

Population - Trade Area

2019 Est. Population	55,261
Growth, 2000-2010	17%
Growth, 2010-2019	10%

Educational Attainment

Earned a College Degree	32%
-------------------------	-----

Composition

Family Households	75%
Average HH size	2.7

Household Income - 2019 Est

Average Income	\$73,197
Median Income	\$57,356

Occupation/Workforce

White Collar Workers	59%
Blue Collar Workers	24%
Service/Farm	17%

Housing

Owner-Occupied Housing	78%
Median Housing Value	\$148,923
Homes Valued at \$200K+	31%
Homes less than 9 yrs old	9.38%

Total Opportunity Gap

\$330,613,700

Furniture & Home Furnishings	\$9,748,646
Appliances & Electronics	\$10,263,666
Building Material, Garden & Home Centers	\$38,587,838
<i>Projected Annual Demand Growth</i>	2.09%
Grocery Stores	\$48,759,132
<i>Projected Annual Demand Growth</i>	1.97%
Clothing and Clothing Accessories Stores	\$23,935,427
Shoe Stores	\$4,196,433
Sporting Goods	\$2,774,403
Pharmacies & Drug Stores	\$7,103,944
Office Supplies, Stationery, Gift	\$2,778,500
Full-Service Restaurants	\$20,610,785
Drinking Places/Alcoholic Beverage	\$3,748,033

The Opportunity Gap represents the difference between retail sales in specific categories of goods or services where reported demand (purchases by consumers living in an area) exceeds reported sales by merchants (supply) within the same defined trade area. Data is derived from the Consumer Expenditure Survey as administered by the U.S. Bureau of Labor Statistics and from the Census of Retail Trade, made available through the U.S. Census. Source: EnviroNics

About Glenpool

www.cityofglenpool.com

Glenpool is a rapidly growing southern suburb of Tulsa located along US HWY 75, the main highway into Tulsa from the south. Traffic counts on HWY 75 at Glenpool show 45,000 vehicles a day. Traffic drivers include a 199,000 sq. ft. Super Walmart anchoring a large mixed-use development that features retail, medical, financial, office, restaurant, and multi-family users; a conference / event center that brings 38,000+ visitors annually to Glenpool; a 90-room Holiday Inn Express, and a new 49,000 sqft. MedPlex. The city owns 37 acres along HWY 75 and is aggressively seeking the right development partner. Incentives are available on a case-by-case basis for desired retail projects. Partial Current Retail: Whataburger, AutoZone, Starbucks, IHOP, Santa Fe Cattle, Walmart, GameStop, Taco Bueno, Sonic, QuikTrip, McDonald's, Burger King, Dollar General, Tractor Supply, Simple Simon's Pizza, and JiffyLube. An additional hotel recently opened in Glenpool along with a multi-field tournament quality soccer complex.

Find out more about Glenpool, Oklahoma online: www.cityofglenpool.com

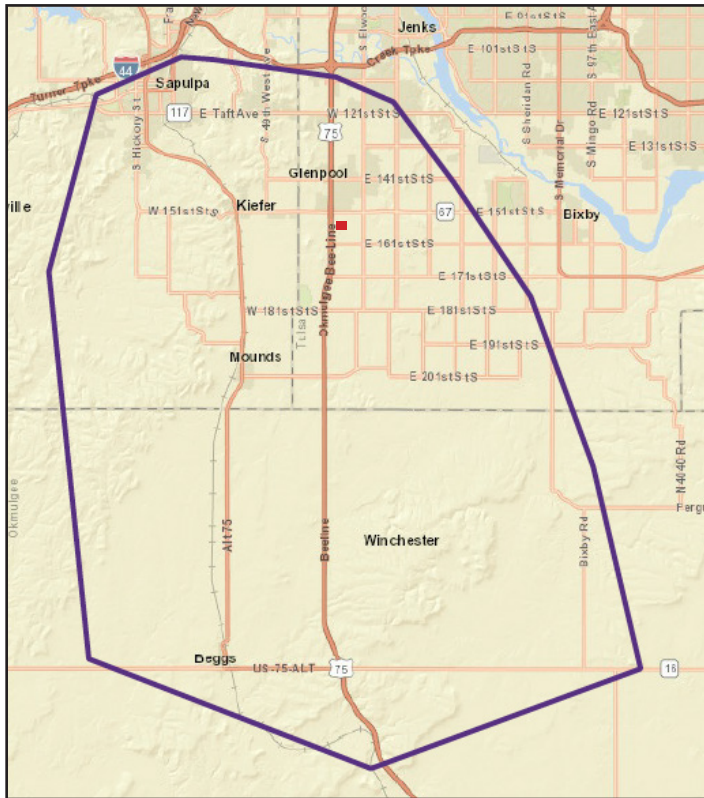
Mandy Vavrinak | Crossroads Communications, LLC | 918.633.4397 | mvavrinak@mac.com

Rickey Hayes | Retail Attractions, LLC | 918.629.6066 | rickey@retailattractions.com

Glenpool



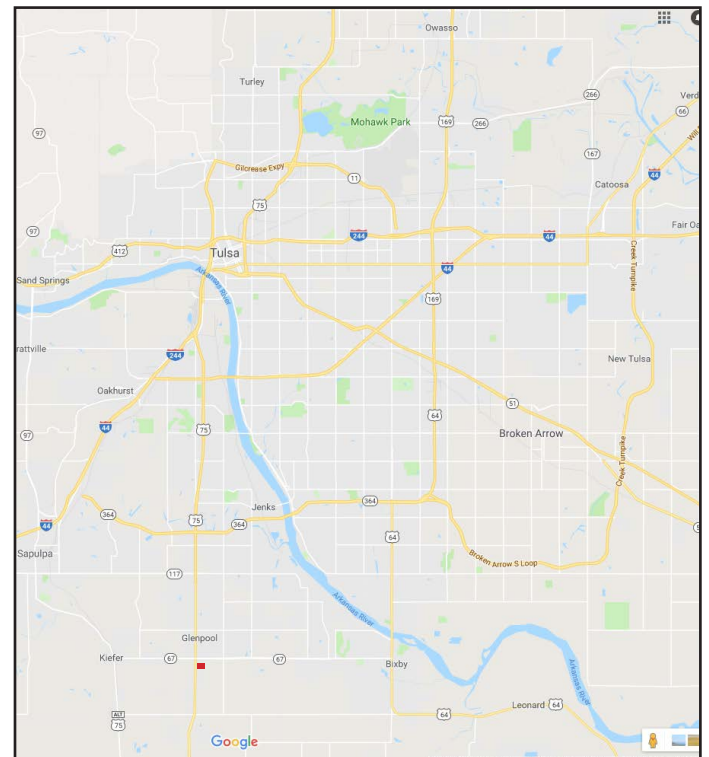
- Glenpool recently put a new 500K gallon water tower and additional infrastructure in place to serve this fast growing area of the community.
- Glenpool was the “Fastest Growing City in the State” in 2015 - US Census Bureau.
- **More than 45,000 cars a day** travel HWY 75 through Glenpool.
- Glenpool has the youngest median age of any of the Tulsa metro area suburbs, attracting young families who want a high quality of life, good schools, and all the amenities of the metro.



Above: City-owned 37-acre parcel for commercial development.

Left: Trade area map for Glenpool, OK.

Below: Locator map, showing City-owned parcel.



Development continues to move south in the Tulsa metro. New homes, businesses, and master developments are underway south of Highway 67 (151st Street South), adding density and traffic drivers to the southern portion of Glenpool.

Incentives are available for new retail development on a case-by-case basis.

Find out more about Glenpool, Oklahoma online: www.cityofglenpool.com

Mandy Vavrinak | Crossroads Communications, LLC | 918.633.4397 | mvavrinak@mac.com

Rickey Hayes | Retail Attractions, LLC | 918.629.6066 | rickey@retailattractions.com