



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

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

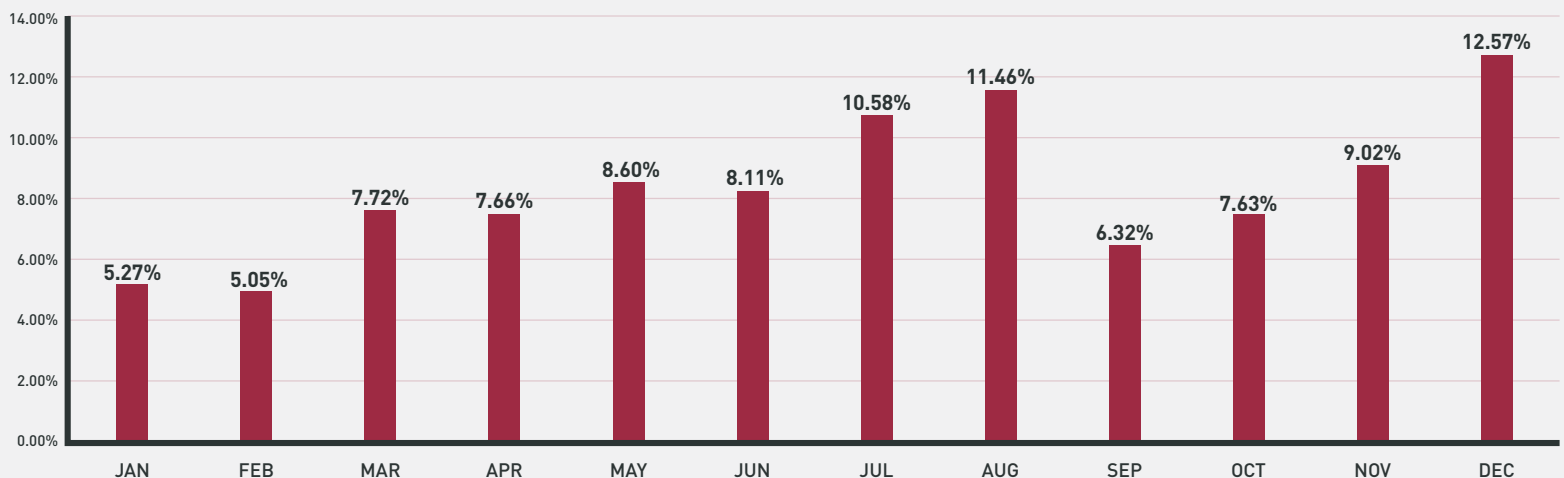
KEY DATES
**Opened 2011;
Expanded 2012
& 2014**

NUMBER OF PARKING SPACES
1,582

PARKING RATIO
4:1,000

Seasonality Chart

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



FEATURED STORES

NEW:

Adidas
Puma Outlet
Rally House
Victoria's Secret
Windsor

NEW FOOD COURT RESTAURANTS:

Brielle's 2 Geaux
Crudolandia
Flavor Train
Totally Tea

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

7725
CONNECT

STARBUCKS

TACOMAYO

JIMMY'S
EGG

BRAUM'S

WHATABURGER

OnCue

BJ'S
RESTAURANT
BREWHOUSE

Ted's
Café Escondido

EXIT
142

S
COUNCIL
RD

15,100+
Source Placer.ai 4/2022

OKC
OUTLETS®

40

16,300+
Source Placer.ai 4/2022

89,100+
Source Placer.ai 4/2022

DULUTH
TRADING

DICK'S
SPORTING GOODS

Walmart

Harley-Davidson
Barley-Johnson
Styles

HOBBY
LOBBY

CAVENDER'S

Chick-fil-A

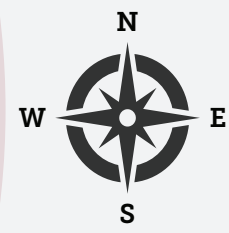
at home
The Home Décor Superstore

THE HOME
DEPOT

HOMWOOD
SUITES
Hilton



TORG



35°27'44.1"N 97°38'55.3"W

Nearest Competition

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

FOR LEASING INFORMATION, CONTACT:

DAVID HINKLE
 ✉ dhinkle@outletresource.com
 ☎ 865.207.6954

MARC GURSTEL
 ✉ mgurstel@outletresource.com
 ☎ 612.423.3350

RON SIMKIN
 ✉ rsimkin@outletresource.com
 ☎ 901.484.7099

MATT CHANDLER
 ✉ mchandler@outletresource.com
 ☎ 260.414.7962

OWNERSHIP LEASING & MARKETING PROPERTY MANAGEMENT