

# VINITA, OK



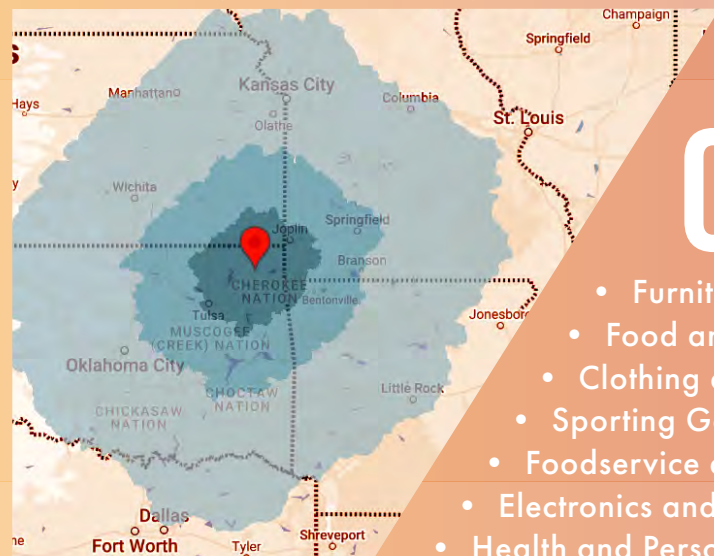
- Frontage on historic Route 66.
- 10-minute drive to Grand Lake O' the Cherokees, a regional recreational destination.
- Access to Will Rogers Turnpike and 1-hour from Tulsa and Joplin.

## MARKET OVERVIEW

WITHIN A 50-MILE RADIUS OF THE CITY OF VINITA

- Population within 50-mile radius: 635,420
- Projected annual population growth of 1.5%
- Average Household Income: \$84,995
- Total Annual Non-Retail Expenditure: \$8.25-billion
- Total Annual Retail Expenditure: \$7.39-billion
- Capitalizes on tourism growth of Oklahoma's Route 66

MAP BY DISTANCE (75 MI, 150 MI, 250 MI)



## RETAIL OPPORTUNITIES

- Furniture and Home Furnishings Stores
- Food and Beverage Stores
- Clothing and Clothing Accessories Stores
- Sporting Goods and Hobby Stores
- Foodservice and Drinking Places
- Electronics and Appliance Stores
- Health and Personal Care Stores



## AMERICAN HEARTLAND THEME PARK & RV RESORT

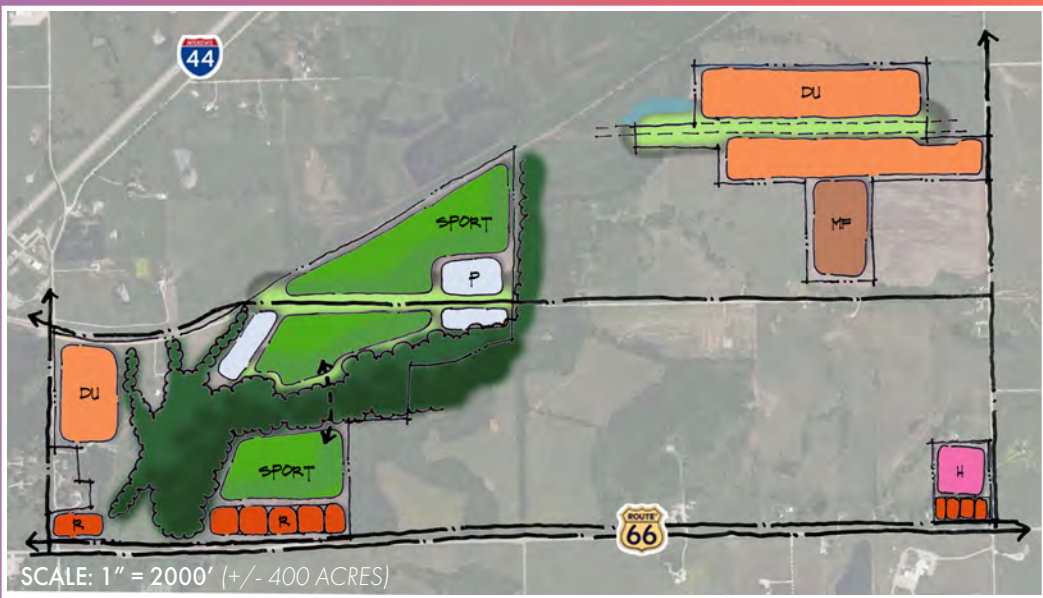
- \$2.2-billion private investment in the region
- 125-acre Theme Park attraction, 320-acre RV Park and Cabin Resort
- Anticipated attendance of 4.9-million guests annually
- Will create more than 4,000 jobs, including 2,283 FTEs

[WWW.VINITALAND.COM](http://WWW.VINITALAND.COM)

RETAIL ATTRACTIONS, LLC  
Economic Development Consulting

ADGBlatt





Placemaking plays an important role in the development of public areas. It unlocks the potential of spaces and creates a more inviting area for all users. These strategies bring people in the community together and encourages users to stay and enjoy places longer.



**HOTEL:** With nearly 5 million visitors a year to the area, many hotel and hospitality options will be conveniently located for quick access to area attractions, shopping, dining and recreation amenities.



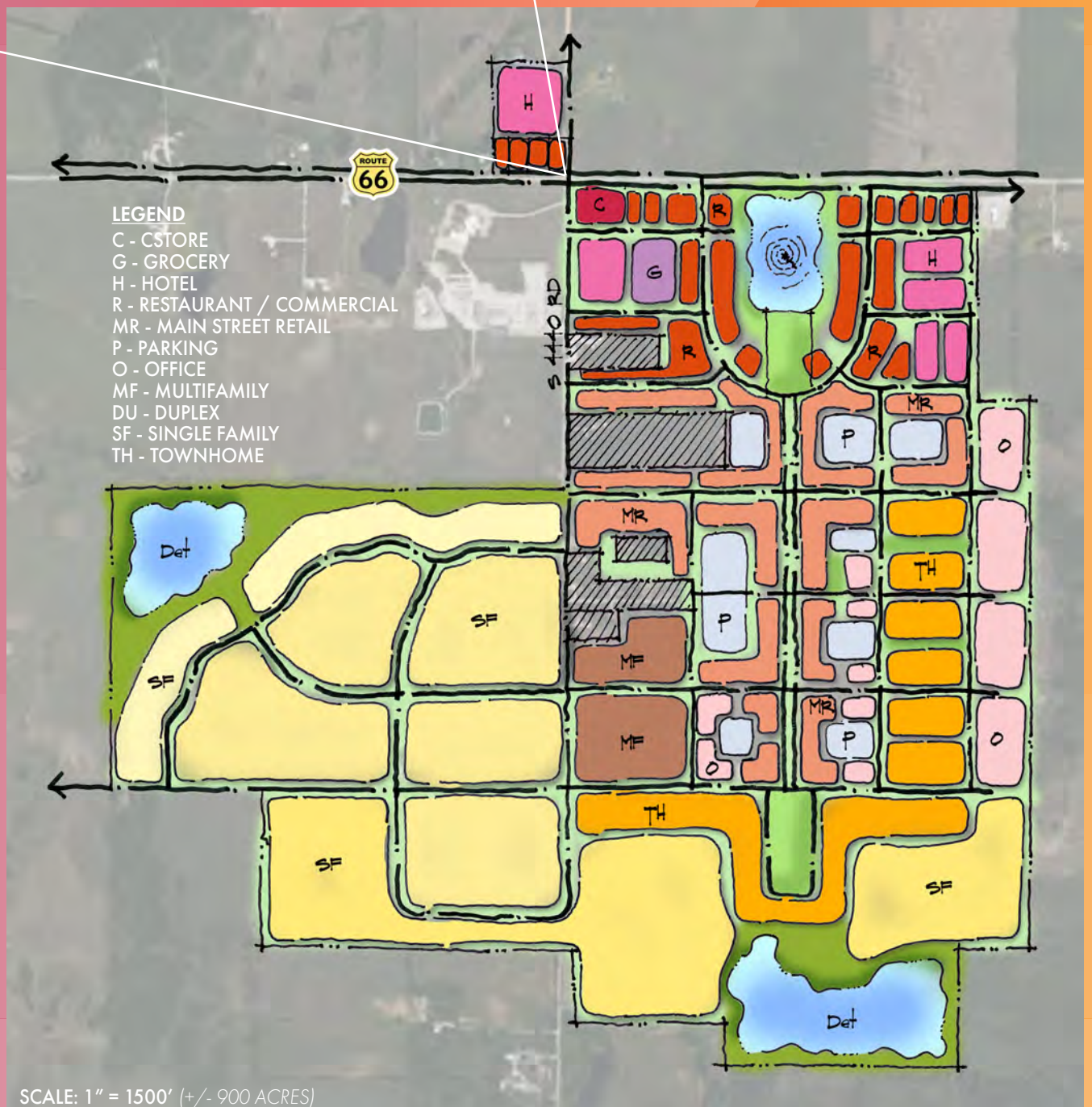
**RESTAURANT:** A full range of dining opportunities from locally based quick-serve establishments to national casual dining franchises to upscale dining experiences.



**RETAIL + COMMERCIAL:** An array of shops, businesses and neighborhood services to attract patrons and businesses alike as an ideal community to work and play.



**OFFICE:** Within walking distance to dining, retail and neighborhood services, the area will be a great location for small business offices to large corporate complexes.



**HOUSING:** Single family lots up to 2 acres, townhomes, duplex and multifamily options interspersed throughout the development create neighborhoods with access to amenities and a vibrant community.



## CONTACT INFORMATION

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