RETAIL ATTRACTIONS, LLC

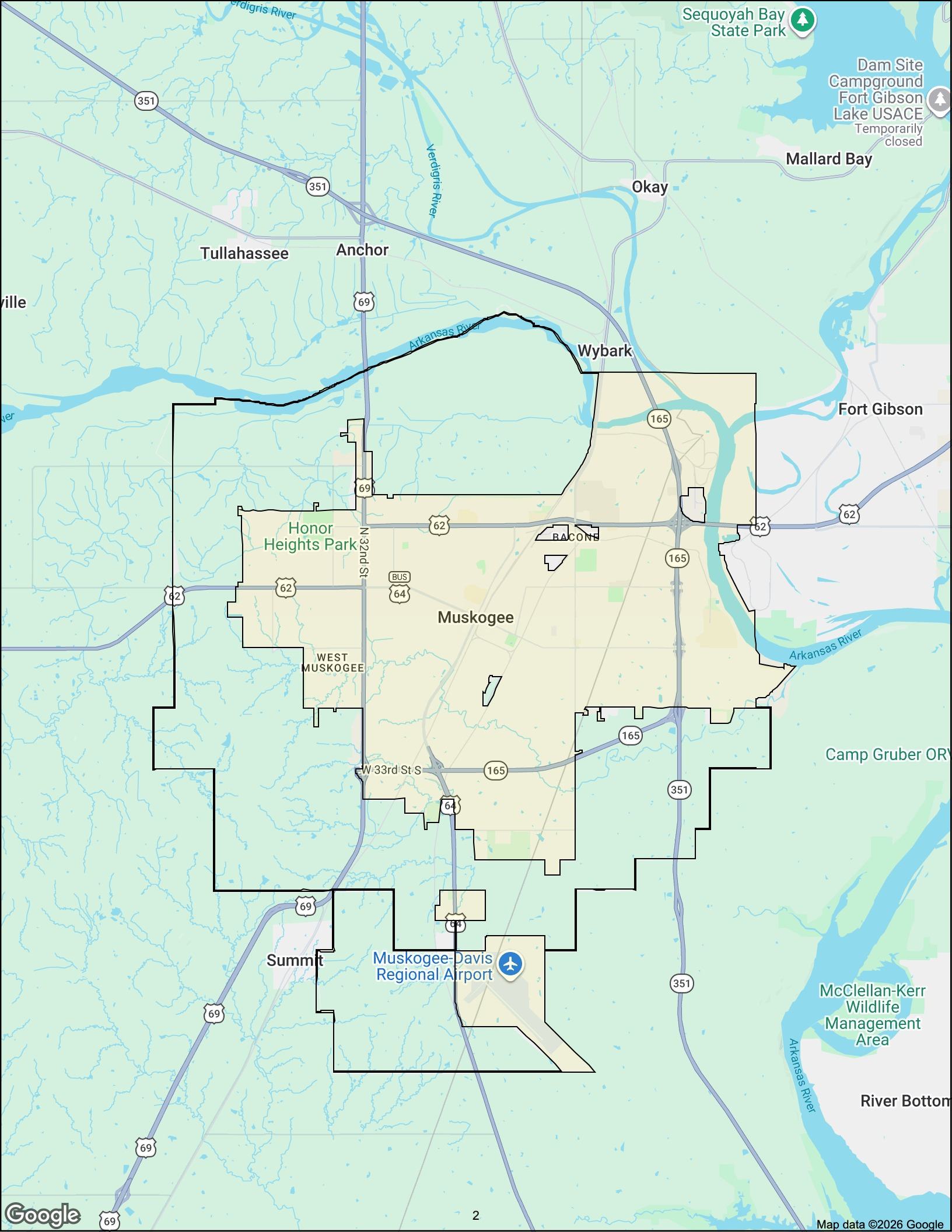
Economic Development Consulting

Muskogee, Oklahoma
City Limits
3nd Quarter 2026

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Demographics

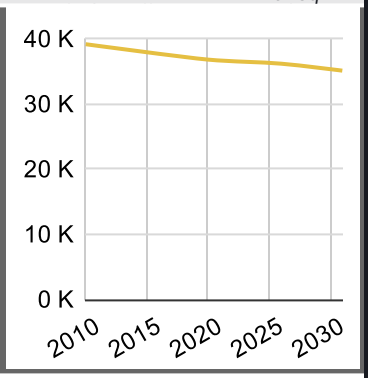

Sequoyah Bay State Park
Dam Site Campground Fort Gibson Lake USACE
Temporarily closed
Mallard Bay
Okay
Verdigris River
Tullahassee
Anchor
Arkansas River
Wybark
Fort Gibson
Honor Heights Park
N 32nd St
BACONS
Muskogee
WEST MUSKOGEE
W 33rd St S
Arkansas River
Camp Gruber ORV
Summit
Muskogee-Davis Regional Airport
McClellan-Kerr Wildlife Management Area
River Bottom
351
69
62
64
165
BUS
Google
Map data ©2026 Google

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

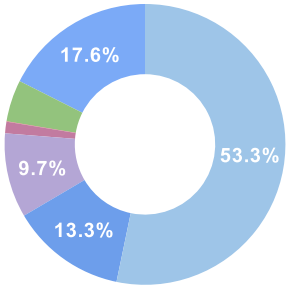
Muskogee, Oklahoma

City Limits

Population		
Estimated Population (2026)	36,223	
Projected Population (2031)	35,154	
Census Population (2020)	36,852	
Census Population (2010)	39,216	
Projected Annual Growth (2026-2031)	-1,069	-0.6%
Historical Annual Growth (2020-2026)	-629	-0.3%
Historical Annual Growth (2010-2020)	-2,364	-0.6%
Estimated Population Density (2026)	812	psm
Trade Area Size	44.6	sq mi



Race and Ethnicity (2026)		
Not Hispanic or Latino Population	32,820	90.6%
White	18,170	55.4%
Black or African American	4,697	14.3%
American Indian or Alaska Native	3,427	10.4%
Asian	479	1.5%
Hawaiian or Pacific Islander	17	-
Other Race	547	1.7%
Two or More Races	5,483	16.7%
Hispanic or Latino Population	3,403	9.4%
White	1,121	32.9%
Black or African American	110	3.2%
American Indian or Alaska Native	98	2.9%
Asian	4	0.1%
Hispanic Hawaiian or Pacific Islander	-	-
Other Race	1,192	35.0%
Two or More Races	878	25.8%



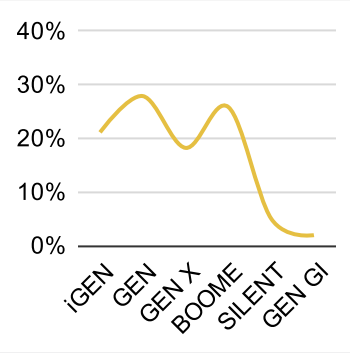
White | Black or African American | American Indian or Alaskan Native | Asian | Hawaiian or Pacific Islander | Other Race | 2+ Races

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma

City Limits

Age Distribution (2026)		
Age Under 5 Years	2,588	*7.1%*
Age 5 to 9 Years	2,491	*6.9%*
Age 10 to 14 Years	2,568	*7.1%*
Age 15 to 19 Years	2,590	*7.2%*
Age 20 to 24 Years	2,575	*7.1%*
Age 25 to 29 Years	2,589	*7.1%*
Age 30 to 34 Years	2,343	*6.5%*
Age 35 to 39 Years	2,199	*6.1%*
Age 40 to 44 Years	2,300	*6.3%*
Age 45 to 49 Years	2,099	*5.8%*
Age 50 to 54 Years	1,914	*5.3%*
Age 55 to 59 Years	1,857	*5.1%*
Age 60 to 64 Years	2,118	*5.8%*
Age 65 to 69 Years	1,992	*5.5%*
Age 70 to 74 Years	1,474	*4.1%*
Age 75 to 79 Years	1,094	*3.0%*
Age 80 to 84 Years	727	*2.0%*
Age 85 Years or Over	705	*1.9%*
Median Age	34.8	
Generation (2026)		
iGeneration (Age Under 15 Years)	7,647	*21.1%*
Generation 9/11 Millennials (Age 15 to 34 Years)	10,097	*27.9%*
Gen Xers (Age 35 to 49 Years)	6,598	*18.2%*
Baby Boomers (Age 50 to 74 Years)	9,355	*25.8%*
Silent Generation (Age 75 to 84 Years)	1,821	*5.0%*
G.I. Generation (Age 85 Years or Over)	705	*1.9%*



RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma

City Limits

Household Type (2026)		
Total Households	14,500	
Family Households	8,730	60.2%
Family Households with Children	4,603	52.7%
Family Households No Children	4,127	47.3%
Non-Family Households	5,770	39.8%
Non-Family Households with Children	7	0.1%
Non-Family Households No Children	5,763	99.9%



Education Attainment (2026)		
Elementary or Some High School	2,783	11.9%
High School Graduate	8,608	36.8%
Some College or Associate Degree	7,540	32.2%
Bachelor or Graduate Degree	4,480	19.1%



Household Income (2026)		
Estimated Average Household Income	$69,314	
Estimated Median Household Income	$52,527	
HH Income Under $10,000	1,295	8.9%
HH Income $10,000 to $34,999	3,592	24.8%
HH Income $35,000 to $49,999	2,000	13.8%
HH Income $50,000 to $74,999	3,230	22.3%
HH Income $75,000 to $99,999	1,646	11.4%
HH Income $100,000 to $149,999	1,708	11.8%
HH Income $150,000 or More	1,029	7.1%

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma

City Limits

Population		
Estimated Population (2026)	36,223	
Projected Population (2031)	35,154	
Census Population (2020)	36,852	
Census Population (2010)	39,216	
Projected Annual Growth (2026-2031)	-1,069	*-0.6%*
Historical Annual Growth (2020-2026)	-629	*-0.3%*
Historical Annual Growth (2010-2020)	-2,364	*-0.6%*
Estimated Population Density (2026)	812	*psm*
Trade Area Size	44.6	*sq mi*
Households		
Estimated Households (2026)	14,500	
Projected Households (2031)	13,785	
Census Households (2020)	14,986	
Census Households (2010)	15,758	
Projected Annual Growth (2026-2031)	-715	*-1.0%*
Historical Annual Change (2010-2026)	-1,258	*-0.5%*
Average Household Income		
Estimated Average Household Income (2026)	$69,314	
Projected Average Household Income (2031)	$68,776	
Census Average Household Income (2010)	$47,039	
Census Average Household Income (2000)	$37,804	
Projected Annual Change (2026-2031)	-$538	*-0.2%*
Historical Annual Change (2000-2026)	$31,510	*3.2%*
Median Household Income		
Estimated Median Household Income (2026)	$52,527	
Projected Median Household Income (2031)	$52,045	
Census Median Household Income (2010)	$33,565	
Census Median Household Income (2000)	$25,201	
Projected Annual Change (2026-2031)	-$482	*-0.2%*
Historical Annual Change (2000-2026)	$27,326	*4.2%*
Per Capita Income		
Estimated Per Capita Income (2026)	$27,903	
Projected Per Capita Income (2031)	$27,131	
Census Per Capita Income (2010)	$17,721	
Census Per Capita Income (2000)	$15,277	
Projected Annual Change (2026-2031)	-$772	*-0.6%*
Historical Annual Change (2000-2026)	$12,626	*3.2%*
Estimated Average Household Net Worth (2026)	$556,417	

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma

City Limits

Race and Ethnicity		
Total Population (2026)	36,223	
White (2026)	19,291	*53.3%*
Black or African American (2026)	4,807	*13.3%*
American Indian or Alaska Native (2026)	3,525	*9.7%*
Asian (2026)	483	*1.3%*
Hawaiian or Pacific Islander (2026)	17	-
Other Race (2026)	1,739	*4.8%*
Two or More Races (2026)	6,361	*17.6%*
Population < 18 (2026)	9,204	*25.4%*
White Not Hispanic	3,255	*35.4%*
Black or African American	1,304	*14.2%*
Asian	114	*1.2%*
Other Race Not Hispanic	3,166	*34.4%*
Hispanic	1,365	*14.8%*
Not Hispanic or Latino Population (2026)	32,820	*90.6%*
Not Hispanic White	18,170	*55.4%*
Not Hispanic Black or African American	4,697	*14.3%*
Not Hispanic American Indian or Alaska Native	3,427	*10.4%*
Not Hispanic Asian	479	*1.5%*
Not Hispanic Hawaiian or Pacific Islander	17	-
Not Hispanic Other Race	547	*1.7%*
Not Hispanic Two or More Races	5,483	*16.7%*
Hispanic or Latino Population (2026)	3,403	*9.4%*
Hispanic White	1,121	*32.9%*
Hispanic Black or African American	110	*3.2%*
Hispanic American Indian or Alaska Native	98	*2.9%*
Hispanic Asian	4	*0.1%*
Hispanic Hawaiian or Pacific Islander	-	-
Hispanic Other Race	1,192	*35.0%*
Hispanic Two or More Races	878	*25.8%*
Not Hispanic or Latino Population (2020)	33,498	*90.9%*
Hispanic or Latino Population (2020)	3,354	*9.1%*
Not Hispanic or Latino Population (2010)	36,517	*93.1%*
Hispanic or Latino Population (2010)	2,699	*6.9%*
Not Hispanic or Latino Population (2031)	31,593	*89.9%*
Hispanic or Latino Population (2031)	3,561	*10.1%*
Projected Annual Growth (2026-2031)	158	*0.9%*
Historical Annual Growth (2010-2020)	655	*2.4%*

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma

City Limits

Total Age Distribution (2026)		
Total Population	36,223	
Age Under 5 Years	2,588	*7.1%*
Age 5 to 9 Years	2,491	*6.9%*
Age 10 to 14 Years	2,568	*7.1%*
Age 15 to 19 Years	2,590	*7.2%*
Age 20 to 24 Years	2,575	*7.1%*
Age 25 to 29 Years	2,589	*7.1%*
Age 30 to 34 Years	2,343	*6.5%*
Age 35 to 39 Years	2,199	*6.1%*
Age 40 to 44 Years	2,300	*6.3%*
Age 45 to 49 Years	2,099	*5.8%*
Age 50 to 54 Years	1,914	*5.3%*
Age 55 to 59 Years	1,857	*5.1%*
Age 60 to 64 Years	2,118	*5.8%*
Age 65 to 69 Years	1,992	*5.5%*
Age 70 to 74 Years	1,474	*4.1%*
Age 75 to 79 Years	1,094	*3.0%*
Age 80 to 84 Years	727	*2.0%*
Age 85 Years or Over	705	*1.9%*
Median Age	34.8	
Age 19 Years or Less	10,237	*28.3%*
Age 20 to 64 Years	19,994	*55.2%*
Age 65 Years or Over	5,992	*16.5%*

Female Age Distribution (2026)		
Female Population	18,182	*50.2%*
Age Under 5 Years	1,213	*6.7%*
Age 5 to 9 Years	1,307	*7.2%*
Age 10 to 14 Years	1,228	*6.8%*
Age 15 to 19 Years	1,198	*6.6%*
Age 20 to 24 Years	1,222	*6.7%*
Age 25 to 29 Years	1,230	*6.8%*
Age 30 to 34 Years	1,130	*6.2%*
Age 35 to 39 Years	1,153	*6.3%*
Age 40 to 44 Years	1,213	*6.7%*
Age 45 to 49 Years	1,081	*5.9%*
Age 50 to 54 Years	992	*5.5%*
Age 55 to 59 Years	932	*5.1%*
Age 60 to 64 Years	1,090	*6.0%*
Age 65 to 69 Years	1,050	*5.8%*
Age 70 to 74 Years	792	*4.4%*
Age 75 to 79 Years	592	*3.3%*
Age 80 to 84 Years	395	*2.2%*
Age 85 Years or Over	364	*2.0%*
Female Median Age	36.4	
Age 19 Years or Less	4,946	*27.2%*
Age 20 to 64 Years	10,043	*55.2%*
Age 65 Years or Over	3,193	*17.6%*

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma

City Limits

Male Age Distribution (2026)		
Male Population	18,041	*49.8%*
Age Under 5 Years	1,375	*7.6%*
Age 5 to 9 Years	1,184	*6.6%*
Age 10 to 14 Years	1,340	*7.4%*
Age 15 to 19 Years	1,392	*7.7%*
Age 20 to 24 Years	1,353	*7.5%*
Age 25 to 29 Years	1,359	*7.5%*
Age 30 to 34 Years	1,213	*6.7%*
Age 35 to 39 Years	1,046	*5.8%*
Age 40 to 44 Years	1,087	*6.0%*
Age 45 to 49 Years	1,018	*5.6%*
Age 50 to 54 Years	922	*5.1%*
Age 55 to 59 Years	925	*5.1%*
Age 60 to 64 Years	1,028	*5.7%*
Age 65 to 69 Years	942	*5.2%*
Age 70 to 74 Years	682	*3.8%*
Age 75 to 79 Years	502	*2.8%*
Age 80 to 84 Years	332	*1.8%*
Age 85 Years or Over	341	*1.9%*
Male Median Age	33.2	
Age 19 Years or Less	5,291	*29.3%*
Age 20 to 64 Years	9,951	*55.2%*
Age 65 Years or Over	2,799	*15.5%*

Males per 100 Females (2026)		
Overall Comparison	99	
Age Under 5 Years	113	*53.1%*
Age 5 to 9 Years	91	*47.5%*
Age 10 to 14 Years	109	*52.2%*
Age 15 to 19 Years	116	*53.7%*
Age 20 to 24 Years	111	*52.5%*
Age 25 to 29 Years	110	*52.5%*
Age 30 to 34 Years	107	*51.8%*
Age 35 to 39 Years	91	*47.6%*
Age 40 to 44 Years	90	*47.3%*
Age 45 to 49 Years	94	*48.5%*
Age 50 to 54 Years	93	*48.2%*
Age 55 to 59 Years	99	*49.8%*
Age 60 to 64 Years	94	*48.5%*
Age 65 to 69 Years	90	*47.3%*
Age 70 to 74 Years	86	*46.3%*
Age 75 to 79 Years	85	*45.9%*
Age 80 to 84 Years	84	*45.7%*
Age 85 Years or Over	94	*48.4%*
Age 19 Years or Less	107	*51.7%*
Age 20 to 39 Years	105	*51.2%*
Age 40 to 64 Years	94	*48.4%*
Age 65 Years or Over	88	*46.7%*

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma

City Limits

Household Type (2026)		
Total Households	14,500	
Households with Children	4,610	*31.8%*
Average Household Size	2.4	
Household Density per Square Mile	325	
Population Family	27,500	*75.9%*
Population Non-Family	7,544	*20.8%*
Population Group Quarters	1,179	*3.3%*
Family Households	8,730	*60.2%*
Married Couple Households	5,318	*60.9%*
Other Family Households	3,412	*39.1%*
Family Households with Children	4,603	*52.7%*
Married Couple with Children	2,493	*54.2%*
Other Family Households with Children	2,110	*45.8%*
Family Households No Children	4,127	*47.3%*
Married Couple No Children	2,825	*68.5%*
Other Family Households No Children	1,302	*31.5%*
Non-Family Households	5,770	*39.8%*
Non-Family Households with Children	7	*0.1%*
Non-Family Households No Children	5,763	*99.9%*
Average Family Household Size	3.2	
Average Family Income	$83,348	
Median Family Income	$62,477	
Average Non-Family Household Size	1.3	
Marital Status (2026)		
Population Age 15 Years or Over	28,576	
Never Married	9,831	*34.4%*
Currently Married	11,698	*40.9%*
Previously Married	7,047	*24.7%*
Separated	1,340	*19.0%*
Widowed	1,742	*24.7%*
Divorced	3,965	*56.3%*
Educational Attainment (2026)		
Adult Population Age 25 Years or Over	23,411	
Elementary (Grade Level 0 to 8)	933	*4.0%*
Some High School (Grade Level 9 to 11)	1,850	*7.9%*
High School Graduate	8,608	*36.8%*
Some College	5,072	*21.7%*
Associate Degree Only	2,468	*10.5%*
Bachelor Degree Only	3,076	*13.1%*
Graduate Degree	1,404	*6.0%*
Any College (Some College or Higher)	12,020	*51.3%*
College Degree + (Bachelor Degree or Higher)	4,480	*19.1%*

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma

City Limits

Housing		
Total Housing Units (2026)	16,899	
Total Housing Units (2020)	17,302	
Historical Annual Growth (2020-2026)	-403	-
Housing Units Occupied (2026)	14,500	*85.8%*
Housing Units Owner-Occupied	7,525	*51.9%*
Housing Units Renter-Occupied	6,975	*48.1%*
Housing Units Vacant (2026)	2,399	*14.2%*
Household Size (2026)		
Total Households	14,500	
1 Person Households	4,796	*33.1%*
2 Person Households	4,649	*32.1%*
3 Person Households	2,291	*15.8%*
4 Person Households	1,540	*10.6%*
5 Person Households	691	*4.8%*
6 Person Households	308	*2.1%*
7 or More Person Households	225	*1.6%*
Household Income Distribution (2026)		
HH Income $200,000 or More	401	*2.8%*
HH Income $150,000 to $199,999	628	*4.3%*
HH Income $125,000 to $149,999	612	*4.2%*
HH Income $100,000 to $124,999	1,096	*7.6%*
HH Income $75,000 to $99,999	1,646	*11.4%*
HH Income $50,000 to $74,999	3,230	*22.3%*
HH Income $35,000 to $49,999	2,000	*13.8%*
HH Income $25,000 to $34,999	1,320	*9.1%*
HH Income $15,000 to $24,999	1,363	*9.4%*
HH Income $10,000 to $14,999	909	*6.3%*
HH Income Under $10,000	1,295	*8.9%*
Household Vehicles (2026)		
Households 0 Vehicles Available	1,470	*10.1%*
Households 1 Vehicle Available	5,608	*38.7%*
Households 2 Vehicles Available	5,095	*35.1%*
Households 3 or More Vehicles Available	2,327	*16.0%*
Total Vehicles Available	23,872	
Average Vehicles per Household	1.6	
Owner-Occupied Household Vehicles	15,161	*63.5%*
Average Vehicles per Owner-Occupied Household	2.0	
Renter-Occupied Household Vehicles	8,711	*36.5%*
Average Vehicles per Renter-Occupied Household	1.2	
Travel Time (2026)		
Worker Base Age 16 years or Over	13,973	
Travel to Work in 14 Minutes or Less	6,200	*44.4%*
Travel to Work in 15 to 29 Minutes	3,683	*26.4%*
Travel to Work in 30 to 59 Minutes	2,029	*14.5%*
Travel to Work in 60 Minutes or More	569	*4.1%*
Work at Home	987	*7.1%*
Average Minutes Travel to Work	14.1	

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma

City Limits

Transportation To Work (2026)		
Worker Base Age 16 years or Over	13,973	
Drive to Work Alone	11,424	*81.8%*
Drive to Work in Carpool	1,128	*8.1%*
Travel to Work by Public Transportation	48	*0.3%*
Drive to Work on Motorcycle	-	-
Bicycle to Work	17	*0.1%*
Walk to Work	145	*1.0%*
Other Means	224	*1.6%*
Work at Home	987	*7.1%*
Daytime Demographics (2026)		
Total Businesses	1,655	
Total Employees	19,365	
Company Headquarter Businesses	68	*4.1%*
Company Headquarter Employees	2,496	*12.9%*
Employee Population per Business	11.7	to 1
Residential Population per Business	21.9	to 1
Adj. Daytime Demographics Age 16 Years or Over	32,918	
Labor Force		
Labor Population Age 16 Years or Over (2026)	28,061	
Labor Force Total Males (2026)	13,867	*49.4%*
Male Civilian Employed	7,228	*52.1%*
Male Civilian Unemployed	482	*3.5%*
Males in Armed Forces	18	*0.1%*
Males Not in Labor Force	6,139	*44.3%*
Labor Force Total Females (2026)	14,194	*50.6%*
Female Civilian Employed	7,260	*51.1%*
Female Civilian Unemployed	492	*3.5%*
Females in Armed Forces	2	-
Females Not in Labor Force	6,440	*45.4%*
Unemployment Rate	974	*3.5%*
Occupation (2026)		
Occupation Population Age 16 Years or Over	11,220	
Occupation Total Males	5,572	*49.7%*
Occupation Total Females	5,648	50.3%
Management, Business, Financial Operations	1,682	15.0%
Professional, Related	1,888	16.8%
Service	2,315	*20.6%*
Sales, Office	2,688	*24.0%*
Farming, Fishing, Forestry	19	*0.2%*
Construction, Extraction, Maintenance	1,104	*9.8%*
Production, Transport, Material Moving	1,524	*13.6%*
White Collar Workers	6,258	*55.8%*
Blue Collar Workers	4,962	*44.2%*

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma

City Limits

Units In Structure (2026)		
Total Units	14,500	
1 Detached Unit	9,666	*66.7%*
1 Attached Unit	445	*3.1%*
2 Units	943	*6.5%*
3 to 4 Units	600	*4.1%*
5 to 9 Units	330	*2.3%*
10 to 19 Units	580	*4.0%*
20 to 49 Units	302	*2.1%*
50 or More Units	244	*1.7%*
Mobile Home or Trailer	514	*3.5%*
Other Structure	14	-

Occupied Homes Built By Year (2026)		
Homes Built 2020 or later	139	*1.0%*
Homes Built 2010 to 2019	386	*2.7%*
Homes Built 2000 to 2009	1,293	*8.9%*
Homes Built 1990 to 1999	999	*6.9%*
Homes Built 1980 to 1989	2,215	*15.3%*
Homes Built 1970 to 1979	2,174	*15.0%*
Homes Built 1960 to 1969	1,514	*10.4%*
Homes Built 1950 to 1959	1,879	*13.0%*
Homes Built 1940 to 1949	800	*5.5%*
Homes Built Before 1939	1,475	*10.2%*
Median Age of Homes	52.5	*yrs*

Home Values (2026)		
Owner Specified Housing Units	7,525	
Home Values $1,000,000 or More	4	-
Home Values $750,000 to $999,999	18	*0.2%*
Home Values $500,000 to $749,999	115	*1.5%*
Home Values $400,000 to $499,999	277	*3.7%*
Home Values $300,000 to $399,999	511	*6.8%*
Home Values $250,000 to $299,999	605	*8.0%*
Home Values $200,000 to $249,999	838	*11.1%*
Home Values $175,000 to $199,999	300	*4.0%*
Home Values $150,000 to $174,999	894	*11.9%*
Home Values $125,000 to $149,999	351	*4.7%*
Home Values $100,000 to $124,999	484	*6.4%*
Home Values $90,000 to $99,999	81	*1.1%*
Home Values $80,000 to $89,999	154	*2.0%*
Home Values $70,000 to $79,999	179	*2.4%*
Home Values $60,000 to $69,999	223	*3.0%*
Home Values $50,000 to $59,999	355	*4.7%*
Home Values $35,000 to $49,999	341	*4.5%*
Home Values $25,000 to $34,999	70	*0.9%*
Home Values $10,000 to $24,999	160	*2.1%*
Home Values Under $10,000	15	*0.2%*
Owner-Occupied Median Home Value	$166,064	
Renter-Occupied Median Rent	$719	

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma

City Limits

Total Annual Consumer Expenditure (2026)		
Total Household Expenditure	$985.1 M	
Total Non-Retail Expenditure	$440.7 M	
Total Retail Expenditure	$544.41 M	
Alcoholic Beverages	$6.69 M	
Apparel	$22.31 M	
Contributions	$21.73 M	
Education	$15.46 M	
Entertainment	$50.5 M	
Food Away From Home	$47.36 M	
Grocery	$81.65 M	
Health Care	$90.55 M	
Household Furnishings and Equipment	$25.49 M	
Household Operations	$20.43 M	
Miscellaneous Expenses	$14.9 M	
Personal Care	$12.56 M	
Shelter	$188.99 M	
Tax and Retirement	$165.56 M	
Tobacco and Related	$5.91 M	
Transportation	$152.91 M	
Utilities	$62.52 M	

Monthly Household Consumer Expenditure (2026)		
Total Household Expenditure	$5,662	
Total Non-Retail Expenditure	$2,533	*44.7%*
Total Retail Expenditures	$3,129	*55.3%*
Alcoholic Beverages	$38	*0.7%*
Apparel	$128	*2.3%*
Contributions	$125	*2.2%*
Education	$89	*1.6%*
Entertainment	$290	*5.1%*
Food Away From Home	$272	*4.8%*
Grocery	$469	*8.3%*
Health Care	$520	*9.2%*
Household Furnishings and Equipment	$147	*2.6%*
Household Operations	$117	*2.1%*
Miscellaneous Expenses	$86	*1.5%*
Personal Care	$72	*1.3%*
Shelter	$1,086	*19.2%*
Tax and Retirement	$952	-
Tobacco and Related	$34	*0.6%*
Transportation	$879	*15.5%*
Utilities	$359	*6.3%*

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

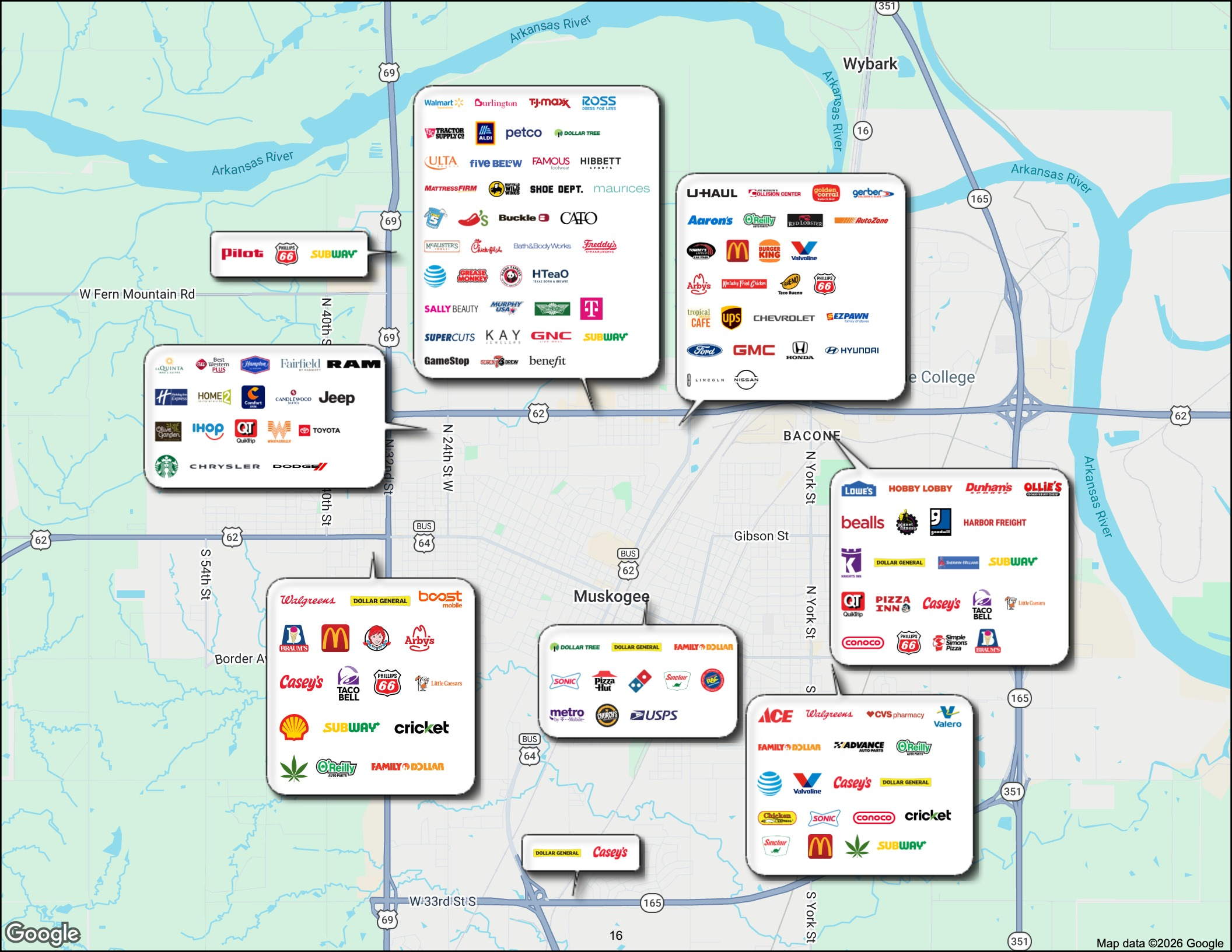
Clothing and Clothing Accessories Stores
Men's clothing stores, women's clothing stores, children's and infants clothing stores, family clothing stores, clothing accessories stores, shoe stores, jewelry stores, luggage stores, leather goods stores

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



Google
Map data ©2026 Google

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma

City Limits

	Potential / Sales	Index
Clothing, Clothing Accessories Stores	$48.21 M / $33.16 M	31
Men's Clothing Stores	$4.19 M / $-14221	100
Women's Clothing Stores	$4.18 M / $3.04 M	27
Children's, Infants' Clothing Stores	$3.12 M / $-10851	100
Family Clothing Stores	$19.54 M / $18.94 M	3
Clothing Accessory Stores	$700.29 K / $505.03 K	28
Other Apparel Stores	$2.47 M / $307.56 K	88
Shoe Stores	$10.33 M / $7.8 M	25
Jewelry Stores	$2.29 M / $2.59 M	-12
Luggage Stores	$1.4 M / $-4891	100
Furniture, Home Furnishings Stores	$37.44 M / $12.1 M	68
Furniture Stores	$17.19 M / $11.89 M	31
Floor Covering Stores	$2.08 M / $273.2 K	87
Other Home Furnishing Stores	$18.17 M / $-66294	100
Electronics, Appliance Stores	$32.6 M / $17.6 M	46
Building Material, Garden Equipment, Supplies Dealers	$30.94 M / $24.95 M	19
Home Centers	$16.04 M / $13.1 M	18
Paint, Wallpaper Stores	$2.79 M / $3.08 M	-10
Hardware Stores	$2.25 M / $1.3 M	42
Other Building Materials Stores	$4.03 M / $3.24 M	20
Outdoor Power Equipment Stores	$572.57 K / $-1974	100
Nursery, Garden Stores	$5.26 M / $4.23 M	19
Food, Beverage Stores	$37.25 M / $117.48 M	-68
Grocery Stores	$28.28 M / $101.71 M	-72
Convenience Stores	$3.42 M / $8.46 M	-60
Meat Markets	$281.74 K / $97.52 K	65
Fish, Seafood Markets	$88.05 K / $-304	100
Fruit, Vegetable Markets	$109.01 K / $-399	100
Other Specialty Food Markets	$2.19 M / $3.08 M	-29
Liquor Stores	$2.89 M / $4.12 M	-30

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma

City Limits

	Potential / Sales	Index
Health, Personal Care Stores	$34.4 M / $64.51 M	-47
Pharmacy, Drug Stores	$29.02 M / $54.73 M	-47
Cosmetics, Beauty Stores	$2.7 M / $2.75 M	-2
Optical Goods Stores	$396.08 K / $277.96 K	30
Other Health, Personal Care Stores	$2.28 M / $6.75 M	-66
Sporting Goods, Hobby, Book, Music Stores	$55.08 M / $39.41 M	28
Sporting Goods Stores	$26.61 M / $16.36 M	39
Hobby, Toy, Game Stores	$5.27 M / $22.31 M	-76
Sewing, Needlecraft Stores	$12.5 M / $-41683	100
Musical Instrument Stores	$9.17 M / $-32396	100
Book Stores	$1.53 M / $806.07 K	47
General Merchandise Stores	$144.79 M / $205.63 M	-30
Department Stores	$7.69 M / $22.87 M	-66
Warehouse Superstores	$81.97 M / $-308680	100
Other General Merchandise Stores	$55.13 M / $183.07 M	-70
Miscellaneous Store Retailers	$39.06 M / $28.7 M	27
Florists	$375.01 K / $322.84 K	14
Office, Stationary Stores	$1.71 M / $1.66 M	3
Gift, Souvenir Stores	$1.32 M / $443.27 K	66
Used Merchandise Stores	$5.57 M / $7.86 M	-29
Pet, Pet Supply Stores	$1.96 M / $2.02 M	-3
Art Dealers	$5.63 M / $-19091	100
Mobile Home Dealers	$166 / $2.91 K	-94
Other Miscellaneous Retail Stores	$22.48 M / $16.42 M	27
Non-Store Retailers	$756.28 K / $2.35 M	-68
Vending Machines	$358.62 K / $2.25 M	-84
Other Direct Selling Establishments	$397.66 K / $104.08 K	74

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma

City Limits

	Potential / Sales	Index
Accommodation, Food Services	$50.42 M / $85.07 M	-41
Hotels, Other Travel Accommodations	$13.03 M / $8.73 M	33
RV Parks	$60.81 K / $11.66 K	81
Rooming, Boarding Houses	$5.86 K / $-37	101
Full Service Restaurants	$18.11 M / $30.05 M	-40
Limited Service Restaurants	$18.76 M / $46.69 M	-60
Special Food Services, Catering	$458.68 K / $99.8 K	78
Drinking Places	$1.07 M / $550.37 K	49
Gasoline Stations	$18.71 M / $44.67 M	-58
Motor Vehicle, Parts Dealers	$35.38 M / $48.57 M	-27
New Car Dealers	$22.95 M / $30.96 M	-26
Used Car Dealers	$2.95 M / $1.3 M	56
Recreational Vehicle Dealers	$809.79 K / $-2747	100
Motorcycle, Boat Dealers	$2.8 M / $7.01 M	-60
Auto Parts, Accessories	$4.35 M / $4.72 M	-8
Tire Dealers	$1.53 M / $4.59 M	-67
Automotive Repair and Maintenance	$301.04 K / $317.81 K	-5
2026 Population	36,223	
2031 Population	35,154	
% Population Change 2026-2031	-2.95%	
2026 Adult Population Age 18+	27,019	
2026 Population Male	18,041	
2026 Population Female	18,182	
2026 Households	14,500	
2026 Median Household Income	52,527	
2026 Average Household Income	69,314	

Retail Potential

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma City Limits	
2026 Population	36,223
2031 Population	35,154
% Population Change 2020-2026	-1.7%
2026 Adult Population Age 18+	$27,019
2026 Population Male	$18,041
2026 Population Female	$18,182
2026 Households	$14,500
2026 Median Household Income	$52,527
2026 Average Household Income	$69,314
Clothing, Clothing Accessories Stores	$48.21 M
Men's Clothing Stores	$4.19 M
Women's Clothing Stores	$4.18 M
Children's, Infants' Clothing Stores	$3.12 M
Family Clothing Stores	$19.54 M
Clothing Accessory Stores	$700.29 K
Other Apparel Stores	$2.47 M
Shoe Stores	$10.33 M
Jewelry Stores	$2.29 M
Luggage Stores	$1.4 M
Furniture, Home Furnishings Stores	$37.44 M
Furniture Stores	$17.19 M
Floor Covering Stores	$2.08 M
Other Home Furnishing Stores	$18.17 M
Electronics, Appliance Stores	$32.6 M
Gasoline Stations	$18.71 M
Building Material, Garden Equipment, Supplies Dealers	$30.94 M
Home Centers	$16.04 M
Paint, Wallpaper Stores	$2.79 M
Hardware Stores	$2.25 M
Other Building Materials Stores	$4.03 M
Outdoor Power Equipment Stores	$572.57 K
Nursery, Garden Stores	$5.26 M
Food, Beverage Stores	$37.25 M
Grocery Stores	$28.28 M
Convenience Stores	$3.42 M
Meat Markets	$281.74 K
Fish, Seafood Markets	$88.05 K
Fruit, Vegetable Markets	$109.01 K
Other Specialty Food Markets	$2.19 M
Liquor Stores	$2.89 M

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma City Limits	
Health, Personal Care Stores	$34.4 M
Pharmacy, Drug Stores	$29.02 M
Cosmetics, Beauty Stores	$2.7 M
Optical Goods Stores	$396.08 K
Other Health, Personal Care Stores	$2.28 M
Sporting Goods, Hobby, Book, Music Stores	$55.08 M
Sporting Goods Stores	$26.61 M
Hobby, Toy, Game Stores	$5.27 M
Sewing, Needlecraft Stores	$12.5 M
Musical Instrument Stores	$9.17 M
Book Stores	$1.53 M
General Merchandise Stores	$144.79 M
Department Stores	$7.69 M
Warehouse Superstores	$81.97 M
Other General Merchandise Stores	$55.13 M
Miscellaneous Store Retailers	$39.06 M
Florists	$375.01 K
Office, Stationary Stores	$1.71 M
Gift, Souvenir Stores	$1.32 M
Used Merchandise Stores	$5.57 M
Pet, Pet Supply Stores	$1.96 M
Art Dealers	$5.63 M
Mobile Home Dealers	$166
Other Miscellaneous Retail Stores	$22.48 M
Non-Store Retailers	$756.28 K
Vending Machines	$358.62 K
Other Direct Selling Establishments	$397.66 K
Accommodation, Food Services	$51.49 M
Hotels, Other Travel Accommodations	$13.03 M
RV Parks	$60.81 K
Rooming, Boarding Houses	$5.86 K
Full Service Restaurants	$18.11 M
Limited Service Restaurants	$18.76 M
Special Food Services, Catering	$458.68 K
Drinking Places	$1.07 M
Motor Vehicle, Parts Dealers	$35.38 M
New Car Dealers	$22.95 M
Used Car Dealers	$2.95 M
Recreational Vehicle Dealers	$809.79 K
Motorcycle, Boat Dealers	$2.8 M
Auto Parts, Accessories	$4.35 M
Tire Dealers	$1.53 M
Automotive Repair and Maintenance	$301.04 K

Income Summary

Income Summary Report

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma

City Limits

Population		
Estimated Population (2026)	36,223	
Projected Population (2031)	35,154	
Census Population (2020)	36,852	
Census Population (2010)	39,216	
Projected Annual Growth (2026 to 2031)	-1,069	*-0.6%*
Historical Annual Growth (2020 to 2026)	-629	*-0.3%*
Historical Annual Growth (2010 to 2020)	-2,364	*-0.6%*
Households		
Estimated Households (2026)	14,500	
Projected Households (2031)	13,785	
Census Households (2020)	14,986	
Census Households (2010)	15,758	
Projected Annual Growth (2026 to 2031)	-715	*-1.0%*
Historical Annual Growth (2020 to 2026)	-486	*-0.5%*
Historical Annual Growth (2010 to 2020)	-772	*-0.5%*
Average Household Income		
Estimated Average Household Income (2026)	$69,314	
Projected Average Household Income (2031)	$68,776	
Census Average Household Income (2020)	$47,039	
Census Average Household Income (2010)	$37,804	
Projected Annual Growth (2026 to 2031)	-$538	*-0.2%*
Historical Annual Growth (2020 to 2026)	$22,275	3.0%
Historical Annual Growth (2010 to 2020)	$9,235	2.4%
Median Household Income		
Estimated Median Household Income (2026)	$52,527	
Projected Median Household Income (2031)	$52,045	
Census Median Household Income (2020)	$33,565	
Census Median Household Income (2010)	$25,201	
Projected Annual Growth (2026 to 2031)	-$482	*-0.2%*
Historical Annual Growth (2020 to 2026)	$18,962	3.5%
Historical Annual Growth (2010 to 2020)	$8,364	3.3%
Per Capita Income		
Estimated Per Capita Income (2026)	$27,903	
Projected Per Capita Income (2031)	$27,131	
Census Per Capita Income (2020)	$17,721	
Census Per Capita Income (2010)	$15,277	
Projected Annual Growth (2026 to 2031)	-$772	*-0.6%*
Historical Annual Growth (2020 to 2026)	$10,182	3.6%
Historical Annual Growth (2010 to 2020)	$2,444	1.6%
Other Income		
Estimated Families (2026)	8,730	
Estimated Average Family Income (2026)	$83,348	
Estimated Median Family Income (2026)	$62,477	
Estimated Average Household Net Worth (2026)	$556,417	

Consumer Expenditure Summary

Consumer Expenditure Summary

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma City Limits		
Estimated Population		36,223
Estimated Households		14,500
Household Expenditure		$985.1 M
Per Household ~ Per Capita	$67,938	$27,196
Non-Retail Expenditures	$440.7 M	44.7%
Per Household ~ Per Capita	$30,393	$12,166
Retail Expenditures	$544.41 M	55.3%
Per Household ~ Per Capita	$37,545	$15,029
Alcoholic Beverages	$6.69 M	0.7%
Per Household ~ Per Capita	$461	$185
Apparel	$22.31 M	2.3%
Per Household ~ Per Capita	$1,539	$616
Contributions	$21.73 M	2.2%
Per Household ~ Per Capita	$1,499	$600
Education	$15.46 M	1.6%
Per Household ~ Per Capita	$1,066	$427
Entertainment	$50.5 M	5.1%
Per Household ~ Per Capita	$3,483	$1,394
Food Away From Home	$47.36 M	4.8%
Per Household ~ Per Capita	$3,266	$1,307
Grocery	$81.65 M	8.3%
Per Household ~ Per Capita	$5,631	$2,254
Health Care	$90.55 M	9.2%
Per Household ~ Per Capita	$6,245	$2,500
Household Furnishings and Equipment	$25.49 M	2.6%
Per Household ~ Per Capita	$1,758	$704
Household Operations	$20.43 M	2.1%
Per Household ~ Per Capita	$1,409	$564
Miscellaneous Expenses	$14.9 M	1.5%
Per Household ~ Per Capita	$1,028	$411
Personal Care	$12.56 M	1.3%
Per Household ~ Per Capita	$866	$347
Shelter	$188.99 M	19.2%
Per Household ~ Per Capita	$13,034	$5,217
Tax and Retirement	$165.56 M	16.8%
Per Household ~ Per Capita	$11,418	$4,571
Tobacco and Related	$5.91 M	0.6%
Per Household ~ Per Capita	$408	$163
Transportation	$152.91 M	15.5%
Per Household ~ Per Capita	$10,545	$4,221
Utilities	$62.52 M	6.3%
Per Household ~ Per Capita	$4,312	$1,726

Consumer Expenditure Trend

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma City Limits		
Population / Households (2026)		
Estimated Population	36,223	
Estimated Households	14,500	
Total Annual Consumer Expenditure (2026)		
Total Household Expenditure	$985.1 M	
Total Non-Retail Expenditure	$440.7 M	
Total Retail Expenditure	$544.41 M	
Alcoholic Beverages	$6.69 M	
Apparel	$22.31 M	
Contributions	$21.73 M	
Education	$15.46 M	
Entertainment	$50.5 M	
Food Away From Home	$47.36 M	
Grocery	$81.65 M	
Health Care	$90.55 M	
Household Furnishings and Equipment	$25.49 M	
Household Operations	$20.43 M	
Miscellaneous Expenses	$14.9 M	
Personal Care	$12.56 M	
Shelter	$188.99 M	
Tax and Retirement	$165.56 M	
Tobacco and Related	$5.91 M	
Transportation	$152.91 M	
Utilities	$62.52 M	
Monthly Household Consumer Expenditure (2026)		
Total Household Expenditure	$5,662	
Total Non-Retail Expenditure	$2,533	*44.7%*
Total Retail Expenditure	$3,129	*55.3%*
Alcoholic Beverages	$38	*0.7%*
Apparel	$128	*2.3%*
Contributions	$125	*2.2%*
Education	$89	*1.6%*
Entertainment	$290	*5.1%*
Food Away From Home	$272	*4.8%*
Grocery	$469	*8.3%*
Health Care	$520	*9.2%*
Household Furnishings and Equipment	$147	*2.6%*
Household Operations	$117	*2.1%*
Miscellaneous Expenses	$86	*1.5%*
Personal Care	$72	*1.3%*
Shelter	$1,086	*19.2%*
Tax and Retirement	$952	*16.8%*
Tobacco and Related	$34	*0.6%*
Transportation	$879	*15.5%*
Utilities	$359	*6.3%*

Consumer Expenditure Trend

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma City Limits	
Population / Households (2031)	
Projected Population	35,154
Projected Households	-
Total Annual Consumer Expenditure (2031)	
Total Household Expenditure	$940.33 M
Total Non-Retail Expenditure	$417.22 M
Total Retail Expenditure	$523.11 M
Alcoholic Beverages	$6.13 M
Apparel	$20.59 M
Contributions	$19.71 M
Education	$14.09 M
Entertainment	$46.64 M
Food Away From Home	$43.53 M
Grocery	$76.4 M
Health Care	$86.31 M
Household Furnishings and Equipment	$23.43 M
Household Operations	$18.91 M
Miscellaneous Expenses	$13.68 M
Personal Care	$11.71 M
Shelter	$174.8 M
Tax and Retirement	$148.12 M
Tobacco and Related	$5.66 M
Transportation	$140.65 M
Utilities	$58.58 M
Consumer Expenditure Growth (2026 to 2031)	
Total Household Expenditure	$-44.78 M
Total Non-Retail Expenditure	$-23.48 M
Total Retail Expenditure	$-21.3 M
Alcoholic Beverages	$-558.41 K
Apparel	$-1.72 M
Contributions	$-2.02 M
Education	$-1.37 M
Entertainment	$-3.86 M
Food Away From Home	$-3.83 M
Grocery	$-5.25 M
Health Care	$-4.24 M
Household Furnishings and Equipment	$-2.07 M
Household Operations	$-1.52 M
Miscellaneous Expenses	$-1.22 M
Personal Care	$-854.05 K
Shelter	$-14.19 M
Tax and Retirement	$-17.44 M
Tobacco and Related	$-253.3 K
Transportation	$-12.26 M
Utilities	$-3.94 M

Crime Risk

Crime Risk Profile

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma City Limits	
Demographics	
Population	36,223
Census Population	36,852
Households	14,500
Average Household Income	$69,314
Median Household Income	$52,527
Per Capita Income	$27,903
Total Crime	
Crime Index	192
Crime Level	Very High
Personal Crime	
Crime Index	279
Crime Level	Very High
Murder	
Crime Index	185
Crime Level	Very High
Rape	
Crime Index	223
Crime Level	Very High
Robbery	
Crime Index	129
Crime Level	Above Average
Assault	
Crime Index	331
Crime Level	Very High
Property Crime	
Crime Index	175
Crime Level	High Risk
Burglary	
Crime Index	302
Crime Level	Very High
Larceny	
Crime Index	161
Crime Level	High Risk
Motor Vehicle Theft	
Crime Index	114
Crime Level	Average

* Crime Index: 100 = National Average Adjusted for Population

Void Analysis

Void Analysis

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma City Limits	Site / Market Locations	Avg Square Footage	Closest Location
Auto Parts Tires			
Advance Auto Parts	1 / 1	9,400	
AutoZone	1 / 1	6,600	
Gerber Collision & Glass	1 / 1	10,500	
Grease Monkey	1 / 1	2,600	
Joe Hudson's Collision Center	1 / 1	15,000	
O'Reilly	3 / 4	8,500	
Valvoline Instant Oil Change	2 / 2	3,400	
Banks			
Arvest Bank	2 / 2	6,600	
BancFirst	2 / 2	8,500	
BOKF	2 / 2	4,900	
JRMB	1 / 1	4,600	
Banks Minor			
Bank	7 / 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	7 / 7	2,500 to 4,000	
Conoco	2 / 3	2,500	
VOID Love's	0 / 1	7,300	8.41 Mi NW
Murphy USA	1 / 1	1,400 to 2,800	
Phillips 66	3 / 10	2,500	
Pilot Travel Centers	1 / 1	2,500 to 4,000	
QuikTrip	2 / 2	4,600 to 5,000	
Shell	2 / 3	1,000 to 2,500	
Sinclair	2 / 5	2,000	
Valero	1 / 1	2,500 to 4,000	
Craft Fabric Stores			
Hobby Lobby	1 / 1	68,500	
Dealerships			
Chevrolet	1 / 1		

Void Analysis

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma City Limits	Site / Market Locations	Avg Square Footage	Closest Location
Chrysler	1 / 1		
Dodge	1 / 1		
Ford	1 / 1		
GMC	1 / 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	1 / 1	189,700	
Dollar Stores			
Dollar General	7 / 14	9,600	
Dollar Tree	3 / 2	11,800	
Family Dollar	4 / 6	9,400	
Five Below	1 / 1	10,000	
Drug Stores			
CVS	1 / 1	13,400	
GNC	1 / 1	1,700	
Walgreens	2 / 2	14,800	
Education			
College	1 / 1		
Cosmetology and Barber	1 / 1		
Day Care	15 / 26		
High School	3 / 12		
VOID Junior College	0 / 1		17.36 Mi SE
PK - 8	12 / 22		

Void Analysis

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma City Limits	Site / Market Locations	Avg Square Footage	Closest Location
PK - 8 (Private)	2 / 3		
Trade Schools	1 / 1		
Entertainment			
Theatres	2 / 2		
EV Charging Stations			
Independent	2 / 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	
VOID Harps Food Store	0 / 2	35,500	7.13 Mi NE
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	3 / 3		
Audiologist	1 / 1		
Cardiovascular Disease	6 / 6		
VOID Certified Nurse Midwife	0 / 1		7.03 Mi NE
Certified Registered Nurse Anesthetist	4 / 4		
Chiropractic	7 / 8		
Clinical Nurse Specialist	2 / 2		
Clinical Psychologist	2 / 2		
Clinical Social Worker	3 / 4		
Dermatology	2 / 2		
Diagnostic Radiology	4 / 4		
Dialysis Centers	2 / 2		
Emergency Medicine	4 / 4		
Endocrinology	1 / 1		
Family Practice	11 / 14		

Void Analysis

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma City Limits	Site / Market Locations	Avg Square Footage	Closest Location
Gastroenterology	2 / 2		
General Surgery	3 / 3		
Hematology and Oncology	3 / 3		
Hospitalist	2 / 2		
Hospitals (Medicare)	2 / 2		
Internal Medicine	8 / 8		
Interventional Cardiology	3 / 3		
Interventional Pain Management	2 / 2		
Nephrology	3 / 4		
Neurology	2 / 2		
Neurosurgery	1 / 1		
Nuclear Medicine	1 / 1		
Nurse Practitioner	19 / 20		
Obstetrics and Gynecology	4 / 4		
Occupational Therapy	1 / 1		
Ophthalmology	1 / 1		
Optometry	9 / 11		
Orthopedic Surgery	1 / 2		
Otolaryngology	1 / 1		
Pathology	1 / 1		
Physical Medicine and Rehabilitation	1 / 1		
Physical Therapy	4 / 4		
Physician Assistant	8 / 8		
Podiatry	3 / 3		
Psychiatry	3 / 3		
Pulmonary Disease	1 / 1		
Radiation Oncology	3 / 3		
Speech Language Pathologist	2 / 2		
VOID Sports Medicine	0 / 1		2.72 Mi NE
Urgent Care	2 / 3		
Urology	1 / 1		
Home Improvement			
Ace Hardware	1 / 1	16,200	
Harbor Freight Tools	1 / 1	17,100	
Lowe's	1 / 1	141,200	
Sherwin-Williams	1 / 1	7,300	
Tractor Supply Company	1 / 1	26,300	

Void Analysis

RETAIL ATTRACTIONS, LLC
Economic Development Consulting

Muskogee, Oklahoma City Limits	Site / Market Locations	Avg Square Footage	Closest Location
VOID True Value	0 / 1	12,800	6.97 Mi NE
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	
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	2 / 2	3,300	
Burger King	1 / 2	4,000	
Chick-fil-A	1 / 1	4,300	
KFC	1 / 1	3,100	
McDonald's	4 / 6	4,600	
Sonic	2 / 5	2,800	
Taco Bell	2 / 2	2,500	

Muskogee, Oklahoma City Limits	Site / Market Locations	Avg Square Footage	Closest Location
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	1 / 1	2,600	
Whataburger	1 / 1	3,000	
Wingstop	1 / 1	2,000	
Restaurants Ice Cream Smoothie			
Braum's	2 / 2	5,100	
Tropical Smoothie Cafe	1 / 1	1,700	
Restaurants Pizza			
Domino's Pizza	1 / 1	2,100	
Little Caesars	2 / 2	1,800	
Pizza Hut	1 / 1	2,800	
Pizza Inn	1 / 1	3,600	
Simple Simon's Pizza	1 / 5	2,000	
Restaurants Sandwich			
McAlister's Deli	1 / 1	5,000	
Subway	5 / 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	2 / 2		
EZPAWN	1 / 1		
GameStop	1 / 1	1,700	
Goodwill	1 / 1	24,100	
UPS	1 / 1	1,300	
USPS	1 / 11		
Sporting Goods			
Dunham's Sports	1 / 1	39,300	
Hibbett Sports	1 / 1	7,600	
Wireless Stores			

Void Analysis

Muskogee, Oklahoma City Limits	Site / Market Locations	Avg Square Footage	Closest Location
AT&T	2 / 2	3,500	
Boost Mobile	1 / 1	1,600	
Cricket	2 / 2	1,600	
MetroPCS	1 / 1	1,900	
T-Mobile	1 / 1	1,800	
Worship			
Baptist	7 / 9		
Christian	1 / 1		
Judaic	1 / 1		
Methodist Episcopal	2 / 4		