

RETAIL GAP EXPANDED REPORT

2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Terri Jensen



Lat/Lon: 44.285/-93.3109

GAPE2

High Visibility US I35 Commercial Development

Land - Parcel 2

Listing: #1177204

	15 mi radius			30 mi radius			60 mi radius		
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index			
Clothing, Clothing Accessories Stores	\$46.39 M / \$25.33 M	45	\$180.96 M / \$36.57 M	80	\$2.26 B / \$1.4 B	38			
Men's Clothing Stores	\$1.64 M / \$1.53 M	7	\$6.4 M / \$1.53 M	76	\$79.96 M / \$60.91 M	24			
Women's Clothing Stores	\$7.12 M / \$5.79 M	19	\$27.69 M / \$8.99 M	68	\$345.41 M / \$256.32 M	26			
Children's, Infants' Clothing Stores	\$3.07 M / \$1.28 M	58	\$11.97 M / \$1.87 M	84	\$148.35 M / \$95.89 M	35			
Family Clothing Stores	\$19.01 M / \$10.74 M	43	\$73.99 M / \$11.86 M	84	\$921.57 M / \$423.83 M	54			
Clothing Accessory Stores	\$1.52 M / \$459.88 K	70	\$5.97 M / \$643.83 K	89	\$74.66 M / \$35.56 M	52			
Other Apparel Stores	\$2.32 M / \$327.98 K	86	\$9.02 M / \$3.08 M	66	\$112.51 M / \$60.31 M	46			
Shoe Stores	\$7.78 M / \$4.57 M	41	\$30.15 M / \$7.96 M	74	\$374.57 M / \$311.29 M	17			
Jewelry Stores	\$3.65 M / \$639.17 K	82	\$14.66 M / \$639.17 K	96	\$185.38 M / \$142.79 M	23			
Luggage Stores	\$291.49 K / -	100	\$1.13 M / -	100	\$14.14 M / \$11.17 M	21			
Furniture, Home Furnishings Stores	\$22.79 M / \$34.89 M	-35	\$89.42 M / \$77.2 M	14	\$1.11 B / \$998.29 M	10			
Furniture Stores	\$14.02 M / \$31.46 M	-55	\$55.3 M / \$64.03 M	-14	\$688.09 M / \$560.89 M	18			
Floor Covering Stores	\$2.4 M / \$2.97 M	-19	\$9.42 M / \$9.46 M	0	\$116.26 M / \$129.16 M	-10			
Other Home Furnishing Stores	\$6.37 M / \$454.33 K	93	\$24.7 M / \$3.71 M	85	\$306.3 M / \$308.24 M	-1			
Electronics, Appliance Stores	\$17.28 M / \$10.87 M	37	\$66.83 M / \$30.13 M	55	\$828.27 M / \$974.37 M	-15			
Building Material, Garden Equipment, Supplies Dealers	\$56.1 M / \$51.35 M	8	\$217.63 M / \$155.41 M	29	\$2.68 B / \$2.62 B	2			
Home Centers	\$26.4 M / \$34.09 M	-23	\$102.4 M / \$55.88 M	45	\$1.26 B / \$1.31 B	-4			
Paint, Wallpaper Stores	\$1.94 M / \$600.97 K	69	\$7.54 M / \$3.62 M	52	\$92.35 M / \$103 M	-10			
Hardware Stores	\$2.43 M / \$5.59 M	-57	\$9.42 M / \$9.98 M	-6	\$116.16 M / \$122.97 M	-6			
Other Building Materials Stores	\$18.67 M / \$8.34 M	55	\$72.28 M / \$43.52 M	40	\$888.19 M / \$675.46 M	24			
Outdoor Power Equipment Stores	\$890.12 K / \$899.07 K	-1	\$3.48 M / \$1.31 M	62	\$42.9 M / \$35.54 M	17			
Nursery, Garden Stores	\$5.78 M / \$1.82 M	68	\$22.52 M / \$41.11 M	-45	\$277.71 M / \$375.54 M	-26			
Food, Beverage Stores	\$150.08 M / \$460.43 M	-67	\$567.57 M / \$769.16 M	-26	\$7.04 B / \$7.51 B	-6			
Grocery Stores	\$134.02 M / \$432.07 M	-69	\$506.31 M / \$706.29 M	-28	\$6.28 B / \$6.89 B	-9			
Convenience Stores	\$5.19 M / \$6.68 M	-22	\$19.53 M / \$14.18 M	27	\$242.57 M / \$145.44 M	40			
Meat Markets	\$1.53 M / \$701.31 K	54	\$5.77 M / \$9 M	-36	\$71.49 M / \$58.98 M	18			
Fish, Seafood Markets	\$557.47 K / \$856.67 K	-35	\$2.1 M / \$1.62 M	23	\$25.98 M / \$9.22 M	65			
Fruit, Vegetable Markets	\$933.91 K / -	100	\$3.51 M / -	100	\$43.53 M / -	100			
Other Specialty Food Markets	\$1.6 M / \$11.45 M	-86	\$6.04 M / \$12.83 M	-53	\$74.97 M / \$68.67 M	8			
Liquor Stores	\$6.24 M / \$8.68 M	-28	\$24.31 M / \$25.24 M	-4	\$303.34 M / \$330.78 M	-8			

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Health, Personal Care Stores	\$36.97 M / \$26.19 M	29	\$140.49 M / \$56.43 M	60	\$1.75 B / \$1.27 B	27
Pharmacy, Drug Stores	\$30.95 M / \$22.15 M	28	\$117.6 M / \$47.85 M	59	\$1.46 B / \$985.46 M	33
Cosmetics, Beauty Stores	\$1.81 M / \$547.57 K	70	\$6.91 M / \$547.62 K	92	\$85.9 M / \$16.55 M	81
Optical Goods Stores	\$2.08 M / \$2.49 M	-16	\$7.91 M / \$6.05 M	23	\$98.15 M / \$108.56 M	-10
Other Health, Personal Care Stores	\$2.12 M / \$1.01 M	52	\$8.07 M / \$1.99 M	75	\$100.35 M / \$163.99 M	-39
Sporting Goods, Hobby, Book, Music Stores	\$17.52 M / \$8.62 M	51	\$69.3 M / \$24.51 M	65	\$860.64 M / \$795.44 M	8
Sporting Goods Stores	\$9.64 M / \$5.55 M	42	\$38.43 M / \$16.71 M	57	\$475.01 M / \$464.25 M	2
Hobby, Toy, Game Stores	\$2.79 M / \$795.69 K	71	\$10.8 M / \$835.96 K	92	\$133.84 M / \$104.91 M	22
Sewing, Needlecraft Stores	\$864.36 K / \$1.49 M	-42	\$3.44 M / \$2.02 M	41	\$43.42 M / \$34.55 M	20
Musical Instrument Stores	\$780.46 K / \$165.3 K	79	\$2.97 M / \$578.54 K	80	\$37.02 M / \$39.69 M	-7
Book Stores	\$3.45 M / \$617.92 K	82	\$13.66 M / \$4.36 M	68	\$171.36 M / \$152.05 M	11
General Merchandise Stores	\$147.54 M / \$58.92 M	60	\$564.34 M / \$143.6 M	75	\$7 B / \$8.15 B	-14
Department Stores	\$38.2 M / \$56.15 M	-32	\$147.77 M / \$111.14 M	25	\$1.84 B / \$1.96 B	-6
Warehouse Superstores	\$94.91 M / -	100	\$361.23 M / \$4.83 M	99	\$4.48 B / \$5.84 B	-23
Other General Merchandise Stores	\$14.44 M / \$2.77 M	81	\$55.34 M / \$27.63 M	50	\$686.58 M / \$348.74 M	49
Miscellaneous Store Retailers	\$20.15 M / \$12.05 M	40	\$77.48 M / \$27.72 M	64	\$960.37 M / \$576.98 M	40
Florists	\$715.44 K / \$330.42 K	54	\$2.8 M / \$2.42 M	14	\$34.51 M / \$24.81 M	28
Office, Stationary Stores	\$2 M / -	100	\$7.78 M / \$207.11 K	97	\$96.85 M / \$82.73 M	15
Gift, Souvenir Stores	\$2.41 M / \$771.76 K	68	\$9.36 M / \$2.05 M	78	\$116.43 M / \$63.62 M	45
Used Merchandise Stores	\$1.39 M / \$512.35 K	63	\$5.38 M / \$1.33 M	75	\$67.2 M / \$35.04 M	48
Pet, Pet Supply Stores	\$8.21 M / \$7.85 M	4	\$31.6 M / \$12.83 M	59	\$389.89 M / \$211.66 M	46
Art Dealers	\$654.76 K / \$198.45 K	70	\$2.54 M / \$2.34 M	8	\$31.7 M / \$15.12 M	52
Mobile Home Dealers	\$1.21 M / \$463.8 K	62	\$4.68 M / \$1.62 M	65	\$57.39 M / \$11.78 M	79
Other Miscellaneous Retail Stores	\$3.57 M / \$1.92 M	46	\$13.35 M / \$4.93 M	63	\$166.4 M / \$132.21 M	21
Non-Store Retailers	\$67.99 M / \$49.95 M	27	\$262.57 M / \$85.8 M	67	\$3.26 B / \$959.42 M	71
Mail Order, Catalog Stores	\$56.53 M / \$12.94 M	77	\$218.88 M / \$20.81 M	90	\$2.72 B / \$715.43 M	74
Vending Machines	\$1.55 M / \$19.3 M	-92	\$5.85 M / \$21.44 M	-73	\$72.6 M / \$91.31 M	-20
Fuel Dealers	\$5.59 M / \$17.25 M	-68	\$21.24 M / \$41.28 M	-49	\$261.12 M / \$114.7 M	56
Other Direct Selling Establishments	\$4.33 M / \$456.87 K	89	\$16.6 M / \$2.27 M	86	\$206.04 M / \$37.98 M	82

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Accommodation, Food Services	\$131.02 M / \$95.66 M	27	\$508.04 M / \$266.79 M	47	\$6.31 B / \$5.32 B	16
Hotels, Other Travel Accommodations	\$7.21 M / \$4.58 M	36	\$27.95 M / \$8.08 M	71	\$347.47 M / \$283.51 M	18
RV Parks	\$68.73 K / \$83.63 K	-18	\$264.13 K / \$161.58 K	39	\$3.31 M / \$1.45 M	56
Rooming, Boarding Houses	\$49.56 K / \$182.01 K	-73	\$195.53 K / \$315.26 K	-38	\$2.46 M / \$1.61 M	35
Full Service Restaurants	\$76.69 M / \$46.53 M	39	\$297.36 M / \$142.48 M	52	\$3.69 B / \$2.9 B	22
Limited Service Restaurants	\$35.63 M / \$40.1 M	-11	\$138.15 M / \$93.63 M	32	\$1.72 B / \$1.48 B	14
Special Food Services, Catering	\$11.38 M / \$4.3 M	62	\$44.12 M / \$23.94 M	46	\$547.6 M / \$645.89 M	-15
Drinking Places	\$3.27 M / \$3.15 M	4	\$12.8 M / \$10.98 M	14	\$159.91 M / \$169.07 M	-5
Gasoline Stations	\$110.35 M / \$58.45 M	47	\$413.59 M / \$220.42 M	47	\$5.08 B / \$4.9 B	4
Motor Vehicle, Parts Dealers	\$203.78 M / \$247.46 M	-18	\$788.01 M / \$457.49 M	42	\$9.7 B / \$6.79 B	30
New Car Dealers	\$156.3 M / \$191.61 M	-18	\$604.12 M / \$314.36 M	48	\$7.43 B / \$5.33 B	28
Used Car Dealers	\$16.14 M / \$12.78 M	21	\$62.43 M / \$38.8 M	38	\$766.93 M / \$369.51 M	52
Recreational Vehicle Dealers	\$3.31 M / -	100	\$13.34 M / \$953.71 K	93	\$164.44 M / \$47.18 M	71
Motorcycle, Boat Dealers	\$7.12 M / \$10.84 M	-34	\$28.16 M / \$38.14 M	-26	\$347.09 M / \$301.45 M	13
Auto Parts, Accessories	\$12.53 M / \$27.04 M	-54	\$47.91 M / \$50.43 M	-5	\$593.58 M / \$386.96 M	35
Tire Dealers	\$8.38 M / \$5.18 M	38	\$32.05 M / \$14.82 M	54	\$397.21 M / \$358.92 M	10
2021 Population	91,880		311,993		3.53 M	
2026 Population	94,341		326,839		3.66 M	
% Population Change 2021-2026	2.7%		4.8%		3.6%	
2021 Adult Population Age 18+	71,884		234,573		2.74 M	
2021 Population Male	46,768		157,301		1.74 M	
2021 Population Female	45,112		154,692		1.78 M	
2021 Households	33,812		113,629		1.39 M	
2021 Median Household Income	71,886		89,158		86,387	
2021 Average Household Income	87,997		106,685		109,134	