

OFFERING SUMMARY

Lease Rate:	\$9.50 - 16.00 SF/yr (NNN)
Building Size:	131,431 SF
Available SF:	900 - 4,000 SF
Lot Size:	14.43 Acres
Year Built:	1965
Renovated:	1969
Submarket:	Eastern OK County
Pad Site:	Available Build-To-Suit or Ground Lease 08052020

PROPERTY OVERVIEW

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.

Tenants who are great draws and recent to Center: Ross Dress For Less, City Gear

Tenants with continued strong sales and recent renewals include: Aarons, Big Lots

Located within a mile of the new Winco, Alliance Health Hospital and Midwest City "Civic District" (City Hall, Community Center, Library, Police and Fire Department).

SPACES	LEASE RATE	SPACE SIZE
Suite 206	Negotiable	4,000 SF
Suite 7015	\$14.00 - 16.00 SF/yr	3,000 SF
Suite 7051	\$9.50 - 16.00 SF/yr	900 SF

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Executive Summary

7015 E Reno Ave, Midwest City, Oklahoma, 73110
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 35.46414
Longitude: -97.40512

	1 mile	3 miles	5 miles
Population			
2000 Population	12,760	61,527	116,635
2010 Population	13,295	58,920	114,490
2019 Population	13,802	61,103	121,474
2024 Population	14,150	62,620	125,628
2000-2010 Annual Rate	0.41%	-0.43%	-0.19%
2010-2019 Annual Rate	0.41%	0.39%	0.64%
2019-2024 Annual Rate	0.50%	0.49%	0.67%
2019 Male Population	47.7%	47.8%	47.9%
2019 Female Population	52.3%	52.2%	52.1%
2019 Median Age	37.8	35.5	36.2

In the identified area, the current year population is 121,474. In 2010, the Census count in the area was 114,490. The rate of change since 2010 was 0.64% annually. The five-year projection for the population in the area is 125,628 representing a change of 0.67% annually from 2019 to 2024. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 37.8, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	68.2%	59.2%	52.1%
2019 Black Alone	14.7%	24.0%	30.8%
2019 American Indian/Alaska Native Alone	4.5%	4.0%	3.5%
2019 Asian Alone	2.9%	2.0%	2.3%
2019 Pacific Islander Alone	0.1%	0.2%	0.2%
2019 Other Race	2.3%	2.5%	3.3%
2019 Two or More Races	7.4%	8.2%	7.8%
2019 Hispanic Origin (Any Race)	8.6%	8.6%	9.1%

Persons of Hispanic origin represent 9.1% of the population in the identified area compared to 18.6% 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 race/ethnic groups, is 69.3 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	56	48	53
2000 Households	5,507	25,230	46,405
2010 Households	5,770	24,426	46,132
2019 Total Households	5,943	25,077	48,316
2024 Total Households	6,073	25,594	49,745
2000-2010 Annual Rate	0.47%	-0.32%	-0.06%
2010-2019 Annual Rate	0.32%	0.28%	0.50%
2019-2024 Annual Rate	0.43%	0.41%	0.58%
2019 Average Household Size	2.31	2.40	2.47

The household count in this area has changed from 46,132 in 2010 to 48,316 in the current year, a change of 0.50% annually. The five-year projection of households is 49,745, a change of 0.58% annually from the current year total. Average household size is currently 2.47, compared to 2.44 in the year 2010. The number of families in the current year is 30,096 in the specified area.

Mortgage Income			
2019 Percent of Income for Mortgage	11.8%	10.8%	12.3%
Median Household Income			
2019 Median Household Income	\$48,512	\$43,851	\$43,848
2024 Median Household Income	\$52,818	\$49,536	\$49,987
2019-2024 Annual Rate	1.72%	2.47%	2.66%
Average Household Income			
2019 Average Household Income	\$61,318	\$55,326	\$56,897
2024 Average Household Income	\$70,161	\$63,620	\$65,652
2019-2024 Annual Rate	2.73%	2.83%	2.90%
Per Capita Income			
2019 Per Capita Income	\$26,344	\$22,949	\$22,855
2024 Per Capita Income	\$30,052	\$26,265	\$26,269
2019-2024 Annual Rate	2.67%	2.74%	2.82%

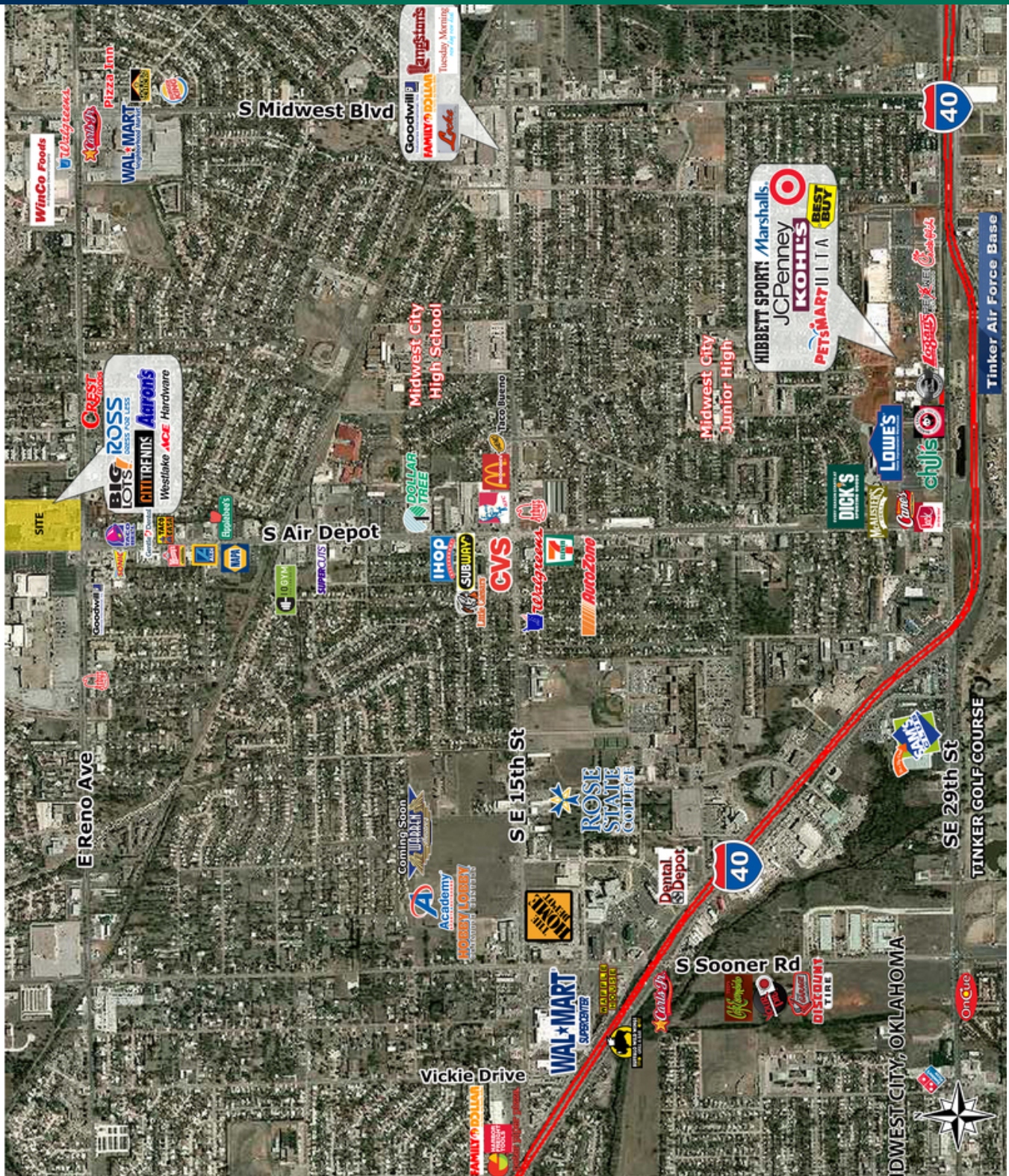
Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

February 06, 2020

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