



### PROPERTY DESCRIPTION

This retail pad site, with excellent visibility and access, is being offered as a ground lease or build-to-suit.

- . Drive-thru availability
- . Offered shared parking

Town & Country Shopping Center is located in the heart of Midwest City at Reno and Air Depot.

Retailers get the benefit of not only the growth of the economic market (Tinker Air Force Base, Boeing, etc) but also strong co-tenancy including Ross Dress For Less, Big Lots, Westlake, Aarons and more.

### OFFERING SUMMARY

Lease Rate:	Negotiable
Outparcel Size:	0.43 Acres
Lot Size:	14.43 Acres
Building Size:	131,431 SF
	05302023

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TOWN & COUNTRY CENTER - PAD SITE AVAILABLE 7015 E RENO AVE MIDWEST CITY, OK 73110



esri Executive Summary			
7015 E Reno Ave, Oklahoma City, Oklahoma, 73110			
Rings: 1, 3, 5 mile radii			
Prepared by Esri			
Latitude: 35.46599			
Longitude: -97.40497			
	1 mile	3 miles	5 miles
<b>Population</b>			
2010 Population	13,040	57,729	114,226
2020 Population	13,180	58,560	116,793
2022 Population	13,560	59,765	119,666
2027 Population	13,762	60,984	122,666
2010-2020 Annual Rate	0.11%	0.14%	0.22%
2020-2022 Annual Rate	1.27%	0.91%	1.09%
2022-2027 Annual Rate	0.30%	0.40%	0.50%
2022 Male Population	47.8%	47.9%	48.0%
2022 Female Population	52.2%	52.1%	52.0%
2022 Median Age	38.3	36.2	36.9
In the identified area, the current year population is 119,666. In 2020, the Census count in the area was 116,793. The rate of change since 2020 was 1.09% annually. The five-year projection for the population in the area is 122,666 representing a change of 0.50% annually from 2022 to 2027. Currently, the population is 48.0% male and 52.0% female.			
<b>Median Age</b>	The median age in this area is 36.9, compared to U.S. median age of 38.9.		
<b>Race and Ethnicity</b>			
2022 White Alone	56.7%	51.0%	46.6%
2022 Black Alone	20.3%	25.8%	29.8%
2022 American Indian/Alaska Native Alone	3.9%	4.0%	3.7%
2022 Asian Alone	2.2%	1.7%	1.9%
2022 Pacific Islander Alone	0.2%	0.2%	0.2%
2022 Other Race	2.7%	3.6%	4.6%
2022 Two or More Races	14.0%	13.7%	13.1%
2022 Hispanic Origin (Any Race)	8.2%	9.6%	10.7%
Persons of Hispanic origin represent 10.7% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different racial/ethnic groups, is 73.5 in the identified area, compared to 71.6 for the U.S. as a whole.			
<b>Households</b>			
2022 Wealth Index	55	45	53
2010 Households	5,747	23,908	45,928
2020 Households	5,742	24,322	47,102
2022 Households	5,808	24,769	48,136
2027 Households	5,897	25,191	49,198
2010-2020 Annual Rate	-0.01%	0.17%	0.25%
2020-2022 Annual Rate	0.66%	0.79%	0.97%
2022-2027 Annual Rate	0.24%	0.35%	0.44%
2022 Average Household Size	2.30	2.37	2.44
The household count in this area has changed from 47,102 in 2020 to 48,136 in the current year, a change of 0.97% annually. The five-year projection of households is 49,198, a change of 0.44% annually from the current year total. Average household size is currently 2.44, compared to 2.43 in the year 2020. The number of families in the current year is 29,758 in the specified area.			
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.			
Source: U.S. Census Bureau. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.			
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