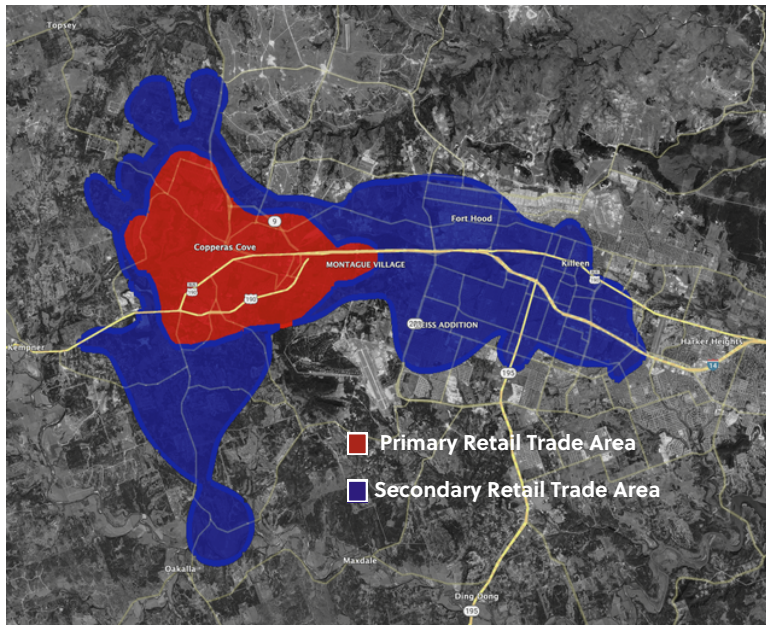
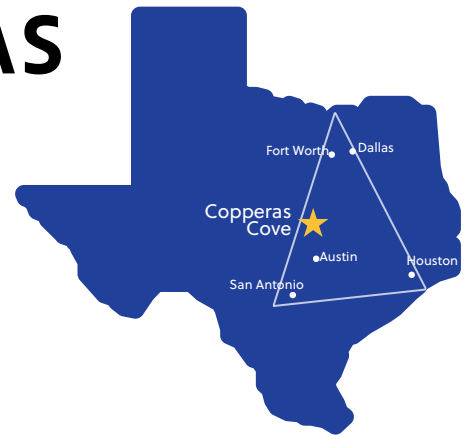


COPPERAS COVE, TEXAS

Retail Opportunity

Located 60 miles north of Austin, Copperas Cove is conveniently located in the **Texas Triangle** along the newly opened **I-14**, directly neighboring **Fort Cavazos**, the well-known military installation that employs 96,000 people.



MARKET Highlights

- total rta**
 - 55,188** frequent shoppers
 - 28,381** total households
 - \$69,841** average hh income
- copperas cove**
 - Over **66k** vehicles per day
 - Copperas Cove employs **8,417**
 - \$60,914** in disposable income

DEMOGRAPHICS

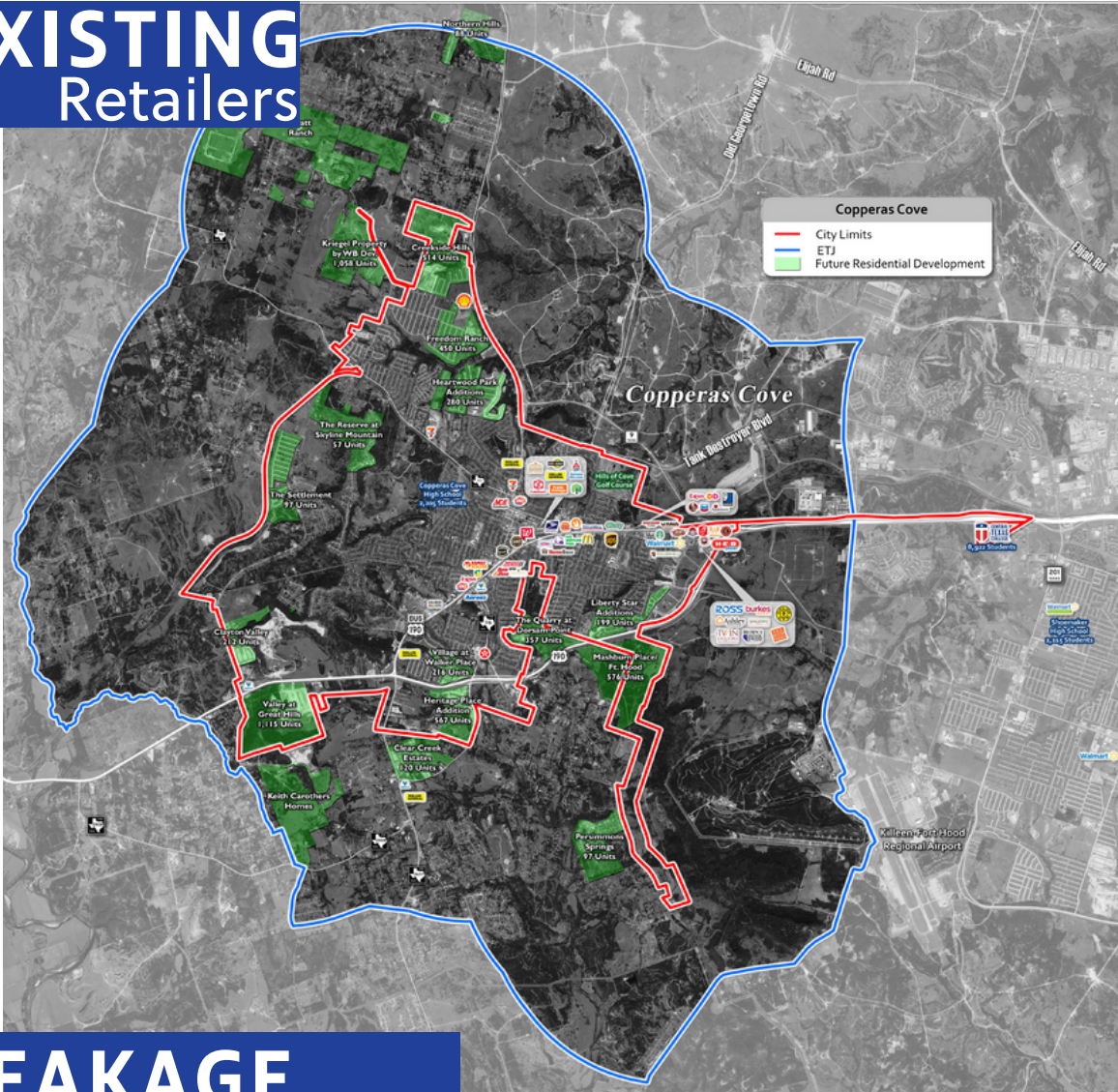
*10 Mile Radius from Downtown

- people**
 - 152,582** population
 - 28.6** median age
 - 51,957** total households
 - \$79,116** average hh income
- talent**
 - 78,970** labor force
 - 36%** have college degrees
 - 4.59** unemployment rate

CONSUMER Expenditures

- \$104,745** in apparel
 - \$165,171** in entertainment
 - \$442,985** in food and beverages
 - \$69,518** in gifts
 - \$102,823** in house hold furnishings
- (in \$000's)

EXISTING Retailers



LEAKAGE Sectors

\$34,606,388 restaurants
\$20,895,753 grocery stores
\$32,051,683 building materials

ACCESS

State Highway 190: West to Lampasas
Interstate-14: East to Killeen & Temple
F.M. 2657: South to HWY 183 and Austin
F.M. 116: North to Gatesville

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The information presented here was provided by NaviRetail Inc. in Fort Worth, Texas. Sources may include EnviroNics, Claritas, SiteSeer, STR, TXDOT, HVS, ESRI, Census Bureau, and Google Earth. The retail data is current as of 4/23 and was collected from sources that are deemed reliable but not guaranteed. For more information, go to www.naviretail.com.