

PROPERTY DESCRIPTION

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, Westlake, Aarons and more.

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

· Pad Site available for Build-To-Suit or Ground Lease

OFFERING SUMMARY

Lease Rate	\$12.00 - 15.00 SF/yr (NNN)
Available SF:	1,500 - 24,725 SF
Lot Size:	14.43 Acres
Building Size:	131,431 SF
	02252025

SPACES	LEASE RATE	SPACE SIZE
Suite 7027	\$15.00 SF/yr	1,500 SF
Suite 128	\$12.00 - 14.00 SF/yr	2,460 SF
Suite 160	\$12.00 - 14.00 SF/yr	24,725 SF

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TOWN & COUNTRY CENTER

7015 E RENO AVE, MIDWEST CITY, OK 73110



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Executive Summary

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

Prepared by Esri
Latitude: 35.46576
Longitude: -97.40513

	1 mile	3 miles	5 miles
Population			
2010 Population	12,965	57,784	114,247
2020 Population	13,105	58,628	116,809
2024 Population	13,358	59,052	118,654
2029 Population	13,455	59,535	120,164
2010-2020 Annual Rate	0.11%	0.15%	0.22%
2020-2024 Annual Rate	0.45%	0.17%	0.37%
2024-2029 Annual Rate	0.14%	0.16%	0.25%
2020 Male Population	47.7%	47.6%	47.9%
2020 Female Population	52.3%	52.4%	52.1%
2020 Median Age	36.9	35.6	36.2
2024 Male Population	48.6%	48.5%	48.8%
2024 Female Population	51.4%	51.5%	51.2%
2024 Median Age	37.5	36.1	36.5

In the identified area, the current year population is 118,654. In 2020, the Census count in the area was 116,809. The rate of change since 2020 was 0.37% annually. The five-year projection for the population in the area is 120,164 representing a change of 0.25% annually from 2024 to 2029. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 36.5, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	55.5%	49.8%	45.6%
2024 Black Alone	20.6%	26.1%	29.8%
2024 American Indian/Alaska Native Alone	4.1%	4.2%	3.9%
2024 Asian Alone	2.3%	1.7%	2.0%
2024 Pacific Islander Alone	0.2%	0.2%	0.2%
2024 Other Race	2.9%	3.9%	5.0%
2024 Two or More Races	14.4%	14.1%	13.4%
2024 Hispanic Origin (Any Race)	9.2%	10.6%	11.9%

Persons of Hispanic origin represent 11.9% of the population in the identified area compared to 19.6% 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 74.8 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	49	41	49
2010 Households	5,693	23,932	45,928
2020 Households	5,689	24,349	47,101
2024 Households	5,736	24,586	48,144
2029 Households	5,796	24,922	49,054
2010-2020 Annual Rate	-0.01%	0.17%	0.25%
2020-2024 Annual Rate	0.19%	0.23%	0.52%
2024-2029 Annual Rate	0.21%	0.27%	0.38%
2024 Average Household Size	2.30	2.35	2.42

The household count in this area has changed from 47,101 in 2020 to 48,144 in the current year, a change of 0.52% annually. The five-year projection of households is 49,054, a change of 0.38% annually from the current year total. Average household size is currently 2.42, compared to 2.43 in the year 2020. The number of families in the current year is 28,677 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. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

February 25, 2025

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Mortgage Income			
2024 Percent of Income for Mortgage	18.4%	19.7%	21.2%
Median Household Income			
2024 Median Household Income	\$58,636	\$48,154	\$51,395
2029 Median Household Income	\$73,100	\$55,818	\$59,832
2024-2029 Annual Rate	4.51%	3.00%	3.09%
Average Household Income			
2024 Average Household Income	\$75,427	\$64,613	\$69,751
2029 Average Household Income	\$88,352	\$76,218	\$82,329
2024-2029 Annual Rate	3.21%	3.36%	3.37%
Per Capita Income			
2024 Per Capita Income	\$32,116	\$27,229	\$28,658
2029 Per Capita Income	\$37,726	\$32,273	\$34,002
2024-2029 Annual Rate	3.27%	3.46%	3.48%
GINI Index			
2024 Gini Index	39.8	41.8	42.8

Households by Income
Current median household income is \$51,395 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$59,832 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$69,751 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$82,329 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$28,658 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$34,002 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	132	123	115
2010 Total Housing Units	6,156	26,323	51,278
2010 Owner Occupied Housing Units	3,465	13,478	27,150
2010 Renter Occupied Housing Units	2,229	10,453	18,777
2010 Vacant Housing Units	463	2,391	5,350
2020 Total Housing Units	6,164	27,061	53,137
2020 Owner Occupied Housing Units	3,164	11,874	24,797
2020 Renter Occupied Housing Units	2,525	12,475	22,304
2020 Vacant Housing Units	458	2,707	6,055
2024 Total Housing Units	6,240	27,464	54,485
2024 Owner Occupied Housing Units	3,073	11,597	24,469
2024 Renter Occupied Housing Units	2,663	12,989	23,675
2024 Vacant Housing Units	504	2,878	6,341
2029 Total Housing Units	6,305	27,838	55,505
2029 Owner Occupied Housing Units	3,118	11,806	25,047
2029 Renter Occupied Housing Units	2,678	13,116	24,007
2029 Vacant Housing Units	509	2,916	6,451

Socioeconomic Status Index
2024 Socioeconomic Status Index 47.6 44.7 43.4
Currently, 44.9% of the 54,485 housing units in the area are owner occupied; 43.5%, renter occupied; and 11.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 53,137 housing units in the area and 11.4% vacant housing units. The annual rate of change in housing units since 2020 is 0.59%. Median home value in the area is \$173,678, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 6.54% annually to \$238,438.

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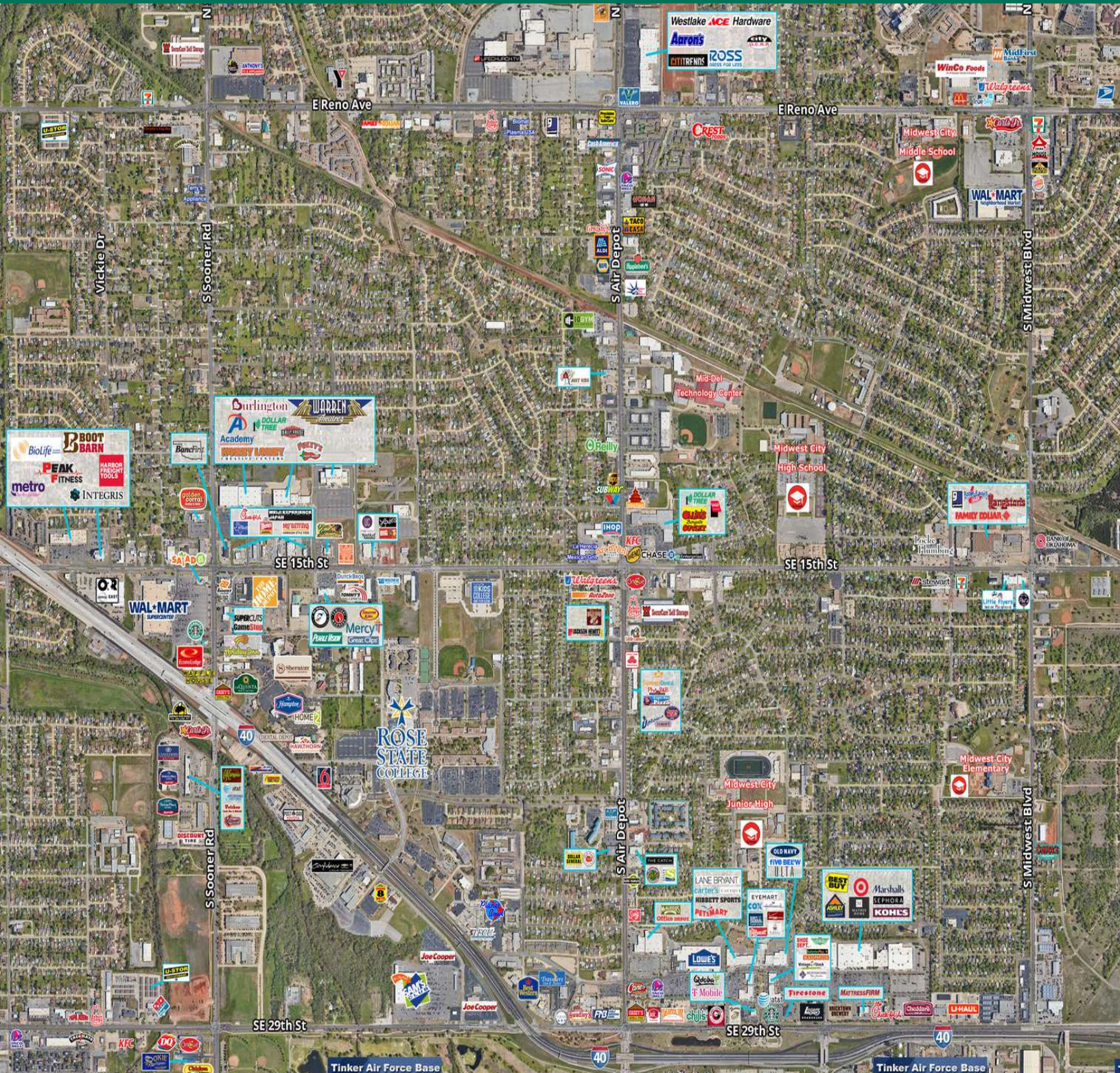
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