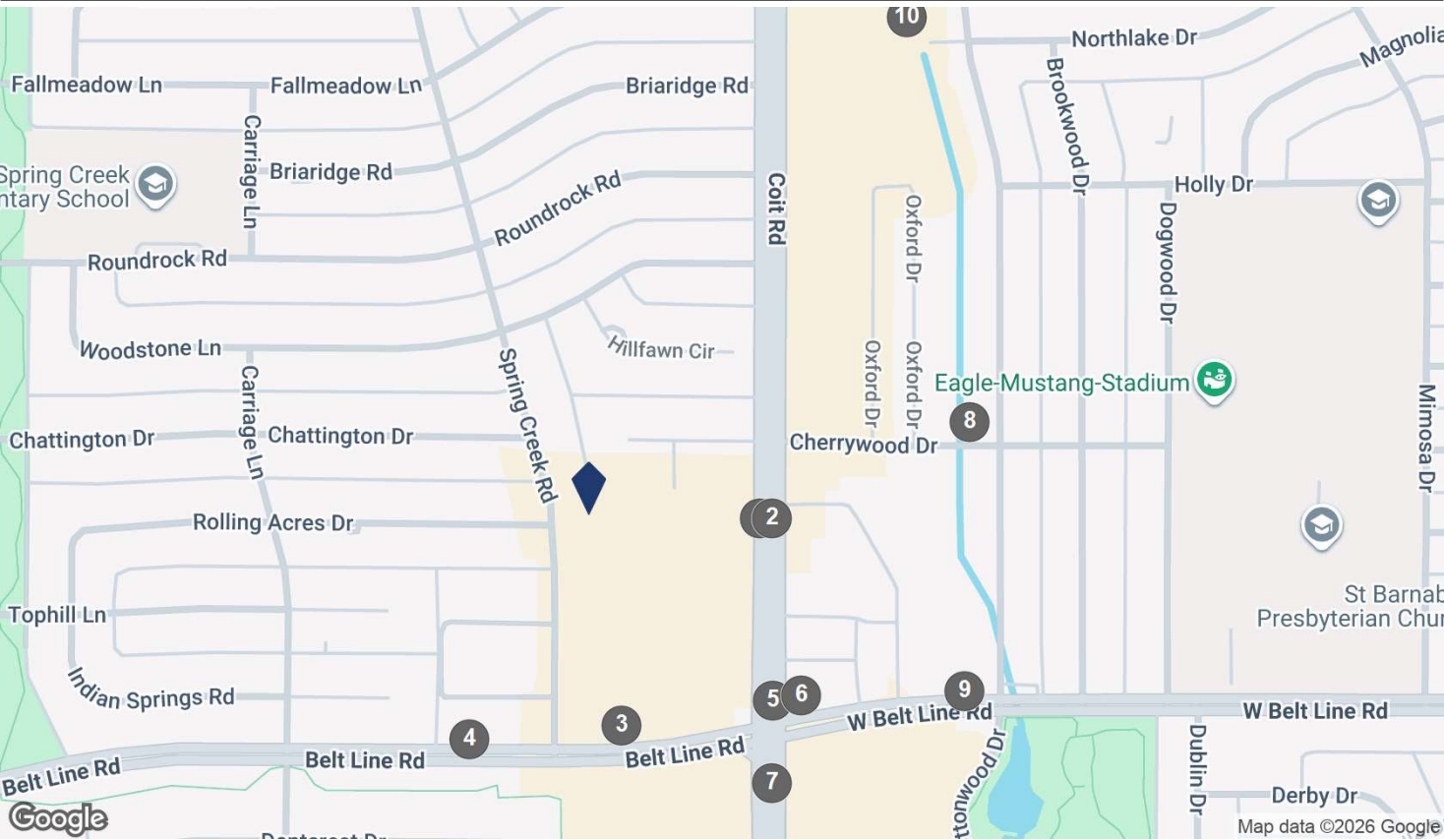


| Population               | 1 Mile         | 3 Miles         | 5 Miles         | 10 Miles        | 15 Min. Drive   |
|--------------------------|----------------|-----------------|-----------------|-----------------|-----------------|
| Population               | 18,110         | 155,899         | 404,035         | 1,448,848       | 584,850         |
| 5 Yr Growth              | 2.3%           | 3.6%            | 5.4%            | 6.6%            | 6.1%            |
| Median Age               | 35             | 36              | 37              | 38              | 38              |
| 5 Yr Forecast            | 36             | 38              | 39              | 40              | 39              |
| White / Black / Hispanic | 50% / 9% / 38% | 48% / 15% / 29% | 47% / 19% / 24% | 47% / 13% / 28% | 46% / 18% / 25% |
| 5 Yr Forecast            | 50% / 9% / 38% | 48% / 15% / 29% | 47% / 19% / 24% | 46% / 13% / 28% | 46% / 17% / 24% |
| Employment               | 4,997          | 104,401         | 339,027         | 875,167         | 325,239         |
| Buying Power             | \$618.4M       | \$5.2B          | \$14.1B         | \$53.6B         | \$20.7B         |
| 5 Yr Growth              | 3.6%           | 3.9%            | 6.8%            | 8.5%            | 7.6%            |
| College Graduates        | 41.8%          | 46.5%           | 47.4%           | 45.4%           | 56.6%           |
| <b>Household</b>         |                |                 |                 |                 |                 |
| Households               | 6,022          | 65,311          | 177,593         | 593,531         | 252,411         |
| 5 Yr Growth              | 2.3%           | 3.6%            | 5.7%            | 6.9%            | 6.4%            |
| Median Household Income  | \$102,696      | \$78,909        | \$79,145        | \$90,285        | \$82,016        |
| 5 Yr Forecast            | \$104,056      | \$79,132        | \$80,029        | \$91,644        | \$82,954        |
| Average Household Income | \$132,546      | \$109,862       | \$110,577       | \$123,004       | \$113,407       |
| 5 Yr Forecast            | \$134,252      | \$110,455       | \$111,601       | \$124,469       | \$114,597       |
| % High Income (>\$75K)   | 63%            | 52%             | 52%             | 58%             | 54%             |
| <b>Housing</b>           |                |                 |                 |                 |                 |
| Median Home Value        | \$545,749      | \$488,163       | \$502,973       | \$469,744       | \$480,453       |
| Median Year Built        | 1969           | 1978            | 1983            | 1985            | 1984            |
| Owner / Renter Occupied  | 58% / 42%      | 38% / 62%       | 37% / 63%       | 46% / 54%       | 40% / 60%       |

# Subject Shopping Center

## Spring Creek Village Shopping Center

### TRAFFIC COUNTS



### COUNTS BY STREETS

| Collection Street     | Cross Street - Direction | Traffic Volume | Count Year | Dist from Subject |
|-----------------------|--------------------------|----------------|------------|-------------------|
| 1 North Coit Road     | North Coit Road - S      | 41,757         | 2026       | 0.13 mi           |
| 2 North Coit Road     | North Coit Road - N      | 42,409         | 2026       | 0.13 mi           |
| 3 Belt Line Road      | Belt Line Road - W       | 26,410         | 2026       | 0.17 mi           |
| 4 Belt Line Road      | Belt Line Road - E       | 25,760         | 2026       | 0.20 mi           |
| 5 West Belt Line Road | North Coit Road - E      | 43,204         | 2026       | 0.20 mi           |
| 6 West Belt Line Road | West Belt Line Road - W  | 39,947         | 2026       | 0.21 mi           |
| 7 South Coit Road     | South Coit Road - N      | 44,189         | 2026       | 0.25 mi           |
| 8 Cherrywood Dr       | N Cottonwood Dr - E      | 908            | 2026       | 0.28 mi           |
| 9 Belt Line Rd        | N Cottonwood Dr - E      | 27,335         | 2026       | 0.31 mi           |
| 10 N Coit Rd          | Promenade Center - E     | 303            | 2026       | 0.42 mi           |

# Income & Spending Demographics

## Spring Creek Village Shopping Center

|                              | 1 Mile    |        | 3 Miles   |        | 5 Miles   |        | 15 Min. Drive |        |
|------------------------------|-----------|--------|-----------|--------|-----------|--------|---------------|--------|
| 2025 Households by HH Income | 6,021     |        | 65,312    |        | 177,592   |        | 252,411       |        |
| <\$25,000                    | 783       | 13.00% | 9,347     | 14.31% | 25,223    | 14.20% | 32,274        | 12.79% |
| \$25,000 - \$50,000          | 822       | 13.65% | 9,767     | 14.95% | 28,733    | 16.18% | 40,132        | 15.90% |
| \$50,000 - \$75,000          | 641       | 10.65% | 12,213    | 18.70% | 30,875    | 17.39% | 44,497        | 17.63% |
| \$75,000 - \$100,000         | 704       | 11.69% | 8,499     | 13.01% | 23,916    | 13.47% | 33,146        | 13.13% |
| \$100,000 - \$125,000        | 561       | 9.32%  | 6,051     | 9.26%  | 16,353    | 9.21%  | 24,201        | 9.59%  |
| \$125,000 - \$150,000        | 620       | 10.30% | 4,274     | 6.54%  | 11,642    | 6.56%  | 17,058        | 6.76%  |
| \$150,000 - \$200,000        | 614       | 10.20% | 5,913     | 9.05%  | 14,007    | 7.89%  | 22,283        | 8.83%  |
| \$200,000+                   | 1,276     | 21.19% | 9,248     | 14.16% | 26,843    | 15.11% | 38,820        | 15.38% |
| 2025 Avg Household Income    | \$132,546 |        | \$109,862 |        | \$110,577 |        | \$113,407     |        |
| 2025 Med Household Income    | \$102,696 |        | \$78,909  |        | \$79,145  |        | \$82,016      |        |

|                                   | 1 Mile   |       | 3 Miles  |       | 5 Miles  |       | 15 Min. Drive |       |
|-----------------------------------|----------|-------|----------|-------|----------|-------|---------------|-------|
| Total Specified Consumer Spending | \$222.4M |       | \$2B     |       | \$5.3B   |       | \$7.7B        |       |
| Total Apparel                     | \$12.2M  | 5.50% | \$105.1M | 5.38% | \$280.1M | 5.32% | \$407.4M      | 5.29% |
| Women's Apparel                   | \$4.6M   | 2.06% | \$40.2M  | 2.06% | \$108.5M | 2.06% | \$158.3M      | 2.06% |
| Men's Apparel                     | \$2.5M   | 1.10% | \$21.6M  | 1.11% | \$58M    | 1.10% | \$84.5M       | 1.10% |
| Girl's Apparel                    | \$998K   | 0.45% | \$7.6M   | 0.39% | \$19.7M  | 0.37% | \$28.4M       | 0.37% |
| Boy's Apparel                     | \$711.2K | 0.32% | \$5.5M   | 0.28% | \$14.3M  | 0.27% | \$20.6M       | 0.27% |
| Infant Apparel                    | \$593.7K | 0.27% | \$5.5M   | 0.28% | \$14.4M  | 0.27% | \$20.5M       | 0.27% |
| Footwear                          | \$2.9M   | 1.30% | \$24.6M  | 1.26% | \$65.3M  | 1.24% | \$95M         | 1.23% |

|                                  |          |        |          |        |          |        |          |        |
|----------------------------------|----------|--------|----------|--------|----------|--------|----------|--------|
| Total Entertainment & Hobbies    | \$31.6M  | 14.19% | \$283.7M | 14.53% | \$770.3M | 14.62% | \$1.1B   | 14.55% |
| Entertainment                    | \$3.3M   | 1.49%  | \$27.4M  | 1.40%  | \$73.4M  | 1.39%  | \$108.9M | 1.41%  |
| Audio & Visual Equipment/Service | \$6.9M   | 3.10%  | \$67.4M  | 3.45%  | \$183.2M | 3.48%  | \$264M   | 3.43%  |
| Reading Materials                | \$380.4K | 0.17%  | \$3.6M   | 0.18%  | \$9.8M   | 0.19%  | \$14.3M  | 0.19%  |
| Pets, Toys, & Hobbies            | \$5.3M   | 2.36%  | \$46M    | 2.36%  | \$123.9M | 2.35%  | \$180.3M | 2.34%  |
| Personal Items                   | \$15.7M  | 7.07%  | \$139.3M | 7.14%  | \$379.9M | 7.21%  | \$551.9M | 7.17%  |

|                        |         |        |          |        |          |        |          |        |
|------------------------|---------|--------|----------|--------|----------|--------|----------|--------|
| Total Food and Alcohol | \$59.1M | 26.57% | \$542.7M | 27.80% | \$1.5B   | 27.63% | \$2.1B   | 27.46% |
| Food At Home           | \$30.1M | 13.52% | \$268.2M | 13.74% | \$716.3M | 13.60% | \$1B     | 13.54% |
| Food Away From Home    | \$25M   | 11.23% | \$236.4M | 12.11% | \$636.5M | 12.08% | \$923.2M | 12.00% |
| Alcoholic Beverages    | \$4M    | 1.82%  | \$38.1M  | 1.95%  | \$102.7M | 1.95%  | \$148.2M | 1.93%  |

|                               |         |        |          |        |          |        |          |        |
|-------------------------------|---------|--------|----------|--------|----------|--------|----------|--------|
| Total Household               | \$36.6M | 16.45% | \$316M   | 16.18% | \$858.7M | 16.30% | \$1.3B   | 16.38% |
| House Maintenance & Repair    | \$7.1M  | 3.17%  | \$50.7M  | 2.60%  | \$135.3M | 2.57%  | \$206.9M | 2.69%  |
| Household Equip & Furnishings | \$13.4M | 6.05%  | \$122.6M | 6.28%  | \$334.6M | 6.35%  | \$488M   | 6.34%  |
| Household Operations          | \$11.3M | 5.07%  | \$100.5M | 5.15%  | \$273.2M | 5.19%  | \$397.3M | 5.16%  |
| Housing Costs                 | \$4.8M  | 2.16%  | \$42.2M  | 2.16%  | \$115.6M | 2.20%  | \$168.1M | 2.19%  |



# Income & Spending Demographics

## Spring Creek Village Shopping Center

|                                 | 1 Mile  |        | 3 Miles  |        | 5 Miles  |        | 15 Min. Drive |        |
|---------------------------------|---------|--------|----------|--------|----------|--------|---------------|--------|
| Total Transportation/Maint.     | \$56.7M | 25.51% | \$481.1M | 24.64% | \$1.3B   | 24.65% | \$1.9B        | 24.83% |
| Vehicle Purchases               | \$28.4M | 12.78% | \$221.9M | 11.37% | \$596.3M | 11.32% | \$889.1M      | 11.56% |
| Gasoline                        | \$14.4M | 6.49%  | \$131M   | 6.71%  | \$351.4M | 6.67%  | \$511.6M      | 6.65%  |
| Vehicle Expenses                | \$1.3M  | 0.59%  | \$12.1M  | 0.62%  | \$33.1M  | 0.63%  | \$48.2M       | 0.63%  |
| Transportation                  | \$5.9M  | 2.66%  | \$55.8M  | 2.86%  | \$154.1M | 2.93%  | \$224.1M      | 2.91%  |
| Automotive Repair & Maintenance | \$6.6M  | 2.98%  | \$60.2M  | 3.08%  | \$163.2M | 3.10%  | \$237.4M      | 3.09%  |
|                                 |         |        |          |        |          |        |               |        |
| Total Health Care               | \$10.1M | 4.52%  | \$88.1M  | 4.51%  | \$237.6M | 4.51%  | \$348.3M      | 4.53%  |
| Medical Services                | \$5.9M  | 2.67%  | \$51.3M  | 2.63%  | \$137.6M | 2.61%  | \$201.3M      | 2.62%  |
| Prescription Drugs              | \$3M    | 1.36%  | \$26.6M  | 1.36%  | \$72.1M  | 1.37%  | \$106.1M      | 1.38%  |
| Medical Supplies                | \$1.1M  | 0.49%  | \$10.3M  | 0.53%  | \$27.9M  | 0.53%  | \$40.9M       | 0.53%  |
|                                 |         |        |          |        |          |        |               |        |
| Total Education/Day Care        | \$16.1M | 7.26%  | \$135.6M | 6.95%  | \$366.6M | 6.96%  | \$535.1M      | 6.95%  |
| Education                       | \$10.3M | 4.65%  | \$86.1M  | 4.41%  | \$232.5M | 4.41%  | \$339.9M      | 4.42%  |
| Fees & Admissions               | \$5.8M  | 2.61%  | \$49.5M  | 2.54%  | \$134.1M | 2.55%  | \$195.2M      | 2.54%  |