

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 Commercial Real Estate Listing 3254935

	1 mi radius	3 mi radius	5 mi radius	
Potential / Sales	Index	Potential / Sales	Index	
Clothing, Clothing Accessories Stores	\$7.97 M / \$144.16 K	98	\$37.65 M / \$6.41 M	83
Men's Clothing Stores	\$298.16 K / -	100	\$1.41 M / -	100
Women's Clothing Stores	\$691.13 K / \$87 K	87	\$3.26 M / \$1.74 M	47
Children's, Infants' Clothing Stores	\$717.67 K / -	100	\$3.38 M / -	100
Family Clothing Stores	\$4.03 M / \$38.54 K	99	\$18.86 M / \$1.48 M	92
Clothing Accessory Stores	\$174.19 K / -	100	\$825.56 K / \$400.92 K	51
Other Apparel Stores	\$243.35 K / \$18.63 K	92	\$1.15 M / \$714.98 K	38
Shoe Stores	\$1.48 M / -	100	\$7.14 M / \$1.77 M	75
Jewelry Stores	\$296.94 K / -	100	\$1.46 M / \$310.42 K	79
Luggage Stores	\$34.06 K / -	100	\$166.22 K / -	100
Furniture, Home Furnishings Stores	\$7.06 M / -	100	\$32.76 M / \$1.11 M	97
Furniture Stores	\$2.96 M / -	100	\$13.89 M / \$762.3 K	95
Floor Covering Stores	\$432.45 K / -	100	\$2.04 M / \$349.41 K	83
Other Home Furnishing Stores	\$3.66 M / -	100	\$16.83 M / -	100
Electronics, Appliance Stores	\$6.68 M / \$1.86 M	72	\$31.02 M / \$17.54 M	43
Building Material, Garden Equipment, Supplies Dealers	\$6.88 M / \$215.48 K	97	\$32.34 M / \$278.8 K	99
Home Centers	\$3.84 M / -	100	\$18.03 M / \$22.21 K	100
Paint, Wallpaper Stores	\$879 K / -	100	\$4.16 M / -	100
Hardware Stores	\$428.39 K / -	100	\$2.02 M / -	100
Other Building Materials Stores	\$1.18 M / -	100	\$5.54 M / -	100
Outdoor Power Equipment Stores	\$72.14 K / -	100	\$341.12 K / -	100
Nursery, Garden Stores	\$481.1 K / \$215.48 K	55	\$2.26 M / \$256.58 K	89
Food, Beverage Stores	\$11.01 M / \$3.02 M	73	\$51.6 M / \$21.35 M	59
Grocery Stores	\$8.27 M / \$907.68 K	89	\$38.75 M / \$9.29 M	76
Convenience Stores	\$734.89 K / \$246.3 K	66	\$3.41 M / \$1.01 M	70
Meat Markets	\$50.56 K / -	100	\$238.05 K / -	100
Fish, Seafood Markets	\$17.61 K / -	100	\$82.93 K / -	100
Fruit, Vegetable Markets	\$33.15 K / -	100	\$155.82 K / \$323.1 K	-52
Other Specialty Food Markets	\$69.07 K / \$58 K	16	\$322.86 K / \$152.01 K	53
Liquor Stores	\$1.83 M / \$1.81 M	1	\$8.64 M / \$10.57 M	-18

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Health, Personal Care Stores	\$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
Sporting Goods, Hobby, Book, Music Stores	\$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
General Merchandise Stores	\$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
Miscellaneous Store Retailers	\$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, Stationery 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
Non-Store Retailers	\$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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Accommodation, Food Services	\$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
Gasoline Stations	\$5.2 M / \$4.49 M	14	\$24.03 M / \$13.65 M	43	\$62.06 M / \$36.26 M	42
Motor Vehicle, Parts Dealers	\$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	