RETAIL ATTRACTIONS, LLC

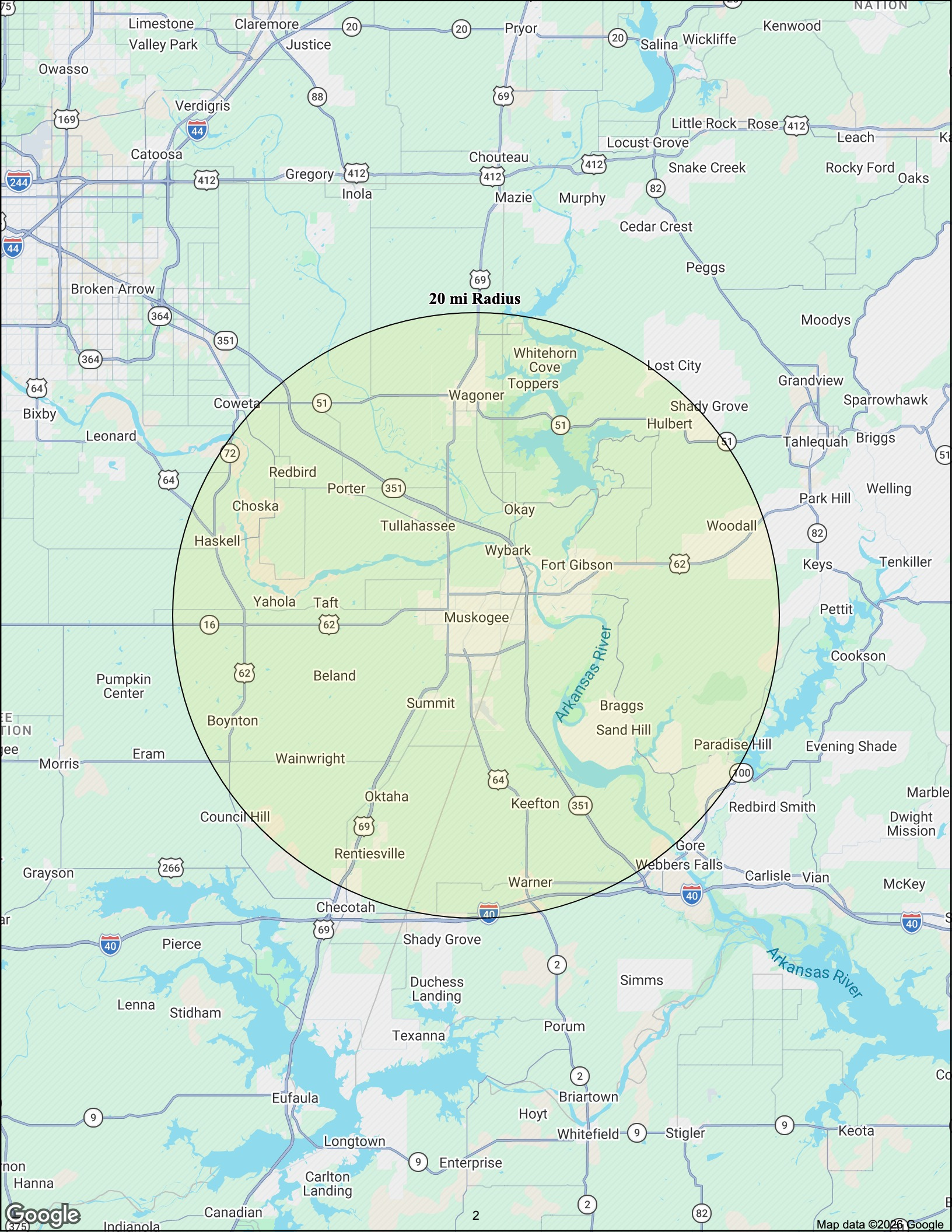
Economic Development Consulting

Muskogee, Oklahoma
20mi Radius
3nd Quarter 2026

Table Of Contents

1. Demographics
15. Opportunity Gap
19. Retail Potential
22. Income Summary
24. Consumer Expenditure Summary
28. Crime Risk
30. Void Analysis

Demographics

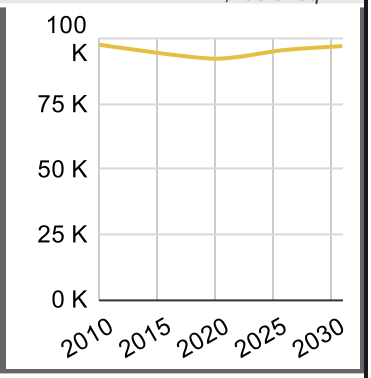

20 mi Radius
Limestone
Claremore
Valley Park
Justice
Pryor
Salina
Wickliffe
Kenwood
Owasso
Verdigris
Catoosa
Little Rock
Rose
Leach
Locust Grove
Chouteau
Snake Creek
Rocky Ford
Oaks
Gregory
Inola
Mazie
Murphy
Cedar Crest
Peggs
Broken Arrow
Moodys
Whitehorn Cove
Toppers
Lost City
Grandview
Wagoner
Coweta
Shady Grove
Sparrowhawk
Bixby
Hulbert
Leonard
Tahlequah
Briggs
Redbird
Porter
Welling
Park Hill
Choska
Okay
Tullahassee
Woodall
Haskell
Wybark
Fort Gibson
Keys
Tenkiller
Yahola
Taft
Muskogee
Pettit
Pumpkin Center
Beland
Arkansas River
Cookson
Summit
Braggs
Boynton
Sand Hill
Paradise Hill
Evening Shade
Morris
Eram
Wainwright
Oktaha
Keefton
Marble
Redbird Smith
Council Hill
Dwight Mission
Rentiesville
Gore
Webbers Falls
Grayson
Warner
Carlisle
Vian
McKey
Checotah
Pierce
Shady Grove
Arkansas River
Duchess Landing
Simms
Lenna
Stidham
Porum
Texanna
Eufaula
Briartown
Hoyt
Whitefield
Stigler
Keota
Longtown
Enterprise
Hanna
Carlton Landing
Canadian
Indianola
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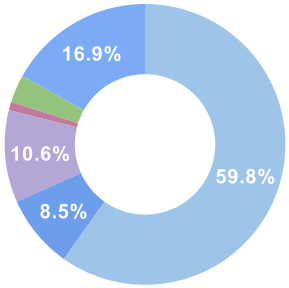
Muskogee, Oklahoma

20mi Radius

Population		
Estimated Population (2026)	95,813	
Projected Population (2031)	97,318	
Census Population (2020)	92,481	
Census Population (2010)	97,841	
Projected Annual Growth (2026-2031)	1,505	*0.3%*
Historical Annual Growth (2020-2026)	3,332	*0.6%*
Historical Annual Growth (2010-2020)	-5,360	*-0.5%*
Estimated Population Density (2026)	76	*psm*
Trade Area Size	1,256.5	*sq mi*



Race and Ethnicity (2026)		
Not Hispanic or Latino Population	89,229	*93.1%*
White	54,820	*61.4%*
Black or African American	8,046	*9.0%*
American Indian or Alaska Native	10,012	*11.2%*
Asian	922	*1.0%*
Hawaiian or Pacific Islander	34	-
Other Race	725	*0.8%*
Two or More Races	14,669	*16.4%*
Hispanic or Latino Population	6,584	*6.9%*
White	2,473	*37.6%*
Black or African American	106	*1.6%*
American Indian or Alaska Native	151	*2.3%*
Asian	2	-
Hispanic Hawaiian or Pacific Islander	-	-
Other Race	2,316	*35.2%*
Two or More Races	1,536	*23.3%*



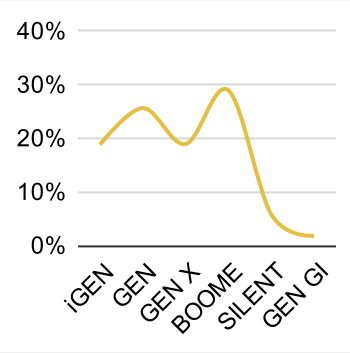
White | Black or African American | American Indian or Alaskan Native | Asian | Hawaiian or Pacific Islander | Other Race | 2+ Races

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Muskogee, Oklahoma

20mi Radius

Age Distribution (2026)		
Age Under 5 Years	5,617	*5.9%*
Age 5 to 9 Years	6,005	*6.3%*
Age 10 to 14 Years	6,401	*6.7%*
Age 15 to 19 Years	6,524	*6.8%*
Age 20 to 24 Years	5,994	*6.3%*
Age 25 to 29 Years	6,012	*6.3%*
Age 30 to 34 Years	6,033	*6.3%*
Age 35 to 39 Years	6,040	*6.3%*
Age 40 to 44 Years	6,420	*6.7%*
Age 45 to 49 Years	5,682	*5.9%*
Age 50 to 54 Years	5,734	*6.0%*
Age 55 to 59 Years	5,474	*5.7%*
Age 60 to 64 Years	6,161	*6.4%*
Age 65 to 69 Years	5,703	*6.0%*
Age 70 to 74 Years	4,666	*4.9%*
Age 75 to 79 Years	3,493	*3.6%*
Age 80 to 84 Years	2,115	*2.2%*
Age 85 Years or Over	1,738	*1.8%*
Median Age	38.5	
Generation (2026)		
iGeneration (Age Under 15 Years)	18,022	*18.8%*
Generation 9/11 Millennials (Age 15 to 34 Years)	24,564	*25.6%*
Gen Xers (Age 35 to 49 Years)	18,142	*18.9%*
Baby Boomers (Age 50 to 74 Years)	27,739	*29.0%*
Silent Generation (Age 75 to 84 Years)	5,608	*5.9%*
G.I. Generation (Age 85 Years or Over)	1,738	*1.8%*



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20mi Radius

Household Type (2026)		
Total Households	37,131	
Family Households	23,569	63.5%
Family Households with Children	11,580	49.1%
Family Households No Children	11,989	50.9%
Non-Family Households	13,562	36.5%
Non-Family Households with Children	17	0.1%
Non-Family Households No Children	13,545	99.9%



Education Attainment (2026)		
Elementary or Some High School	7,217	11.1%
High School Graduate	24,053	36.9%
Some College or Associate Degree	20,861	32.0%
Bachelor or Graduate Degree	13,141	20.1%



Household Income (2026)		
Estimated Average Household Income	$80,853	
Estimated Median Household Income	$60,978	
HH Income Under $10,000	2,474	6.7%
HH Income $10,000 to $34,999	8,456	22.8%
HH Income $35,000 to $49,999	4,940	13.3%
HH Income $50,000 to $74,999	7,448	20.1%
HH Income $75,000 to $99,999	4,429	11.9%
HH Income $100,000 to $149,999	5,443	14.7%
HH Income $150,000 or More	3,940	10.6%

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Muskogee, Oklahoma

20mi Radius

Population		
Estimated Population (2026)	95,813	
Projected Population (2031)	97,318	
Census Population (2020)	92,481	
Census Population (2010)	97,841	
Projected Annual Growth (2026-2031)	1,505	*0.3%*
Historical Annual Growth (2020-2026)	3,332	*0.6%*
Historical Annual Growth (2010-2020)	-5,360	*-0.5%*
Estimated Population Density (2026)	76	*psm*
Trade Area Size	1,256.5	*sq mi*
Households		
Estimated Households (2026)	37,131	
Projected Households (2031)	37,402	
Census Households (2020)	35,633	
Census Households (2010)	37,360	
Projected Annual Growth (2026-2031)	271	*0.1%*
Historical Annual Change (2010-2026)	-229	-
Average Household Income		
Estimated Average Household Income (2026)	$80,853	
Projected Average Household Income (2031)	$80,713	
Census Average Household Income (2010)	$48,111	
Census Average Household Income (2000)	$39,526	
Projected Annual Change (2026-2031)	-$140	-
Historical Annual Change (2000-2026)	$41,327	*4.0%*
Median Household Income		
Estimated Median Household Income (2026)	$60,978	
Projected Median Household Income (2031)	$60,591	
Census Median Household Income (2010)	$39,418	
Census Median Household Income (2000)	$31,198	
Projected Annual Change (2026-2031)	-$387	*-0.1%*
Historical Annual Change (2000-2026)	$29,780	*3.7%*
Per Capita Income		
Estimated Per Capita Income (2026)	$31,469	
Projected Per Capita Income (2031)	$31,153	
Census Per Capita Income (2010)	$18,370	
Census Per Capita Income (2000)	$15,054	
Projected Annual Change (2026-2031)	-$316	*-0.2%*
Historical Annual Change (2000-2026)	$16,415	*4.2%*
Estimated Average Household Net Worth (2026)	$756,923	

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Muskogee, Oklahoma

20mi Radius

Race and Ethnicity		
Total Population (2026)	95,813	
White (2026)	57,294	*59.8%*
Black or African American (2026)	8,152	*8.5%*
American Indian or Alaska Native (2026)	10,163	*10.6%*
Asian (2026)	924	*1.0%*
Hawaiian or Pacific Islander (2026)	34	-
Other Race (2026)	3,041	*3.2%*
Two or More Races (2026)	16,205	*16.9%*
Population < 18 (2026)	22,003	*23.0%*
White Not Hispanic	9,400	*42.7%*
Black or African American	1,851	*8.4%*
Asian	256	*1.2%*
Other Race Not Hispanic	7,970	*36.2%*
Hispanic	2,525	*11.5%*
Not Hispanic or Latino Population (2026)	89,229	*93.1%*
Not Hispanic White	54,820	*61.4%*
Not Hispanic Black or African American	8,046	*9.0%*
Not Hispanic American Indian or Alaska Native	10,012	*11.2%*
Not Hispanic Asian	922	*1.0%*
Not Hispanic Hawaiian or Pacific Islander	34	-
Not Hispanic Other Race	725	*0.8%*
Not Hispanic Two or More Races	14,669	*16.4%*
Hispanic or Latino Population (2026)	6,584	*6.9%*
Hispanic White	2,473	*37.6%*
Hispanic Black or African American	106	*1.6%*
Hispanic American Indian or Alaska Native	151	*2.3%*
Hispanic Asian	2	-
Hispanic Hawaiian or Pacific Islander	-	-
Hispanic Other Race	2,316	*35.2%*
Hispanic Two or More Races	1,536	*23.3%*
Not Hispanic or Latino Population (2020)	86,890	*94.0%*
Hispanic or Latino Population (2020)	5,591	*6.0%*
Not Hispanic or Latino Population (2010)	93,305	*95.4%*
Hispanic or Latino Population (2010)	4,536	*4.6%*
Not Hispanic or Latino Population (2031)	89,402	*91.9%*
Hispanic or Latino Population (2031)	7,916	*8.1%*
Projected Annual Growth (2026-2031)	1,332	*4.0%*
Historical Annual Growth (2010-2020)	1,055	*2.3%*

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20mi Radius

Total Age Distribution (2026)		
Total Population	95,813	
Age Under 5 Years	5,617	5.9%
Age 5 to 9 Years	6,005	6.3%
Age 10 to 14 Years	6,401	6.7%
Age 15 to 19 Years	6,524	6.8%
Age 20 to 24 Years	5,994	6.3%
Age 25 to 29 Years	6,012	6.3%
Age 30 to 34 Years	6,033	6.3%
Age 35 to 39 Years	6,040	6.3%
Age 40 to 44 Years	6,420	6.7%
Age 45 to 49 Years	5,682	5.9%
Age 50 to 54 Years	5,734	6.0%
Age 55 to 59 Years	5,474	5.7%
Age 60 to 64 Years	6,161	6.4%
Age 65 to 69 Years	5,703	6.0%
Age 70 to 74 Years	4,666	4.9%
Age 75 to 79 Years	3,493	3.6%
Age 80 to 84 Years	2,115	2.2%
Age 85 Years or Over	1,738	1.8%
Median Age	38.5	
Age 19 Years or Less	24,547	25.6%
Age 20 to 64 Years	53,551	55.9%
Age 65 Years or Over	17,715	18.5%

Female Age Distribution (2026)		
Female Population	46,615	48.7%
Age Under 5 Years	2,661	5.7%
Age 5 to 9 Years	3,008	6.5%
Age 10 to 14 Years	3,124	6.7%
Age 15 to 19 Years	2,987	6.4%
Age 20 to 24 Years	2,715	5.8%
Age 25 to 29 Years	2,754	5.9%
Age 30 to 34 Years	2,765	5.9%
Age 35 to 39 Years	2,871	6.2%
Age 40 to 44 Years	3,116	6.7%
Age 45 to 49 Years	2,809	6.0%
Age 50 to 54 Years	2,826	6.1%
Age 55 to 59 Years	2,670	5.7%
Age 60 to 64 Years	3,116	6.7%
Age 65 to 69 Years	2,951	6.3%
Age 70 to 74 Years	2,394	5.1%
Age 75 to 79 Years	1,814	3.9%
Age 80 to 84 Years	1,108	2.4%
Age 85 Years or Over	929	2.0%
Female Median Age	39.8	
Age 19 Years or Less	11,780	25.3%
Age 20 to 64 Years	25,641	55.0%
Age 65 Years or Over	9,195	19.7%

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Muskogee, Oklahoma

20mi Radius

Male Age Distribution (2026)		
Male Population	49,198	51.3%
Age Under 5 Years	2,956	6.0%
Age 5 to 9 Years	2,997	6.1%
Age 10 to 14 Years	3,276	6.7%
Age 15 to 19 Years	3,537	7.2%
Age 20 to 24 Years	3,279	6.7%
Age 25 to 29 Years	3,258	6.6%
Age 30 to 34 Years	3,268	6.6%
Age 35 to 39 Years	3,169	6.4%
Age 40 to 44 Years	3,305	6.7%
Age 45 to 49 Years	2,873	5.8%
Age 50 to 54 Years	2,909	5.9%
Age 55 to 59 Years	2,805	5.7%
Age 60 to 64 Years	3,045	6.2%
Age 65 to 69 Years	2,753	5.6%
Age 70 to 74 Years	2,273	4.6%
Age 75 to 79 Years	1,679	3.4%
Age 80 to 84 Years	1,007	2.0%
Age 85 Years or Over	809	1.6%
Male Median Age	37.2	
Age 19 Years or Less	12,767	26.0%
Age 20 to 64 Years	27,910	56.7%
Age 65 Years or Over	8,520	17.3%

Males per 100 Females (2026)		
Overall Comparison	106	
Age Under 5 Years	111	52.6%
Age 5 to 9 Years	100	49.9%
Age 10 to 14 Years	105	51.2%
Age 15 to 19 Years	118	54.2%
Age 20 to 24 Years	121	54.7%
Age 25 to 29 Years	118	54.2%
Age 30 to 34 Years	118	54.2%
Age 35 to 39 Years	110	52.5%
Age 40 to 44 Years	106	51.5%
Age 45 to 49 Years	102	50.6%
Age 50 to 54 Years	103	50.7%
Age 55 to 59 Years	105	51.2%
Age 60 to 64 Years	98	49.4%
Age 65 to 69 Years	93	48.3%
Age 70 to 74 Years	95	48.7%
Age 75 to 79 Years	93	48.1%
Age 80 to 84 Years	91	47.6%
Age 85 Years or Over	87	46.6%
Age 19 Years or Less	108	52.0%
Age 20 to 39 Years	117	53.9%
Age 40 to 64 Years	103	50.7%
Age 65 Years or Over	93	48.1%

RETAIL ATTRACTIONS, LLC
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Muskogee, Oklahoma

20mi Radius

Household Type (2026)		
Total Households	37,131	
Households with Children	11,596	*31.2%*
Average Household Size	2.5	
Household Density per Square Mile	30	
Population Family	74,016	*77.2%*
Population Non-Family	17,898	*18.7%*
Population Group Quarters	3,900	*4.1%*
Family Households	23,569	*63.5%*
Married Couple Households	16,742	*71.0%*
Other Family Households	6,827	*29.0%*
Family Households with Children	11,580	*49.1%*
Married Couple with Children	7,385	*63.8%*
Other Family Households with Children	4,195	*36.2%*
Family Households No Children	11,989	*50.9%*
Married Couple No Children	9,357	*78.0%*
Other Family Households No Children	2,632	*22.0%*
Non-Family Households	13,562	*36.5%*
Non-Family Households with Children	17	*0.1%*
Non-Family Households No Children	13,545	*99.9%*
Average Family Household Size	3.1	
Average Family Income	$100,927	
Median Family Income	$76,978	
Average Non-Family Household Size	1.3	
Marital Status (2026)		
Population Age 15 Years or Over	77,791	
Never Married	23,243	*29.9%*
Currently Married	36,216	*46.6%*
Previously Married	18,331	*23.6%*
Separated	3,296	*18.0%*
Widowed	5,176	*28.2%*
Divorced	9,859	*53.8%*
Educational Attainment (2026)		
Adult Population Age 25 Years or Over	65,272	
Elementary (Grade Level 0 to 8)	2,124	*3.3%*
Some High School (Grade Level 9 to 11)	5,094	*7.8%*
High School Graduate	24,053	*36.9%*
Some College	14,785	*22.7%*
Associate Degree Only	6,076	*9.3%*
Bachelor Degree Only	8,899	*13.6%*
Graduate Degree	4,241	*6.5%*
Any College (Some College or Higher)	34,002	*52.1%*
College Degree + (Bachelor Degree or Higher)	13,141	*20.1%*

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20mi Radius

Housing		
Total Housing Units (2026)	42,450	
Total Housing Units (2020)	41,473	
Historical Annual Growth (2020-2026)	977	-
Housing Units Occupied (2026)	37,131	*87.5%*
Housing Units Owner-Occupied	24,709	*66.5%*
Housing Units Renter-Occupied	12,422	*33.5%*
Housing Units Vacant (2026)	5,319	*12.5%*
Household Size (2026)		
Total Households	37,131	
1 Person Households	11,022	*29.7%*
2 Person Households	12,674	*34.1%*
3 Person Households	5,624	*15.1%*
4 Person Households	4,232	*11.4%*
5 Person Households	2,101	*5.7%*
6 Person Households	896	*2.4%*
7 or More Person Households	582	*1.6%*
Household Income Distribution (2026)		
HH Income $200,000 or More	1,695	*4.6%*
HH Income $150,000 to $199,999	2,246	*6.0%*
HH Income $125,000 to $149,999	1,957	*5.3%*
HH Income $100,000 to $124,999	3,486	*9.4%*
HH Income $75,000 to $99,999	4,429	*11.9%*
HH Income $50,000 to $74,999	7,448	*20.1%*
HH Income $35,000 to $49,999	4,940	*13.3%*
HH Income $25,000 to $34,999	3,469	*9.3%*
HH Income $15,000 to $24,999	3,152	*8.5%*
HH Income $10,000 to $14,999	1,835	*4.9%*
HH Income Under $10,000	2,474	*6.7%*
Household Vehicles (2026)		
Households 0 Vehicles Available	2,719	*7.3%*
Households 1 Vehicle Available	11,787	*31.7%*
Households 2 Vehicles Available	13,167	*35.5%*
Households 3 or More Vehicles Available	9,457	*25.5%*
Total Vehicles Available	71,563	
Average Vehicles per Household	1.9	
Owner-Occupied Household Vehicles	55,235	*77.2%*
Average Vehicles per Owner-Occupied Household	2.2	
Renter-Occupied Household Vehicles	16,328	*22.8%*
Average Vehicles per Renter-Occupied Household	1.3	
Travel Time (2026)		
Worker Base Age 16 years or Over	38,237	
Travel to Work in 14 Minutes or Less	11,816	*30.9%*
Travel to Work in 15 to 29 Minutes	11,396	*29.8%*
Travel to Work in 30 to 59 Minutes	9,336	*24.4%*
Travel to Work in 60 Minutes or More	2,690	*7.0%*
Work at Home	2,999	*7.8%*
Average Minutes Travel to Work	21.3	

RETAIL ATTRACTIONS, LLC
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Muskogee, Oklahoma

20mi Radius

Transportation To Work (2026)		
Worker Base Age 16 years or Over	38,237	
Drive to Work Alone	30,338	*79.3%*
Drive to Work in Carpool	3,686	*9.6%*
Travel to Work by Public Transportation	129	*0.3%*
Drive to Work on Motorcycle	18	-
Bicycle to Work	51	*0.1%*
Walk to Work	552	*1.4%*
Other Means	463	*1.2%*
Work at Home	2,999	*7.8%*
Daytime Demographics (2026)		
Total Businesses	2,358	
Total Employees	25,654	
Company Headquarter Businesses	86	*3.7%*
Company Headquarter Employees	3,445	*13.4%*
Employee Population per Business	10.9	to 1
Residential Population per Business	40.6	to 1
Adj. Daytime Demographics Age 16 Years or Over	63,832	
Labor Force		
Labor Population Age 16 Years or Over (2026)	76,457	
Labor Force Total Males (2026)	39,286	*51.4%*
Male Civilian Employed	20,181	*51.4%*
Male Civilian Unemployed	1,030	*2.6%*
Males in Armed Forces	34	-
Males Not in Labor Force	18,040	*45.9%*
Labor Force Total Females (2026)	37,171	*48.6%*
Female Civilian Employed	18,064	*48.6%*
Female Civilian Unemployed	869	*2.3%*
Females in Armed Forces	-	-
Females Not in Labor Force	18,238	*49.1%*
Unemployment Rate	1,899	*2.5%*
Occupation (2026)		
Occupation Population Age 16 Years or Over	38,237	
Occupation Total Males	20,173	*52.8%*
Occupation Total Females	18,064	*47.2%*
Management, Business, Financial Operations	5,768	15.1%
Professional, Related	7,772	20.3%
Service	7,633	*20.0%*
Sales, Office	7,386	*19.3%*
Farming, Fishing, Forestry	165	*0.4%*
Construction, Extraction, Maintenance	4,065	*10.6%*
Production, Transport, Material Moving	5,448	*14.2%*
White Collar Workers	20,926	*54.7%*
Blue Collar Workers	17,311	*45.3%*

RETAIL ATTRACTIONS, LLC
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Muskogee, Oklahoma

20mi Radius

Units In Structure (2026)		
Total Units	37,131	
1 Detached Unit	25,933	69.8%
1 Attached Unit	965	2.6%
2 Units	1,488	4.0%
3 to 4 Units	1,049	2.8%
5 to 9 Units	857	2.3%
10 to 19 Units	883	2.4%
20 to 49 Units	538	1.4%
50 or More Units	496	1.3%
Mobile Home or Trailer	4,575	12.3%
Other Structure	346	0.9%

Occupied Homes Built By Year (2026)		
Homes Built 2020 or later	1,940	5.2%
Homes Built 2010 to 2019	3,045	8.2%
Homes Built 2000 to 2009	5,172	13.9%
Homes Built 1990 to 1999	4,003	10.8%
Homes Built 1980 to 1989	6,024	16.2%
Homes Built 1970 to 1979	6,589	17.7%
Homes Built 1960 to 1969	3,552	9.6%
Homes Built 1950 to 1959	2,973	8.0%
Homes Built 1940 to 1949	1,443	3.9%
Homes Built Before 1939	2,390	6.4%
Median Age of Homes	42.6	yrs

Home Values (2026)		
Owner Specified Housing Units	24,709	
Home Values $1,000,000 or More	171	0.7%
Home Values $750,000 to $999,999	341	1.4%
Home Values $500,000 to $749,999	1,194	4.8%
Home Values $400,000 to $499,999	1,639	6.6%
Home Values $300,000 to $399,999	2,639	10.7%
Home Values $250,000 to $299,999	2,660	10.8%
Home Values $200,000 to $249,999	3,052	12.3%
Home Values $175,000 to $199,999	1,256	5.1%
Home Values $150,000 to $174,999	2,427	9.8%
Home Values $125,000 to $149,999	1,160	4.7%
Home Values $100,000 to $124,999	2,010	8.1%
Home Values $90,000 to $99,999	415	1.7%
Home Values $80,000 to $89,999	756	3.1%
Home Values $70,000 to $79,999	579	2.3%
Home Values $60,000 to $69,999	904	3.7%
Home Values $50,000 to $59,999	954	3.9%
Home Values $35,000 to $49,999	1,029	4.2%
Home Values $25,000 to $34,999	351	1.4%
Home Values $10,000 to $24,999	863	3.5%
Home Values Under $10,000	312	1.3%
Owner-Occupied Median Home Value	$192,906	
Renter-Occupied Median Rent	$667	

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma

20mi Radius

Total Annual Consumer Expenditure (2026)		
Total Household Expenditure	$2.87 B	
Total Non-Retail Expenditure	$1.29 B	
Total Retail Expenditure	$1.58 B	
Alcoholic Beverages	$19.54 M	
Apparel	$64.01 M	
Contributions	$65.09 M	
Education	$45.82 M	
Entertainment	$144.77 M	
Food Away From Home	$137.26 M	
Grocery	$225.86 M	
Health Care	$246.21 M	
Household Furnishings and Equipment	$73.92 M	
Household Operations	$58.36 M	
Miscellaneous Expenses	$43.2 M	
Personal Care	$35.12 M	
Shelter	$529.96 M	
Tax and Retirement	$530.33 M	
Tobacco and Related	$15.46 M	
Transportation	$461.3 M	
Utilities	$172.32 M	

Monthly Household Consumer Expenditure (2026)		
Total Household Expenditure	$6,438	
Total Non-Retail Expenditure	$2,885	*44.8%*
Total Retail Expenditures	$3,553	*55.2%*
Alcoholic Beverages	$44	*0.7%*
Apparel	$144	*2.2%*
Contributions	$146	*2.3%*
Education	$103	*1.6%*
Entertainment	$325	*5.0%*
Food Away From Home	$308	*4.8%*
Grocery	$507	*7.9%*
Health Care	$553	*8.6%*
Household Furnishings and Equipment	$166	*2.6%*
Household Operations	$131	*2.0%*
Miscellaneous Expenses	$97	*1.5%*
Personal Care	$79	*1.2%*
Shelter	$1,189	*18.5%*
Tax and Retirement	$1,190	-
Tobacco and Related	$35	*0.5%*
Transportation	$1,035	*16.1%*
Utilities	$387	*6.0%*

OPPORTUNITY GAP CATEGORY INFORMATION (RETAIL CATEGORIES)

Vehicle and Parts Dealers
New and used automobile dealers, motorcycle dealers, recreation vehicle dealers, all-terrain vehicles dealers, boat dealers, auto parts stores, auto accessories stores and tire dealers

Furniture and Home Furnishings Stores
Furniture stores, home furnishing stores, home decorating stores and floor covering stores

Electronics and Appliance Stores
Household appliance stores, electronics stores, computer and software stores and camera and photographic equipment stores

Building Materials and Garden Supply Stores
Building material and supply dealers, home improvement centers, paint and wallpaper stores, hardware stores, lumberyards, lawn and garden stores, outdoor power equipment stores and nursery and garden centers

Food and Beverage Stores
Grocery stores, supermarkets, convenience stores, specialty food stores and beer, wine, and liquor stores

Health and Personal Care Stores
Pharmacies, drug stores, cosmetic dealers, beauty supply stores, perfume stores, optical goods stores, health care stores and personal care stores

Gasoline Stations
Gasoline stations and gasoline stations with convenience stores

Clothing and Clothing Accessories Stores
Men's clothing stores, women's clothing stores, children's and infants clothing stores, family clothing stores, clothing accessories stores, shoe stores, jewelry stores, luggage stores, leather goods stores

Sporting Goods and Hobby Stores
Sporting goods stores, hobby stores, toy stores, sewing and needlepoint stores, musical instrument and supply stores, book stores, newsstands, music stores

General Merchandise Stores
Department stores and other general merchandise stores

Miscellaneous Store Retailers
Florists, office supply stores, stationery stores, gift and souvenir stores, used merchandise stores and other miscellaneous retailers

Foodservice and Drinking Places
Full-service restaurants, limited service eating places, special foodservices, taverns and bars

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma

20mi Radius

	Potential / Sales	Index
Clothing, Clothing Accessories Stores	$132.04 M / $34.92 M	*74*
Men's Clothing Stores	$11.31 M / -	*100*
Women's Clothing Stores	$11.66 M / $3.32 M	*72*
Children's, Infants' Clothing Stores	$8.93 M / -	*100*
Family Clothing Stores	$53.62 M / $19.04 M	*64*
Clothing Accessory Stores	$1.87 M / $507.51 K	*73*
Other Apparel Stores	$6.7 M / $1.62 M	*76*
Shoe Stores	$28.14 M / $7.83 M	*72*
Jewelry Stores	$6.15 M / $2.6 M	*58*
Luggage Stores	$3.66 M / -	*100*
Furniture, Home Furnishings Stores	$103.95 M / $16.98 M	*84*
Furniture Stores	$46.38 M / $15.25 M	*67*
Floor Covering Stores	$5.65 M / $1.73 M	*69*
Other Home Furnishing Stores	$51.92 M / -	*100*
Electronics, Appliance Stores	$92.79 M / $17.82 M	*81*
Building Material, Garden Equipment, Supplies Dealers	$84.71 M / $33.81 M	*60*
Home Centers	$44.31 M / $15.54 M	*65*
Paint, Wallpaper Stores	$7.82 M / $3.09 M	*60*
Hardware Stores	$6.13 M / $6.61 M	*-7*
Other Building Materials Stores	$10.99 M / $4.06 M	*63*
Outdoor Power Equipment Stores	$1.53 M / -	*100*
Nursery, Garden Stores	$13.93 M / $4.5 M	*68*
Food, Beverage Stores	$106.41 M / $138.33 M	*-23*
Grocery Stores	$80.54 M / $114.68 M	*-30*
Convenience Stores	$9.92 M / $14.29 M	*-31*
Meat Markets	$787.05 K / $263.21 K	*67*
Fish, Seafood Markets	$245.77 K / -	*100*
Fruit, Vegetable Markets	$304.52 K / -	*100*
Other Specialty Food Markets	$6.08 M / $4.4 M	*28*
Liquor Stores	$8.53 M / $4.7 M	*45*

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma

20mi Radius

	Potential / Sales	Index
Health, Personal Care Stores	$110.62 M / $85.41 M	23
Pharmacy, Drug Stores	$93.31 M / $74 M	21
Cosmetics, Beauty Stores	$8.71 M / $2.77 M	68
Optical Goods Stores	$1.24 M / $681.38 K	45
Other Health, Personal Care Stores	$7.35 M / $7.96 M	-8
Sporting Goods, Hobby, Book, Music Stores	$154.5 M / $48.9 M	68
Sporting Goods Stores	$73.07 M / $22.93 M	69
Hobby, Toy, Game Stores	$15.07 M / $22.33 M	-33
Sewing, Needlecraft Stores	$34.36 M / $2.83 M	92
Musical Instrument Stores	$27.59 M / -	100
Book Stores	$4.42 M / $812.02 K	82
General Merchandise Stores	$408.04 M / $493.29 M	-17
Department Stores	$21.32 M / $40.33 M	-47
Warehouse Superstores	$231.57 M / -	100
Other General Merchandise Stores	$155.14 M / $452.97 M	-66
Miscellaneous Store Retailers	$107.14 M / $41.31 M	61
Florists	$1.05 M / $2.14 M	-51
Office, Stationary Stores	$4.9 M / $1.66 M	66
Gift, Souvenir Stores	$3.79 M / $1.1 M	71
Used Merchandise Stores	$14.73 M / $10.49 M	29
Pet, Pet Supply Stores	$5.27 M / $2.02 M	62
Art Dealers	$15.06 M / -	100
Mobile Home Dealers	$606 / $3.04 K	-80
Other Miscellaneous Retail Stores	$62.34 M / $23.89 M	62
Non-Store Retailers	$2.14 M / $2.73 M	-22
Vending Machines	$1.04 M / $2.44 M	-57
Other Direct Selling Establishments	$1.1 M / $293.3 K	73

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma

20mi Radius

	Potential / Sales	Index
Accommodation, Food Services	$147.36 M / $118.3 M	*20*
Hotels, Other Travel Accommodations	$39.36 M / $9.96 M	*75*
RV Parks	$174.52 K / $34.14 K	*80*
Rooming, Boarding Houses	$16.86 K / -	*100*
Full Service Restaurants	$52.38 M / $43.15 M	*18*
Limited Service Restaurants	$54.11 M / $66.98 M	*-19*
Special Food Services, Catering	$1.33 M / $103.73 K	*92*
Drinking Places	$3.16 M / $1.23 M	*61*
Gasoline Stations	$54.23 M / $95.88 M	*-43*
Motor Vehicle, Parts Dealers	$95.25 M / $66.24 M	*30*
New Car Dealers	$61.31 M / $41.07 M	*33*
Used Car Dealers	$7.83 M / $2.21 M	*72*
Recreational Vehicle Dealers	$2.15 M / $928.46 K	*57*
Motorcycle, Boat Dealers	$7.56 M / $7.95 M	*-5*
Auto Parts, Accessories	$12.12 M / $8.93 M	*26*
Tire Dealers	$4.29 M / $5.16 M	*-17*
Automotive Repair and Maintenance	$825.99 K / $448.56 K	*46*
2026 Population	95,813	
2031 Population	97,318	
% Population Change 2026-2031	1.57%	
2026 Adult Population Age 18+	73,810	
2026 Population Male	49,198	
2026 Population Female	46,615	
2026 Households	37,131	
2026 Median Household Income	60,978	
2026 Average Household Income	80,853	

Retail Potential

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma 20mi Radius	
2026 Population	95,813
2031 Population	97,318
% Population Change 2020-2026	3.6%
2026 Adult Population Age 18+	$73,810
2026 Population Male	$49,198
2026 Population Female	$46,615
2026 Households	$37,131
2026 Median Household Income	$60,978
2026 Average Household Income	$80,853
Clothing, Clothing Accessories Stores	$132.04 M
Men's Clothing Stores	$11.31 M
Women's Clothing Stores	$11.66 M
Children's, Infants' Clothing Stores	$8.93 M
Family Clothing Stores	$53.62 M
Clothing Accessory Stores	$1.87 M
Other Apparel Stores	$6.7 M
Shoe Stores	$28.14 M
Jewelry Stores	$6.15 M
Luggage Stores	$3.66 M
Furniture, Home Furnishings Stores	$103.95 M
Furniture Stores	$46.38 M
Floor Covering Stores	$5.65 M
Other Home Furnishing Stores	$51.92 M
Electronics, Appliance Stores	$92.79 M
Gasoline Stations	$54.23 M
Building Material, Garden Equipment, Supplies Dealers	$84.71 M
Home Centers	$44.31 M
Paint, Wallpaper Stores	$7.82 M
Hardware Stores	$6.13 M
Other Building Materials Stores	$10.99 M
Outdoor Power Equipment Stores	$1.53 M
Nursery, Garden Stores	$13.93 M
Food, Beverage Stores	$106.41 M
Grocery Stores	$80.54 M
Convenience Stores	$9.92 M
Meat Markets	$787.05 K
Fish, Seafood Markets	$245.77 K
Fruit, Vegetable Markets	$304.52 K
Other Specialty Food Markets	$6.08 M
Liquor Stores	$8.53 M

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma 20mi Radius	
Health, Personal Care Stores	$110.62 M
Pharmacy, Drug Stores	$93.31 M
Cosmetics, Beauty Stores	$8.71 M
Optical Goods Stores	$1.24 M
Other Health, Personal Care Stores	$7.35 M
Sporting Goods, Hobby, Book, Music Stores	$154.5 M
Sporting Goods Stores	$73.07 M
Hobby, Toy, Game Stores	$15.07 M
Sewing, Needlecraft Stores	$34.36 M
Musical Instrument Stores	$27.59 M
Book Stores	$4.42 M
General Merchandise Stores	$408.04 M
Department Stores	$21.32 M
Warehouse Superstores	$231.57 M
Other General Merchandise Stores	$155.14 M
Miscellaneous Store Retailers	$107.14 M
Florists	$1.05 M
Office, Stationary Stores	$4.9 M
Gift, Souvenir Stores	$3.79 M
Used Merchandise Stores	$14.73 M
Pet, Pet Supply Stores	$5.27 M
Art Dealers	$15.06 M
Mobile Home Dealers	$606
Other Miscellaneous Retail Stores	$62.34 M
Non-Store Retailers	$2.14 M
Vending Machines	$1.04 M
Other Direct Selling Establishments	$1.1 M
Accommodation, Food Services	$150.52 M
Hotels, Other Travel Accommodations	$39.36 M
RV Parks	$174.52 K
Rooming, Boarding Houses	$16.86 K
Full Service Restaurants	$52.38 M
Limited Service Restaurants	$54.11 M
Special Food Services, Catering	$1.33 M
Drinking Places	$3.16 M
Motor Vehicle, Parts Dealers	$95.25 M
New Car Dealers	$61.31 M
Used Car Dealers	$7.83 M
Recreational Vehicle Dealers	$2.15 M
Motorcycle, Boat Dealers	$7.56 M
Auto Parts, Accessories	$12.12 M
Tire Dealers	$4.29 M
Automotive Repair and Maintenance	$825.99 K

Income Summary

Income Summary Report

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma

20mi Radius

Population		
Estimated Population (2026)	95,813	
Projected Population (2031)	97,318	
Census Population (2020)	92,481	
Census Population (2010)	97,841	
Projected Annual Growth (2026 to 2031)	1,505	*0.3%*
Historical Annual Growth (2020 to 2026)	3,332	*0.6%*
Historical Annual Growth (2010 to 2020)	-5,360	*-0.5%*
Households		
Estimated Households (2026)	37,131	
Projected Households (2031)	37,402	
Census Households (2020)	35,633	
Census Households (2010)	37,360	
Projected Annual Growth (2026 to 2031)	271	*0.1%*
Historical Annual Growth (2020 to 2026)	1,498	*0.7%*
Historical Annual Growth (2010 to 2020)	-1,727	*-0.5%*
Average Household Income		
Estimated Average Household Income (2026)	$80,853	
Projected Average Household Income (2031)	$80,713	
Census Average Household Income (2020)	$48,111	
Census Average Household Income (2010)	$39,526	
Projected Annual Growth (2026 to 2031)	-$140	-
Historical Annual Growth (2020 to 2026)	$32,743	4.3%
Historical Annual Growth (2010 to 2020)	$8,585	2.2%
Median Household Income		
Estimated Median Household Income (2026)	$60,978	
Projected Median Household Income (2031)	$60,591	
Census Median Household Income (2020)	$39,418	
Census Median Household Income (2010)	$31,198	
Projected Annual Growth (2026 to 2031)	-$387	*-0.1%*
Historical Annual Growth (2020 to 2026)	$21,560	3.4%
Historical Annual Growth (2010 to 2020)	$8,220	2.6%
Per Capita Income		
Estimated Per Capita Income (2026)	$31,469	
Projected Per Capita Income (2031)	$31,153	
Census Per Capita Income (2020)	$18,370	
Census Per Capita Income (2010)	$15,054	
Projected Annual Growth (2026 to 2031)	-$316	*-0.2%*
Historical Annual Growth (2020 to 2026)	$13,099	4.5%
Historical Annual Growth (2010 to 2020)	$3,317	2.2%
Other Income		
Estimated Families (2026)	23,569	
Estimated Average Family Income (2026)	$100,927	
Estimated Median Family Income (2026)	$76,978	
Estimated Average Household Net Worth (2026)	$756,923	

Consumer Expenditure Summary

Consumer Expenditure Summary

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma 20mi Radius		
Estimated Population		95,813
Estimated Households		37,131
Household Expenditure		$2.87 B
Per Household ~ Per Capita	$77,254	$29,939
Non-Retail Expenditures	$1.29 B	44.8%
Per Household ~ Per Capita	$34,617	$13,415
Retail Expenditures	$1.58 B	55.2%
Per Household ~ Per Capita	$42,638	$16,524
Alcoholic Beverages	$19.54 M	0.7%
Per Household ~ Per Capita	$526	$204
Apparel	$64.01 M	2.2%
Per Household ~ Per Capita	$1,724	$668
Contributions	$65.09 M	2.3%
Per Household ~ Per Capita	$1,753	$679
Education	$45.82 M	1.6%
Per Household ~ Per Capita	$1,234	$478
Entertainment	$144.77 M	5.0%
Per Household ~ Per Capita	$3,899	$1,511
Food Away From Home	$137.26 M	4.8%
Per Household ~ Per Capita	$3,697	$1,433
Grocery	$225.86 M	7.9%
Per Household ~ Per Capita	$6,083	$2,357
Health Care	$246.21 M	8.6%
Per Household ~ Per Capita	$6,631	$2,570
Household Furnishings and Equipment	$73.92 M	2.6%
Per Household ~ Per Capita	$1,991	$771
Household Operations	$58.36 M	2.0%
Per Household ~ Per Capita	$1,572	$609
Miscellaneous Expenses	$43.2 M	1.5%
Per Household ~ Per Capita	$1,163	$451
Personal Care	$35.12 M	1.2%
Per Household ~ Per Capita	$946	$367
Shelter	$529.96 M	18.5%
Per Household ~ Per Capita	$14,273	$5,531
Tax and Retirement	$530.33 M	18.5%
Per Household ~ Per Capita	$14,283	$5,535
Tobacco and Related	$15.46 M	0.5%
Per Household ~ Per Capita	$416	$161
Transportation	$461.3 M	16.1%
Per Household ~ Per Capita	$12,424	$4,815
Utilities	$172.32 M	6.0%
Per Household ~ Per Capita	$4,641	$1,799

Consumer Expenditure Trend

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma 20mi Radius		
Population / Households (2026)		
Estimated Population	95,813	
Estimated Households	37,131	
Total Annual Consumer Expenditure (2026)		
Total Household Expenditure	$2.87 B	
Total Non-Retail Expenditure	$1.29 B	
Total Retail Expenditure	$1.58 B	
Alcoholic Beverages	$19.54 M	
Apparel	$64.01 M	
Contributions	$65.09 M	
Education	$45.82 M	
Entertainment	$144.77 M	
Food Away From Home	$137.26 M	
Grocery	$225.86 M	
Health Care	$246.21 M	
Household Furnishings and Equipment	$73.92 M	
Household Operations	$58.36 M	
Miscellaneous Expenses	$43.2 M	
Personal Care	$35.12 M	
Shelter	$529.96 M	
Tax and Retirement	$530.33 M	
Tobacco and Related	$15.46 M	
Transportation	$461.3 M	
Utilities	$172.32 M	
Monthly Household Consumer Expenditure (2026)		
Total Household Expenditure	$6,438	
Total Non-Retail Expenditure	$2,885	*44.8%*
Total Retail Expenditure	$3,553	*55.2%*
Alcoholic Beverages	$44	*0.7%*
Apparel	$144	*2.2%*
Contributions	$146	*2.3%*
Education	$103	*1.6%*
Entertainment	$325	*5.0%*
Food Away From Home	$308	*4.8%*
Grocery	$507	*7.9%*
Health Care	$553	*8.6%*
Household Furnishings and Equipment	$166	*2.6%*
Household Operations	$131	*2.0%*
Miscellaneous Expenses	$97	*1.5%*
Personal Care	$79	*1.2%*
Shelter	$1,189	*18.5%*
Tax and Retirement	$1,190	*18.5%*
Tobacco and Related	$35	*0.5%*
Transportation	$1,035	*16.1%*
Utilities	$387	*6.0%*

Consumer Expenditure Trend

Muskogee, Oklahoma 20mi Radius	
Population / Households (2031)	
Projected Population	97,318
Projected Households	-
Total Annual Consumer Expenditure (2031)	
Total Household Expenditure	$2.81 B
Total Non-Retail Expenditure	$1.25 B
Total Retail Expenditure	$1.56 B
Alcoholic Beverages	$19.06 M
Apparel	$62.84 M
Contributions	$62.98 M
Education	$44.49 M
Entertainment	$142.18 M
Food Away From Home	$134.27 M
Grocery	$224.48 M
Health Care	$245.76 M
Household Furnishings and Equipment	$72.3 M
Household Operations	$57.42 M
Miscellaneous Expenses	$42.23 M
Personal Care	$34.78 M
Shelter	$521.75 M
Tax and Retirement	$506.28 M
Tobacco and Related	$15.71 M
Transportation	$452.54 M
Utilities	$171.49 M
Consumer Expenditure Growth (2026 to 2031)	
Total Household Expenditure	$-57.97 M
Total Non-Retail Expenditure	$-31.7 M
Total Retail Expenditure	$-26.27 M
Alcoholic Beverages	$-471.94 K
Apparel	$-1.17 M
Contributions	$-2.11 M
Education	$-1.33 M
Entertainment	$-2.6 M
Food Away From Home	$-2.99 M
Grocery	$-1.38 M
Health Care	$-445.15 K
Household Furnishings and Equipment	$-1.62 M
Household Operations	$-936.92 K
Miscellaneous Expenses	$-966.14 K
Personal Care	$-344 K
Shelter	$-8.21 M
Tax and Retirement	$-24.05 M
Tobacco and Related	$254.78 K
Transportation	$-8.76 M
Utilities	$-837.14 K

Crime Risk

Crime Risk Profile

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma
20mi Radius

Demographics	
Population	95,813
Census Population	92,481
Households	37,131
Average Household Income	$80,853
Median Household Income	$60,978
Per Capita Income	$31,469
Total Crime	
Crime Index	121
Crime Level	Above Average
Personal Crime	
Crime Index	162
Crime Level	High Risk
Murder	
Crime Index	137
Crime Level	Above Average
Rape	
Crime Index	163
Crime Level	High Risk
Robbery	
Crime Index	61
Crime Level	Below Average
Assault	
Crime Index	190
Crime Level	Very High
Property Crime	
Crime Index	113
Crime Level	Average
Burglary	
Crime Index	198
Crime Level	Very High
Larceny	
Crime Index	102
Crime Level	Average
Motor Vehicle Theft	
Crime Index	85
Crime Level	Below Average

* Crime Index: 100 = National Average Adjusted for Population

Void Analysis

Void Analysis



Muskogee, Oklahoma 20mi Radius	Site / Market Locations	Avg Square Footage	Closest Location
Auto Parts Tires			
AAMCO	1 / 0	5,000	
Advance Auto Parts	1 / 1	9,400	
AutoZone	2 / 1	6,600	
Gerber Collision & Glass	2 / 1	10,500	
Grease Monkey	1 / 1	2,600	
Joe Hudson's Collision Center	1 / 1	15,000	
O'Reilly	5 / 4	8,500	
Valvoline Instant Oil Change	2 / 2	3,400	
Banks			
Arvest Bank	3 / 2	6,600	
BancFirst	4 / 2	8,500	
BOKF	2 / 2	4,900	
JRMB	1 / 1	4,600	
Banks Minor			
Bank	15 / 11		
Car Washes			
Take 5 Car Wash	1 / 1	5,900	
Tommy's Express Car Wash	1 / 1	6,000	
Clothing Apparel			
Buckle	1 / 1	5,100	
Cato	1 / 1	5,000	
maurices	1 / 1	6,000	
Convenience Stores			
Casey's General Store	8 / 7	2,500 to 4,000	
Conoco	3 / 3	2,500	
Love's	1 / 1	7,300	
Murphy USA	2 / 1	1,400 to 2,800	
Phillips 66	13 / 10	2,500	
Pilot Travel Centers	1 / 1	2,500 to 4,000	
QuikTrip	3 / 2	4,600 to 5,000	
Shell	6 / 3	1,000 to 2,500	
Sinclair	6 / 5	2,000	
Valero	1 / 1	2,500 to 4,000	
Craft Fabric Stores			
Hobby Lobby	1 / 1	68,500	
Dealerships			

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma 20mi Radius	Site / Market Locations	Avg Square Footage	Closest Location
Chevrolet	1 / 1		
Chrysler	2 / 1		
Dodge	1 / 1		
Ford	1 / 1		
GMC	2 / 1		
Honda	1 / 1		
Hyundai	1 / 1		
Jeep	1 / 1		
Lincoln	1 / 1		
Nissan	1 / 1		
RAM	1 / 1		
Toyota	1 / 1		
Dental			
Aspen Dental	1 / 1	3,500	
Department Stores			
Bealls	1 / 1	25,600	
Discount Department Stores			
Burlington Coat Factory	1 / 1	70,500	
Ollie's Bargain Outlet	1 / 1	25,000 to 35,000	
Ross	1 / 1	28,300	
TJ Maxx	1 / 1	33,400	
Walmart Supercenter	2 / 1	189,700	
Dollar Stores			
Dollar General	21 / 14	9,600	
Dollar Tree	3 / 2	11,800	
Family Dollar	6 / 6	9,400	
Five Below	1 / 1	10,000	
Drug Stores			
CVS	1 / 1	13,400	
GNC	1 / 1	1,700	
Walgreens	3 / 2	14,800	
Education			
College	1 / 1		
Cosmetology and Barber	1 / 1		
Day Care	32 / 26		
High School	14 / 12		
Junior College	1 / 1		

Void Analysis

RETAIL ATTRACTIONS, LLC
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Muskogee, Oklahoma 20mi Radius	Site / Market Locations	Avg Square Footage	Closest Location
PK - 8	28 / 22		
PK - 8 (Private)	4 / 3		
Trade Schools	1 / 1		
Entertainment			
Theatres	2 / 2		
EV Charging Stations			
Independent	5 / 3		
Tesla	2 / 2		
Fitness			
Planet Fitness	1 / 1	24,600	
Furniture Household			
Aaron's	1 / 1	9,000	
Rent A Center	1 / 1	1,500 to 8,200	
Grocery Stores			
ALDI	1 / 1	16,600	
Harps Food Store	2 / 2	35,500	
Health Beauty			
Bath & Body Works	1 / 1	3,800	
Benefit Cosmetics	1 / 1		
Sally Beauty Supply	1 / 1	2,300	
Supercuts	1 / 1	1,800	
ULTA	1 / 1	11,300	
Health Care			
Anesthesiology	5 / 3		
Audiologist	1 / 1		
Cardiovascular Disease	7 / 6		
Certified Nurse Midwife	1 / 1		
Certified Registered Nurse Anesthetist	6 / 4		
Chiropractic	9 / 8		
Clinical Nurse Specialist	2 / 2		
Clinical Psychologist	2 / 2		
Clinical Social Worker	4 / 4		
Dermatology	2 / 2		
Diagnostic Radiology	5 / 4		
Dialysis Centers	3 / 2		
Emergency Medicine	6 / 4		
Endocrinology	1 / 1		

Muskogee, Oklahoma 20mi Radius	Site / Market Locations	Avg Square Footage	Closest Location
Family Practice	23 / 14		
Gastroenterology	2 / 2		
General Surgery	4 / 3		
Hematology and Oncology	3 / 3		
Hospitalist	2 / 2		
Hospitals (Medicare)	3 / 2		
Internal Medicine	10 / 8		
Interventional Cardiology	3 / 3		
Interventional Pain Management	3 / 2		
Nephrology	5 / 4		
Neurology	2 / 2		
Neurosurgery	1 / 1		
Nuclear Medicine	1 / 1		
Nurse Practitioner	23 / 20		
Obstetrics and Gynecology	5 / 4		
Occupational Therapy	1 / 1		
Ophthalmology	1 / 1		
Optometry	14 / 11		
Orthopedic Surgery	3 / 2		
Otolaryngology	3 / 1		
Pathology	1 / 1		
Physical Medicine and Rehabilitation	1 / 1		
Physical Therapy	6 / 4		
Physician Assistant	11 / 8		
Podiatry	3 / 3		
Psychiatry	4 / 3		
Pulmonary Disease	1 / 1		
Radiation Oncology	3 / 3		
Speech Language Pathologist	2 / 2		
Sports Medicine	1 / 1		
Urgent Care	4 / 3		
Urology	1 / 1		
Home Improvement			
Ace Hardware	1 / 1	16,200	
Do It Best	1 / 0	16,200	
Harbor Freight Tools	1 / 1	17,100	
Lowe's	1 / 1	141,200	

Void Analysis

Muskogee, Oklahoma 20mi Radius	Site / Market Locations	Avg Square Footage	Closest Location
Sherwin-Williams	1 / 1	7,300	
Tractor Supply Company	2 / 1	26,300	
True Value	1 / 1	12,800	
Hotels			
Americas Best Value Inn	1 / 1	15,000	
Best Western Plus	1 / 1	19,200	
Candlewood Suites	1 / 1	13,900	
Comfort	1 / 1	14,500	
Days Inn	1 / 0	12,900	
Fairfield Inn and Suites	1 / 1	18,200	
Hampton Inn	1 / 1	18,300	
Holiday Inn Express	1 / 1	16,400	
Home2	1 / 1	15,900	
Knights Inn	1 / 1	15,000	
La Quinta Inn & Suites	1 / 1	24,600	
Jewelry			
Kay Jewelers	1 / 1	1,700	
Mattress			
Mattress Firm	1 / 1	4,000 to 10,000	
Pet Stores			
Petco	1 / 1	15,900	
Restaurants Casual			
Buffalo Wild Wings	1 / 1	6,600	
Chili's	1 / 1	5,800	
Golden Corral	1 / 1	11,700	
IHOP	1 / 1	4,800	
Olive Garden	1 / 1	8,700	
Red Lobster	1 / 1	8,400	
Restaurants Coffee Donuts			
7 Brew	1 / 1	500	
HTeaO	1 / 1	2,400	
Starbucks	1 / 1	1,800	
Restaurants Fast Food Major			
Arby's	3 / 2	3,300	
Burger King	2 / 2	4,000	
Chick-fil-A	1 / 1	4,300	
KFC	1 / 1	3,100	

Void Analysis

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Muskogee, Oklahoma 20mi Radius	Site / Market Locations	Avg Square Footage	Closest Location
McDonald's	7 / 6	4,600	
Sonic	6 / 5	2,800	
Taco Bell	3 / 2	2,500	
Wendy's	1 / 1	3,300	
Restaurants Fast Food Minor			
Chicken Express	1 / 1	3,000	
Church's Chicken	1 / 1	1,700	
Freddy's	1 / 1	3,600	
Panda Express	1 / 1	2,500	
Taco Bueno	2 / 1	2,600	
Whataburger	1 / 1	3,000	
Wingstop	1 / 1	2,000	
Restaurants Ice Cream Smoothie			
Braum's	3 / 2	5,100	
Tropical Smoothie Cafe	1 / 1	1,700	
Restaurants Pizza			
Domino's Pizza	2 / 1	2,100	
Little Caesars	2 / 2	1,800	
Pizza Hut	2 / 1	2,800	
Pizza Inn	1 / 1	3,600	
Simple Simon's Pizza	6 / 5	2,000	
Restaurants Sandwich			
McAlister's Deli	1 / 1	5,000	
Subway	10 / 9	1,700	
Self Storage			
U Haul	1 / 1	45,900	
Shoes Footwear			
Famous Footwear	1 / 1	9,700	
Shoe Dept	1 / 1	6,500	
Specialty			
Cannabis	5 / 2		
EZPAWN	1 / 1		
GameStop	1 / 1	1,700	
Goodwill	1 / 1	24,100	
UPS	1 / 1	1,300	
USPS	12 / 11		
Sporting Goods			

Void Analysis

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Muskogee, Oklahoma 20mi Radius	Site / Market Locations	Avg Square Footage	Closest Location
Dunham's Sports	1 / 1	39,300	
Hibbett Sports	1 / 1	7,600	
Wireless Stores			
AT&T	2 / 2	3,500	
Boost Mobile	1 / 1	1,600	
Cricket	3 / 2	1,600	
MetroPCS	1 / 1	1,900	
T-Mobile	1 / 1	1,800	
Worship			
Baptist	10 / 9		
Christian	2 / 1		
Judaic	1 / 1		
Methodist Episcopal	4 / 4		