

# Retail Gap Expanded Report

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



Lat/Lon: 29.589/-82.4357

| Gainesville's Next Big Opportunity: Prime<br>750A Highway 160, Suite 100<br>Listing 3254935 |                        |       |                         |       |                         |       |
|---|------------------------|-------|-------------------------|-------|-------------------------|-------|
|   | 1 mi radius            |       | 3 mi radius             |       | 5 mi radius             |       |
|   | Potential / Sales      | Index | Potential / Sales       | Index | Potential / Sales       | Index |
| <b>Clothing, Clothing Accessories Stores</b>  | \$7.97 M / \$144.16 K  | 98    | \$37.65 M / \$6.41 M    | 83    | \$98.73 M / \$112.77 M  | -12   |
| Men's Clothing Stores   | \$298.16 K / -         | 100   | \$1.41 M / -            | 100   | \$4.03 M / \$3.1 M      | 23    |
| Women's Clothing Stores   | \$691.13 K / \$87 K    | 87    | \$3.26 M / \$1.74 M     | 47    | \$8.41 M / \$5.19 M     | 38    |
| Children's, Infants' Clothing Stores  | \$717.67 K / -         | 100   | \$3.38 M / -            | 100   | \$8.28 M / \$4.61 M     | 44    |
| Family Clothing Stores  | \$4.03 M / \$38.54 K   | 99    | \$18.86 M / \$1.48 M    | 92    | \$48.91 M / \$64.26 M   | -24   |
| Clothing Accessory Stores   | \$174.19 K / -         | 100   | \$825.56 K / \$400.92 K | 51    | \$2.25 M / \$1.27 M     | 43    |
| Other Apparel Stores  | \$243.35 K / \$18.63 K | 92    | \$1.15 M / \$714.98 K   | 38    | \$3 M / \$3.2 M         | -6    |
| Shoe Stores   | \$1.48 M / -           | 100   | \$7.14 M / \$1.77 M     | 75    | \$19.41 M / \$26.24 M   | -26   |
| Jewelry Stores  | \$296.94 K / -         | 100   | \$1.46 M / \$310.42 K   | 79    | \$3.95 M / \$4.89 M     | -19   |
| Luggage Stores  | \$34.06 K / -          | 100   | \$166.22 K / -          | 100   | \$493.14 K / -          | 100   |
| <b>Furniture, Home Furnishings Stores</b>   | \$7.06 M / -           | 100   | \$32.76 M / \$1.11 M    | 97    | \$87.72 M / \$31.24 M   | 64    |
| Furniture Stores  | \$2.96 M / -           | 100   | \$13.89 M / \$762.3 K   | 95    | \$40.09 M / \$19.58 M   | 51    |
| Floor Covering Stores   | \$432.45 K / -         | 100   | \$2.04 M / \$349.41 K   | 83    | \$5.74 M / \$5.81 M     | -1    |
| Other Home Furnishing Stores  | \$3.66 M / -           | 100   | \$16.83 M / -           | 100   | \$41.89 M / \$5.85 M    | 86    |
| <b>Electronics, Appliance Stores</b>  | \$6.68 M / \$1.86 M    | 72    | \$31.02 M / \$17.54 M   | 43    | \$81.17 M / \$210.87 M  | -62   |
| <b>Building Material, Garden Equipment, Supplies Dealers</b>                                | \$6.88 M / \$215.48 K  | 97    | \$32.34 M / \$278.8 K   | 99    | \$85.39 M / \$57.57 M   | 33    |
| Home Centers  | \$3.84 M / -           | 100   | \$18.03 M / \$22.21 K   | 100   | \$47.71 M / \$41.87 M   | 12    |
| Paint, Wallpaper Stores   | \$879 K / -            | 100   | \$4.16 M / -            | 100   | \$10.38 M / \$11.74 M   | -12   |
| Hardware Stores   | \$428.39 K / -         | 100   | \$2.02 M / -            | 100   | \$5.3 M / \$792.04 K    | 85    |
| Other Building Materials Stores   | \$1.18 M / -           | 100   | \$5.54 M / -            | 100   | \$15.05 M / \$1.8 M     | 88    |
| Outdoor Power Equipment Stores  | \$72.14 K / -          | 100   | \$341.12 K / -          | 100   | \$913.59 K / -          | 100   |
| Nursery, Garden Stores  | \$481.1 K / \$215.48 K | 55    | \$2.26 M / \$256.58 K   | 89    | \$6.04 M / \$1.36 M     | 77    |
| <b>Food, Beverage Stores</b>  | \$11.01 M / \$3.02 M   | 73    | \$51.6 M / \$21.35 M    | 59    | \$128.45 M / \$264.32 M | -51   |
| Grocery Stores  | \$8.27 M / \$907.68 K  | 89    | \$38.75 M / \$9.29 M    | 76    | \$97.69 M / \$237.83 M  | -59   |
| Convenience Stores  | \$734.89 K / \$246.3 K | 66    | \$3.41 M / \$1.01 M     | 70    | \$8.64 M / \$4.16 M     | 52    |
| Meat Markets  | \$50.56 K / -          | 100   | \$238.05 K / -          | 100   | \$607.86 K / \$33.6 K   | 94    |
| Fish, Seafood Markets   | \$17.61 K / -          | 100   | \$82.93 K / -           | 100   | \$210.83 K / \$102.03 K | 52    |
| Fruit, Vegetable Markets  | \$33.15 K / -          | 100   | \$155.82 K / \$323.1 K  | -52   | \$396.95 K / \$323.1 K  | 19    |
| Other Specialty Food Markets  | \$69.07 K / \$58 K     | 16    | \$322.86 K / \$152.01 K | 53    | \$815.16 K / \$305.92 K | 62    |
| Liquor Stores   | \$1.83 M / \$1.81 M    | 1     | \$8.64 M / \$10.57 M    | -18   | \$20.1 M / \$21.58 M    | -7    |

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| <b>Health, Personal Care Stores</b>   | \$6.71 M / \$4.69 M     | 30    | \$30.33 M / \$13.98 M  | 54    | \$66.66 M / \$53.61 M   | 20    |
| Pharmacy, Drug Stores   | \$5.93 M / \$4.46 M     | 25    | \$26.81 M / \$7.19 M   | 73    | \$59.23 M / \$37 M      | 38    |
| Cosmetics, Beauty Stores  | \$344.27 K / \$236.99 K | 31    | \$1.55 M / \$477.69 K  | 69    | \$3.25 M / \$2.27 M     | 30    |
| Optical Goods Stores  | \$76.1 K / -            | 100   | \$328.15 K / -         | 100   | \$668.91 K / \$565.52 K | 15    |
| Other Health, Personal Care Stores  | \$364.86 K / -          | 100   | \$1.64 M / \$6.31 M    | -74   | \$3.51 M / \$13.77 M    | -75   |
| <b>Sporting Goods, Hobby, Book, Music Stores</b>  | \$7.9 M / \$3.44 M      | 56    | \$37.46 M / \$10.59 M  | 72    | \$99.05 M / \$76.18 M   | 23    |
| Sporting Goods Stores   | \$3.14 M / \$1.71 M     | 45    | \$14.73 M / \$3.96 M   | 73    | \$39.36 M / \$26.67 M   | 32    |
| Hobby, Toy, Game Stores   | \$2.06 M / \$1.73 M     | 16    | \$9.7 M / \$6.34 M     | 35    | \$26.93 M / \$39.59 M   | -32   |
| Sewing, Needlecraft Stores  | \$1.41 M / -            | 100   | \$6.97 M / -           | 100   | \$18.18 M / \$3.08 M    | 83    |
| Musical Instrument Stores   | \$731.66 K / -          | 100   | \$3.45 M / -           | 100   | \$7.66 M / \$2.18 M     | 72    |
| Book Stores   | \$564.53 K / -          | 100   | \$2.6 M / \$288.01 K   | 89    | \$6.91 M / \$4.67 M     | 32    |
| <b>General Merchandise Stores</b>   | \$25.3 M / \$73.38 K    | 100   | \$118.22 M / \$2.82 M  | 98    | \$309.11 M / \$128.67 M | 58    |
| Department Stores   | \$9.08 M / -            | 100   | \$42.37 M / -          | 100   | \$110.01 M / \$58.16 M  | 47    |
| Warehouse Superstores   | \$13.76 M / -           | 100   | \$64.36 M / -          | 100   | \$168.75 M / \$57.92 M  | 66    |
| Other General Merchandise Stores  | \$2.46 M / \$73.38 K    | 97    | \$11.49 M / \$2.82 M   | 75    | \$30.35 M / \$12.59 M   | 59    |
| <b>Miscellaneous Store Retailers</b>  | \$3.03 M / \$17.24 K    | 99    | \$14.18 M / \$3.81 M   | 73    | \$38.78 M / \$28.68 M   | 26    |
| Florists  | \$81.94 K / -           | 100   | \$382.96 K / \$60.46 K | 84    | \$990.56 K / \$318.74 K | 68    |
| Office, Stationary Stores   | \$261.91 K / -          | 100   | \$1.25 M / -           | 100   | \$3.69 M / \$-1         | 100   |
| Gift, Souvenir Stores   | \$672.72 K / -          | 100   | \$3.14 M / \$483.89 K  | 85    | \$8.15 M / \$1.34 M     | 84    |
| Used Merchandise Stores   | \$184.81 K / -          | 100   | \$897.14 K / \$-1      | 100   | \$2.61 M / \$421.37 K   | 84    |
| Pet, Pet Supply Stores  | \$530.39 K / -          | 100   | \$2.5 M / \$861.84 K   | 66    | \$7.39 M / \$21.34 M    | -65   |
| Art Dealers   | \$66.6 K / -            | 100   | \$329.3 K / -          | 100   | \$1.02 M / -            | 100   |
| Mobile Home Dealers   | \$65.91 K / -           | 100   | \$310.36 K / \$-1      | 100   | \$846.85 K / \$-1       | 100   |
| Other Miscellaneous Retail Stores   | \$1.16 M / \$17.24 K    | 99    | \$5.37 M / \$2.41 M    | 55    | \$14.09 M / \$5.26 M    | 63    |
| <b>Non-Store Retailers</b>  | \$15.36 M / -           | 100   | \$71.35 M / \$25.6 M   | 64    | \$180.97 M / \$29.03 M  | 84    |
| Mail Order, Catalog Stores  | \$14.36 M / -           | 100   | \$66.7 M / \$19.75 M   | 70    | \$169.22 M / \$19.75 M  | 88    |
| Vending Machines  | \$72.6 K / -            | 100   | \$341.7 K / \$56.96 K  | 83    | \$855.07 K / \$256.25 K | 70    |
| Fuel Dealers  | \$81.12 K / -           | 100   | \$386.71 K / -         | 100   | \$1.01 M / -            | 100   |
| Other Direct Selling Establishments   | \$844.53 K / -          | 100   | \$3.92 M / \$5.8 M     | -32   | \$9.89 M / \$9.03 M     | 9     |

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| <b>Accommodation, Food Services</b>   | \$15.84 M / \$2.1 M   | 87    | \$74.51 M / \$37.85 M | 49    | \$176.84 M / \$217.11 M | -19   |
| Hotels, Other Travel Accommodations   | \$1.02 M / \$130.71 K | 87    | \$4.81 M / \$1.37 M   | 71    | \$11.34 M / \$25.28 M   | -55   |
| RV Parks  | \$8.77 K / -          | 100   | \$41.45 K / \$45.13 K | -8    | \$105.79 K / \$56.35 K  | 47    |
| Rooming, Boarding Houses  | \$5.58 K / \$357      | 94    | \$26.26 K / \$35.16 K | -25   | \$63.1 K / \$60.72 K    | 4     |
| Full Service Restaurants  | \$9.26 M / \$2.75 M   | 70    | \$43.55 M / \$27.1 M  | 38    | \$103.34 M / \$119.2 M  | -13   |
| Limited Service Restaurants   | \$4.3 M / \$149.45 K  | 97    | \$20.24 M / \$9.51 M  | 53    | \$48 M / \$53.16 M      | -10   |
| Special Food Services, Catering   | \$1.24 M / -          | 100   | \$5.84 M / \$2.65 M   | 55    | \$13.98 M / \$9.84 M    | 30    |
| Drinking Places   | \$930.51 K / \$2.83 K | 100   | \$4.38 M / \$1.51 M   | 65    | \$9.94 M / \$19.45 M    | -49   |
| <b>Gasoline Stations</b>  | \$5.2 M / \$4.49 M    | 14    | \$24.03 M / \$13.65 M | 43    | \$62.06 M / \$36.26 M   | 42    |
| <b>Motor Vehicle, Parts Dealers</b>   | \$9.96 M / \$42.69 K  | 100   | \$48.1 M / \$7.86 M   | 84    | \$134.8 M / \$22.4 M    | 83    |
| New Car Dealers   | \$5.15 M / \$7.65 K   | 100   | \$25.27 M / \$4.41 M  | 83    | \$73.91 M / \$6.51 M    | 91    |
| Used Car Dealers  | \$470.16 K / -        | 100   | \$2.31 M / -          | 100   | \$6.82 M / \$15.13 K    | 100   |
| Recreational Vehicle Dealers  | \$1.22 M / -          | 100   | \$5.73 M / \$-1       | 100   | \$15.31 M / \$-1        | 100   |
| Motorcycle, Boat Dealers  | \$1.56 M / \$32.15 K  | 98    | \$7.37 M / \$2.63 M   | 64    | \$19.87 M / \$4.93 M    | 75    |
| Auto Parts, Accessories   | \$985.17 K / -        | 100   | \$4.73 M / \$-1       | 100   | \$12.07 M / \$5.07 M    | 58    |
| Tire Dealers  | \$561.59 K / \$2.89 K | 99    | \$2.69 M / \$813.86 K | 70    | \$6.82 M / \$5.87 M     | 14    |
| 2025 Population   | 5,273                 |       | 24,996                |       | 81,386                  |       |
| 2030 Population   | 5,087                 |       | 25,081                |       | 80,434                  |       |
| % Population Change 2025-2030   | -3.5%                 |       | 0.3%                  |       | -1.2%                   |       |
| 2025 Adult Population Age 18+   | 3,994                 |       | 19,453                |       | 66,360                  |       |
| 2025 Population Male  | 2,549                 |       | 12,023                |       | 41,489                  |       |
| 2025 Population Female  | 2,725                 |       | 12,973                |       | 39,897                  |       |
| 2025 Households   | 2,050                 |       | 10,228                |       | 33,633                  |       |
| 2025 Median Household Income  | 128,526               |       | 114,436               |       | 77,638                  |       |
| 2025 Average Household Income   | 150,386               |       | 162,290               |       | 107,871                 |       |