

Retail Gap Expanded Report

2020 Census, 2025 Estimates with 2030 Projections
Calculated using Weighted Block Centroid from Block Groups
Justus Koester & Tim Foster



Lat/Lon: 27.0027/-82.1298

High-Visibility Port Charlotte Commercial						
Listing 3254722						
	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Clothing, Clothing Accessories Stores	\$8.93 M / \$18.78 M	-52	\$55.06 M / \$59.97 M	-8	\$123.45 M / \$76.61 M	38
Men's Clothing Stores	\$343.46 K / \$1.05 M	-67	\$2.2 M / \$3.1 M	-29	\$4.85 M / \$3.1 M	36
Women's Clothing Stores	\$731.17 K / \$2.04 M	-64	\$4.54 M / \$8.1 M	-44	\$10.24 M / \$11.09 M	-8
Children's, Infants' Clothing Stores	\$676.49 K / -	100	\$4.2 M / -	100	\$9.61 M / \$-1	100
Family Clothing Stores	\$4.23 M / \$2.52 M	40	\$26.38 M / \$8.1 M	69	\$59.58 M / \$12.53 M	79
Clothing Accessory Stores	\$201.28 K / \$1.58 M	-87	\$1.26 M / \$1.58 M	-20	\$2.79 M / \$1.58 M	43
Other Apparel Stores	\$249.71 K / \$770.05 K	-68	\$1.57 M / \$2.9 M	-46	\$3.54 M / \$3.06 M	13
Shoe Stores	\$1.98 M / \$7.83 M	-75	\$11.9 M / \$26.34 M	-55	\$26.25 M / \$32.6 M	-19
Jewelry Stores	\$464.4 K / \$2.99 M	-84	\$2.69 M / \$9.84 M	-73	\$5.88 M / \$12.64 M	-53
Luggage Stores	\$54.82 K / -	100	\$326.53 K / -	100	\$704.28 K / -	100
Furniture, Home Furnishings Stores	\$7.46 M / \$40.73 M	-82	\$47.16 M / \$157.82 M	-70	\$106.15 M / \$233.58 M	-55
Furniture Stores	\$3.39 M / \$35.87 M	-91	\$21.81 M / \$104.74 M	-79	\$48.14 M / \$154.6 M	-69
Floor Covering Stores	\$489.12 K / \$946.69 K	-48	\$3.12 M / \$8.73 M	-64	\$6.9 M / \$14.59 M	-53
Other Home Furnishing Stores	\$3.59 M / \$3.91 M	-8	\$22.24 M / \$44.34 M	-50	\$51.11 M / \$64.39 M	-21
Electronics, Appliance Stores	\$7.33 M / \$11.86 M	-38	\$46.07 M / \$144.32 M	-68	\$103.02 M / \$172.61 M	-40
Building Material, Garden Equipment, Supplies Dealers	\$7.19 M / \$6.82 M	5	\$45.19 M / \$89.73 M	-50	\$101.67 M / \$129.16 M	-21
Home Centers	\$4.04 M / \$5.36 M	-25	\$25.4 M / \$55.51 M	-54	\$57.14 M / \$60.11 M	-5
Paint, Wallpaper Stores	\$841.57 K / \$7.37 K	99	\$5.23 M / \$16.06 M	-67	\$11.95 M / \$23.88 M	-50
Hardware Stores	\$461.04 K / \$304.38 K	34	\$2.86 M / \$4.1 M	-30	\$6.44 M / \$6.08 M	6
Other Building Materials Stores	\$1.25 M / \$385.05 K	69	\$7.96 M / \$7.57 M	5	\$17.79 M / \$25 M	-29
Outdoor Power Equipment Stores	\$78.64 K / -	100	\$491.8 K / -	100	\$1.1 M / \$413.31 K	62
Nursery, Garden Stores	\$515.53 K / \$766.08 K	-33	\$3.24 M / \$6.49 M	-50	\$7.26 M / \$13.68 M	-47
Food, Beverage Stores	\$11.36 M / \$71.35 M	-84	\$70.51 M / \$102.9 M	-31	\$159.51 M / \$217.47 M	-27
Grocery Stores	\$8.84 M / \$68.38 M	-87	\$54.84 M / \$75.19 M	-27	\$123.53 M / \$169.62 M	-27
Convenience Stores	\$767.23 K / \$1.99 M	-61	\$4.81 M / \$11.66 M	-59	\$10.83 M / \$19.4 M	-44
Meat Markets	\$50.55 K / \$294.51 K	-83	\$316.25 K / \$575.45 K	-45	\$716.43 K / \$677.9 K	5
Fish, Seafood Markets	\$17.26 K / -	100	\$108.2 K / -	100	\$245.67 K / -	100
Fruit, Vegetable Markets	\$33.12 K / -	100	\$207.06 K / -	100	\$469.56 K / -	100
Other Specialty Food Markets	\$67.84 K / \$286.44 K	-76	\$423.48 K / \$575.12 K	-26	\$965.02 K / \$936.11 K	3
Liquor Stores	\$1.59 M / \$398.76 K	75	\$9.81 M / \$14.9 M	-34	\$22.75 M / \$26.84 M	-15

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Health, Personal Care Stores	\$7.63 M / \$10.52 M	-28	\$47.63 M / \$48.21 M	-1	\$107.14 M / \$95.62 M	11
Pharmacy, Drug Stores	\$6.69 M / \$7.28 M	-8	\$41.79 M / \$38.5 M	8	\$94.04 M / \$83.44 M	11
Cosmetics, Beauty Stores	\$389.36 K / \$98.99 K	75	\$2.43 M / \$1.01 M	59	\$5.49 M / \$1.39 M	75
Optical Goods Stores	\$130.1 K / \$370.53 K	-65	\$809.77 K / \$1.14 M	-29	\$1.75 M / \$1.32 M	24
Other Health, Personal Care Stores	\$417.6 K / \$2.77 M	-85	\$2.6 M / \$7.56 M	-66	\$5.86 M / \$9.47 M	-38
Sporting Goods, Hobby, Book, Music Stores	\$9.17 M / \$18.26 M	-50	\$56.31 M / \$81.91 M	-31	\$125.77 M / \$115.61 M	8
Sporting Goods Stores	\$3.33 M / \$3.52 M	-6	\$20.94 M / \$13.95 M	33	\$46.94 M / \$36.82 M	22
Hobby, Toy, Game Stores	\$2.45 M / \$6.18 M	-60	\$15.3 M / \$51.28 M	-70	\$33.95 M / \$55.12 M	-38
Sewing, Needlecraft Stores	\$2.13 M / -	100	\$12.3 M / -	100	\$27.09 M / \$6.15 M	77
Musical Instrument Stores	\$619.89 K / \$3.57 M	-83	\$3.74 M / \$10.89 M	-66	\$8.81 M / \$10.89 M	-19
Book Stores	\$638.85 K / \$4.99 M	-87	\$4.03 M / \$5.79 M	-30	\$8.98 M / \$6.62 M	26
General Merchandise Stores	\$28.18 M / \$66.68 M	-58	\$175.79 M / \$267.52 M	-34	\$393.57 M / \$386.95 M	2
Department Stores	\$9.77 M / \$29.73 M	-67	\$61.06 M / \$139.41 M	-56	\$137.33 M / \$242.7 M	-43
Warehouse Superstores	\$15.64 M / \$19.71 M	-21	\$97.52 M / \$102.96 M	-5	\$217.71 M / \$102.96 M	53
Other General Merchandise Stores	\$2.77 M / \$17.24 M	-84	\$17.21 M / \$25.15 M	-32	\$38.53 M / \$41.28 M	-7
Miscellaneous Store Retailers	\$3.68 M / \$13.36 M	-72	\$22.79 M / \$34.08 M	-33	\$50.45 M / \$48.97 M	3
Florists	\$86.66 K / \$126.78 K	-32	\$536.38 K / \$646 K	-17	\$1.21 M / \$850.31 K	30
Office, Stationary Stores	\$390.14 K / -	100	\$2.37 M / -	100	\$5.13 M / -	100
Gift, Souvenir Stores	\$751.34 K / \$3.2 M	-77	\$4.62 M / \$7.69 M	-40	\$10.39 M / \$7.83 M	25
Used Merchandise Stores	\$294.49 K / \$243.55 K	17	\$1.74 M / \$3.63 M	-52	\$3.77 M / \$4.61 M	-18
Pet, Pet Supply Stores	\$625.06 K / \$2.12 M	-70	\$4.05 M / \$3.75 M	7	\$8.87 M / \$4.45 M	50
Art Dealers	\$125.28 K / -	100	\$730.64 K / \$1.52 M	-52	\$1.56 M / \$1.52 M	3
Mobile Home Dealers	\$70.18 K / -	100	\$447.9 K / \$686.26 K	-35	\$999.27 K / \$686.26 K	31
Other Miscellaneous Retail Stores	\$1.33 M / \$7.67 M	-83	\$8.3 M / \$16.17 M	-49	\$18.51 M / \$29.03 M	-36
Non-Store Retailers	\$16.72 M / \$4.64 M	72	\$104.3 M / \$19.38 M	81	\$234.59 M / \$30.51 M	87
Mail Order, Catalog Stores	\$15.66 M / \$3.91 M	75	\$97.72 M / \$17.2 M	82	\$219.7 M / \$24.53 M	89
Vending Machines	\$70.48 K / \$-1	100	\$439.25 K / \$100.52 K	77	\$1 M / \$767.15 K	23
Fuel Dealers	\$96.73 K / \$228.95 K	-58	\$581.68 K / \$674.64 K	-14	\$1.3 M / \$674.64 K	48
Other Direct Selling Establishments	\$896.74 K / \$501.56 K	44	\$5.56 M / \$1.41 M	75	\$12.58 M / \$4.54 M	64

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Accommodation, Food Services	\$14.35 M / \$62.68 M	-77	\$88.22 M / \$172.38 M	-49	\$204.18 M / \$266.03 M	-23
Hotels, Other Travel Accommodations	\$928.63 K / \$1.59 M	-42	\$5.68 M / \$2.35 M	59	\$13.17 M / \$7 M	47
RV Parks	\$9.34 K / -	100	\$57.38 K / \$-1	100	\$129.37 K / \$7.1 K	95
Rooming, Boarding Houses	\$5.16 K / -	100	\$31.78 K / -	100	\$73.31 K / -	100
Full Service Restaurants	\$8.38 M / \$46.13 M	-82	\$51.54 M / \$122.84 M	-58	\$119.29 M / \$179.52 M	-34
Limited Service Restaurants	\$3.89 M / \$14.07 M	-72	\$23.91 M / \$40.54 M	-41	\$55.36 M / \$67.63 M	-18
Special Food Services, Catering	\$1.14 M / \$42.88 K	96	\$7 M / \$3.48 M	50	\$16.16 M / \$6.49 M	60
Drinking Places	\$798.72 K / \$1.65 M	-52	\$4.85 M / \$8.01 M	-39	\$11.37 M / \$16.76 M	-32
Gasoline Stations	\$5.63 M / \$3.94 M	30	\$35.43 M / \$122.02 M	-71	\$79.34 M / \$153.51 M	-48
Motor Vehicle, Parts Dealers	\$13.69 M / \$7.51 M	45	\$82.61 M / \$110.13 M	-25	\$180.85 M / \$238.19 M	-24
New Car Dealers	\$8.21 M / \$1.38 M	83	\$48.81 M / \$73.74 M	-34	\$105.51 M / \$126.2 M	-16
Used Car Dealers	\$761.27 K / \$198.82 K	74	\$4.53 M / \$2.87 M	37	\$9.78 M / \$6.44 M	34
Recreational Vehicle Dealers	\$1.28 M / -	100	\$8.05 M / -	100	\$18.07 M / \$32.94 M	-45
Motorcycle, Boat Dealers	\$1.72 M / \$2.39 M	-28	\$10.75 M / \$16.98 M	-37	\$23.99 M / \$40.53 M	-41
Auto Parts, Accessories	\$1.11 M / \$3.45 M	-68	\$6.73 M / \$11.77 M	-43	\$15.08 M / \$20.35 M	-26
Tire Dealers	\$618.43 K / \$100.75 K	84	\$3.74 M / \$4.78 M	-22	\$8.42 M / \$11.73 M	-28
2025 Population	6,719		44,789		97,195	
2030 Population	6,855		46,934		104,281	
% Population Change 2025-2030	2.0%		4.8%		7.3%	
2025 Adult Population Age 18+	5,947		38,424		82,476	
2025 Population Male	3,210		22,329		48,211	
2025 Population Female	3,509		22,460		48,984	
2025 Households	3,246		19,433		41,485	
2025 Median Household Income	56,668		61,712		68,327	
2025 Average Household Income	83,485		86,096		94,437	