



## Market Demographics

STATS	5 Miles	10 Miles	30 Miles	45 Miles	60 Miles
Population	126,675	528,745	1.2M	1.4M	1.6M
Households	46,153	199,840	464,899	530,351	599,340
Family Households	28,855	121,465	301,399	346,016	390,221
Avg. Persons/Household	2.74	2.65	2.67	2.68	2.68
Avg. Household Income	\$61,046	\$67,962	\$76,034	\$74,134	\$72,665
Post-HS Education	54.5%	56.5%	62.4%	60.6%	60.2%

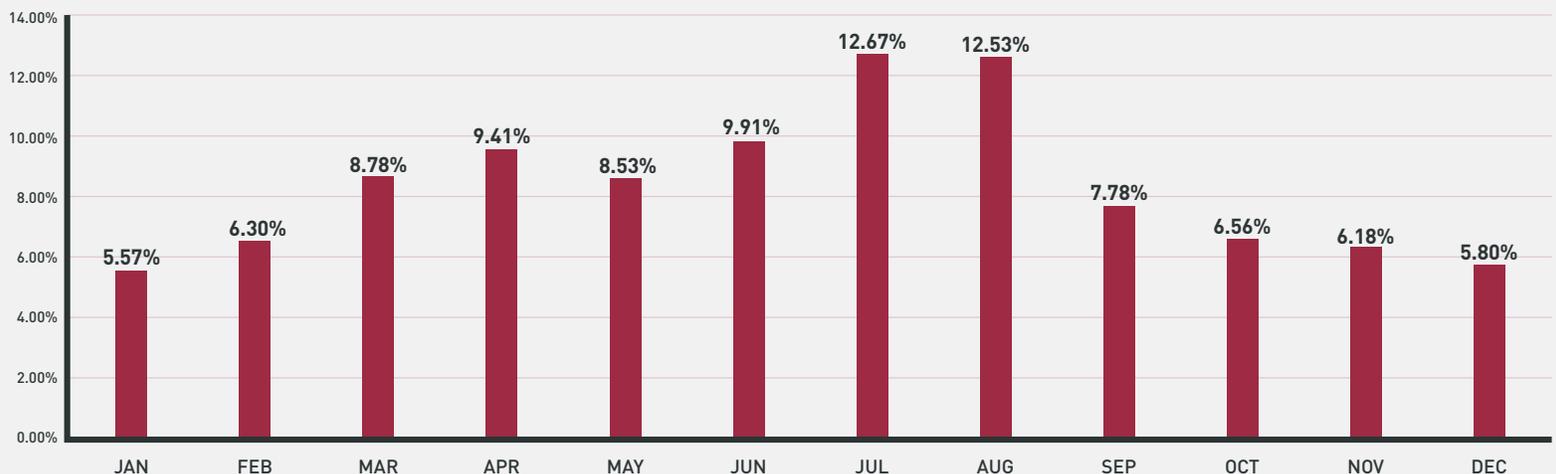
Gender	5 Miles	10 Miles	30 Miles	45 Miles	60 Miles
Male	49.8%	49.3%	49.2%	49.3%	49.4%
Female	50.2%	50.7%	50.8%	50.7%	50.6%
Median Age	32.05	33.51	33.59	33.91	33.75

Population by Age	5 Miles	10 Miles	30 Miles	45 Miles	60 Miles
<21 years	26.9%	25.5%	25.0%	24.9%	24.6%
22-39 years	26.8%	25.4%	25.7%	25.2%	25.8%
40-59 years	24.5%	25.0%	24.9%	25.0%	24.7%
60-69 years	11.0%	11.6%	11.7%	11.9%	11.8%
70+ years	10.8%	12.5%	12.6%	13.0%	13.1%

Distance Traveled	5 Miles	10 Miles	30 Miles	45 Miles	60 Miles
250+ Miles	12.9%	12.9%	12.9%	12.9%	12.9%
100-250 Miles	25.1%	25.1%	25.1%	25.1%	25.1%
50-99 Miles	12.9%	12.9%	12.9%	12.9%	12.9%
30-49 Miles			4.3%	4.3%	4.3%
10-30 Miles			19.9%	19.9%	19.9%
<10 Miles			24.9%	24.9%	24.9%

## Seasonality Chart

Source: Placer.ai data on a rolling from April 2021-March 2022



ANNUAL VISITORS  
**3.9 million**

UNIQUE VISITORS  
**1.8 million**

VISIT FREQUENCY  
**2.22/year**

AVG. DWELL TIME  
**65 min**

AVG. HOUSEHOLD INCOME  
**\$71.1k**

SIZE  
**394,000 SF**

NUMBER OF STORES  
**97**

KEY DATES  
**Opened 2011;  
Expanded 2012  
& 2014**

NUMBER OF PARKING SPACES  
**1,582**

PARKING RATIO  
**4:1,000**

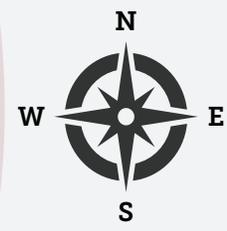
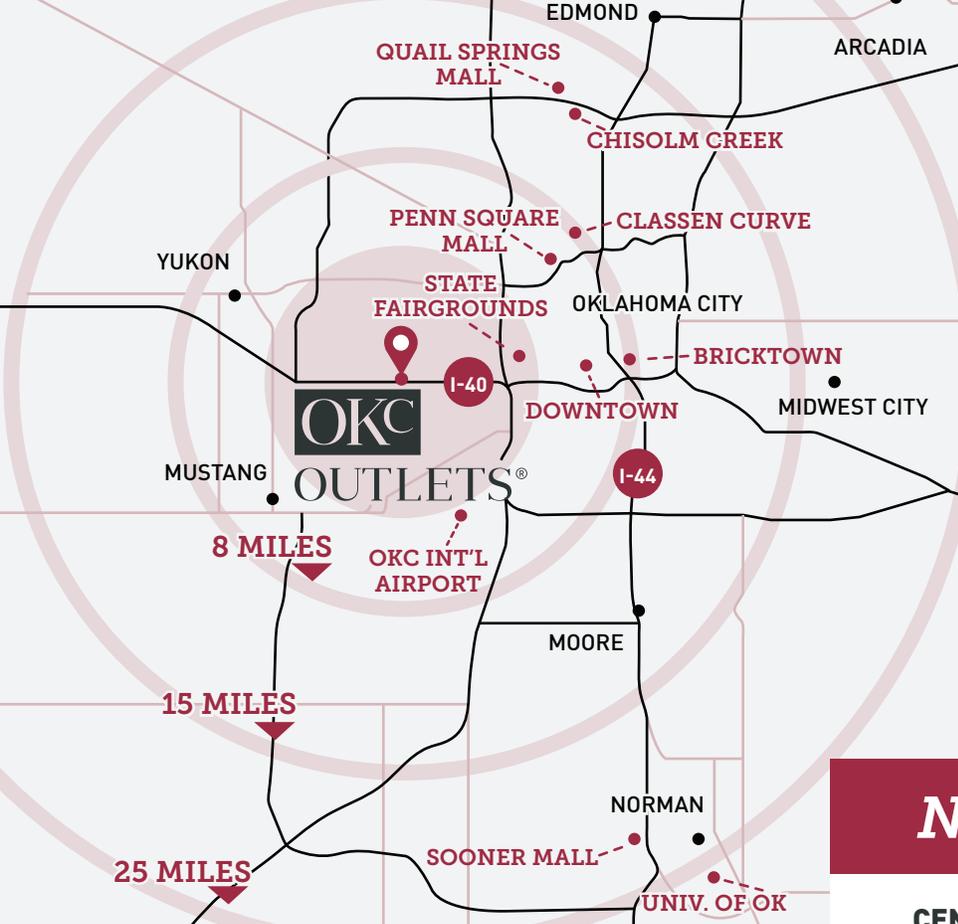
## FEATURED STORES

NEW:  
Adidas  
Rally House

NEW FOOD COURT RESTAURANTS:  
Crudoolandia  
Brielle's 2 Geaux

Aerie  
American Eagle Outfitters  
Coach  
Columbia Factory Store  
Forever 21  
Guess Factory Store  
J.Crew Factory  
Jared Vault  
Kate Spade New York  
Le Creuset  
Michael Kors Outlet  
Nike Factory Store  
Old Navy Outlet  
Perry Ellis  
Polo Ralph Lauren  
The Cosmetics Company Store  
The North Face  
Tommy Hilfiger  
Under Armour  
Vera Bradley





35°27'44.1"N 97°38'55.3"W

## Nearest Competition

CENTER	DISTANCE (miles)	KEY TENANTS
<b>Westgate Marketplace</b>	<b>1.5</b>	Walmart, Home Depot, Duluth Trading, Cavender's
<b>Penn Square Mall</b>	<b>7.3</b>	Apple, JCPenney, Macy's, Pottery Barn, The Container Store
<b>Classen Curve</b>	<b>8.2</b>	Anthropologie, Lululemon, Trader Joe's, West Elm, Whole Foods
<b>Quail Springs Mall</b>	<b>11.5</b>	Dillard's, H&M, JCPenney, Von Maur
<b>Chisholm Creek</b>	<b>11.5</b>	Cabela's, iFly, Top Golf, Uncle Julio's
<b>Sooner Mall</b>	<b>19</b>	Dillard's, JCPenney, Old Navy, Sun & Ski Sports

## Distance To...

### MAJOR CITIES

Tulsa	105 miles
Wichita	151 miles
Dallas/Fort Worth	183 miles
Amarillo	235 miles

### POINTS OF INTEREST

Oklahoma State Fairgrounds	4 miles
Oklahoma City National Memorial	7.5 miles
Downtown Oklahoma City	7 miles
Bricktown	7.5 miles
University of Oklahoma	20.75 miles

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