

# RETAIL GAP EXPANDED REPORT

2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Terri Jensen

Lat/Lon: 44.2876/-93.3111



GAPEZ

## High Visibility US I-35 Commercial Development Land - Parcel 1

Listing: #1176312

	15 mi radius		30 mi radius		60 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
<b>Clothing, Clothing Accessories Stores</b>	\$46.03 M / \$25.31 M	45	\$184.17 M / \$36.9 M	80	\$2.26 B / \$1.4 B	38
Men's Clothing Stores	\$1.63 M / \$1.53 M	6	\$6.51 M / \$1.53 M	76	\$80.15 M / \$60.91 M	24
Women's Clothing Stores	\$7.06 M / \$5.76 M	18	\$28.18 M / \$9.08 M	68	\$346.2 M / \$256.4 M	26
Children's, Infants' Clothing Stores	\$3.04 M / \$1.28 M	58	\$12.18 M / \$1.9 M	84	\$148.69 M / \$95.89 M	36
Family Clothing Stores	\$18.86 M / \$10.74 M	43	\$75.3 M / \$11.87 M	84	\$923.67 M / \$423.93 M	54
Clothing Accessory Stores	\$1.51 M / \$459.88 K	70	\$6.07 M / \$643.83 K	89	\$74.83 M / \$35.56 M	52
Other Apparel Stores	\$2.3 M / \$327.98 K	86	\$9.18 M / \$3.27 M	64	\$112.77 M / \$60.36 M	46
Shoe Stores	\$7.72 M / \$4.57 M	41	\$30.68 M / \$7.97 M	74	\$375.43 M / \$311.29 M	17
Jewelry Stores	\$3.62 M / \$639.17 K	82	\$14.93 M / \$639.17 K	96	\$185.79 M / \$142.79 M	23
Luggage Stores	\$289.27 K / -	100	\$1.15 M / -	100	\$14.17 M / \$11.17 M	21
<b>Furniture, Home Furnishings Stores</b>	\$22.61 M / \$35 M	-35	\$91.01 M / \$78.34 M	14	\$1.11 B / \$998.63 M	10
Furniture Stores	\$13.91 M / \$31.57 M	-56	\$56.29 M / \$64.4 M	-13	\$689.67 M / \$561.05 M	19
Floor Covering Stores	\$2.38 M / \$2.98 M	-20	\$9.59 M / \$10.21 M	-6	\$116.53 M / \$129.35 M	-10
Other Home Furnishing Stores	\$6.32 M / \$454.33 K	93	\$25.13 M / \$3.72 M	85	\$307 M / \$308.24 M	0
<b>Electronics, Appliance Stores</b>	\$17.15 M / \$10.1 M	41	\$68.01 M / \$30.13 M	56	\$830.17 M / \$974.46 M	-15
<b>Building Material, Garden Equipment, Supplies Dealers</b>	\$55.66 M / \$50.81 M	9	\$221.47 M / \$155.78 M	30	\$2.68 B / \$2.62 B	2
Home Centers	\$26.19 M / \$33.8 M	-23	\$104.21 M / \$56.03 M	46	\$1.26 B / \$1.31 B	-3
Paint, Wallpaper Stores	\$1.92 M / \$613.06 K	68	\$7.67 M / \$3.61 M	53	\$92.57 M / \$103.01 M	-10
Hardware Stores	\$2.41 M / \$5.63 M	-57	\$9.58 M / \$10.07 M	-5	\$116.43 M / \$123.02 M	-5
Other Building Materials Stores	\$18.52 M / \$8.34 M	55	\$73.55 M / \$43.58 M	41	\$890.25 M / \$676.47 M	24
Outdoor Power Equipment Stores	\$883.28 K / \$899.07 K	-2	\$3.54 M / \$1.31 M	63	\$43 M / \$35.69 M	17
Nursery, Garden Stores	\$5.74 M / \$1.53 M	73	\$22.92 M / \$41.18 M	-44	\$278.35 M / \$375.9 M	-26
<b>Food, Beverage Stores</b>	\$148.82 M / \$460.92 M	-68	\$577.34 M / \$770.11 M	-25	\$7.06 B / \$7.51 B	-6
Grocery Stores	\$132.9 M / \$432.55 M	-69	\$515.01 M / \$706.54 M	-27	\$6.29 B / \$6.9 B	-9
Convenience Stores	\$5.15 M / \$6.58 M	-22	\$19.86 M / \$14.32 M	28	\$243.13 M / \$145.5 M	40
Meat Markets	\$1.52 M / \$714.18 K	53	\$5.87 M / \$9.09 M	-35	\$71.66 M / \$59.06 M	18
Fish, Seafood Markets	\$552.71 K / \$909.3 K	-39	\$2.13 M / \$1.62 M	24	\$26.04 M / \$9.22 M	65
Fruit, Vegetable Markets	\$925.87 K / -	100	\$3.57 M / -	100	\$43.63 M / -	100
Other Specialty Food Markets	\$1.59 M / \$11.46 M	-86	\$6.15 M / \$12.86 M	-52	\$75.14 M / \$68.75 M	9
Liquor Stores	\$6.19 M / \$8.71 M	-29	\$24.75 M / \$25.68 M	-4	\$304.04 M / \$331.31 M	-8

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<b>Health, Personal Care Stores</b>	\$36.66 M / \$26.16 M	29	\$142.93 M / \$57.46 M	60	\$1.75 B / \$1.28 B	27
Pharmacy, Drug Stores	\$30.7 M / \$22.19 M	28	\$119.64 M / \$48.74 M	59	\$1.47 B / \$987.46 M	33
Cosmetics, Beauty Stores	\$1.8 M / \$547.57 K	70	\$7.03 M / \$547.62 K	92	\$86.1 M / \$16.58 M	81
Optical Goods Stores	\$2.06 M / \$2.49 M	-17	\$8.04 M / \$6.17 M	23	\$98.37 M / \$108.61 M	-9
Other Health, Personal Care Stores	\$2.1 M / \$931.14 K	56	\$8.21 M / \$2 M	76	\$100.58 M / \$164 M	-39
<b>Sporting Goods, Hobby, Book, Music Stores</b>	\$17.39 M / \$8.55 M	51	\$70.54 M / \$24.67 M	65	\$862.61 M / \$796.91 M	8
Sporting Goods Stores	\$9.57 M / \$5.47 M	43	\$39.12 M / \$16.81 M	57	\$476.11 M / \$465.52 M	2
Hobby, Toy, Game Stores	\$2.76 M / \$795.68 K	71	\$10.99 M / \$872.83 K	92	\$134.15 M / \$104.93 M	22
Sewing, Needlecraft Stores	\$857.79 K / \$1.5 M	-43	\$3.5 M / \$2.03 M	42	\$43.51 M / \$34.55 M	21
Musical Instrument Stores	\$774.01 K / \$165.3 K	79	\$3.02 M / \$578.54 K	81	\$37.1 M / \$39.69 M	-7
Book Stores	\$3.42 M / \$617.44 K	82	\$13.91 M / \$4.38 M	69	\$171.74 M / \$152.22 M	11
<b>General Merchandise Stores</b>	\$146.34 M / \$59.11 M	60	\$574.16 M / \$143.94 M	75	\$7.02 B / \$8.15 B	-14
Department Stores	\$37.89 M / \$56.33 M	-33	\$150.37 M / \$111.14 M	26	\$1.84 B / \$1.96 B	-6
Warehouse Superstores	\$94.13 M / -	100	\$367.48 M / \$4.83 M	99	\$4.49 B / \$5.85 B	-23
Other General Merchandise Stores	\$14.32 M / \$2.77 M	81	\$56.3 M / \$27.97 M	50	\$688.16 M / \$348.89 M	49
<b>Miscellaneous Store Retailers</b>	\$19.99 M / \$12.05 M	40	\$78.83 M / \$27.88 M	65	\$962.58 M / \$577.36 M	40
Florists	\$709.91 K / \$319.78 K	55	\$2.85 M / \$2.44 M	14	\$34.59 M / \$24.84 M	28
Office, Stationary Stores	\$1.98 M / -	100	\$7.92 M / \$207.11 K	97	\$97.07 M / \$82.73 M	15
Gift, Souvenir Stores	\$2.4 M / \$774.23 K	68	\$9.52 M / \$2.13 M	78	\$116.7 M / \$63.63 M	45
Used Merchandise Stores	\$1.38 M / \$518.08 K	62	\$5.48 M / \$1.33 M	76	\$67.35 M / \$35.09 M	48
Pet, Pet Supply Stores	\$8.14 M / \$7.85 M	4	\$32.15 M / \$12.83 M	60	\$390.8 M / \$211.96 M	46
Art Dealers	\$649.44 K / \$216.95 K	67	\$2.58 M / \$2.34 M	9	\$31.77 M / \$15.12 M	52
Mobile Home Dealers	\$1.2 M / \$463.8 K	61	\$4.76 M / \$1.62 M	66	\$57.53 M / \$11.78 M	80
Other Miscellaneous Retail Stores	\$3.54 M / \$1.91 M	46	\$13.58 M / \$4.97 M	63	\$166.78 M / \$132.22 M	21
<b>Non-Store Retailers</b>	\$67.45 M / \$50.07 M	26	\$267.18 M / \$85.86 M	68	\$3.27 B / \$959.99 M	71
Mail Order, Catalog Stores	\$56.08 M / \$12.83 M	77	\$222.73 M / \$20.81 M	91	\$2.73 B / \$716 M	74
Vending Machines	\$1.53 M / \$19.3 M	-92	\$5.95 M / \$21.44 M	-72	\$72.77 M / \$91.3 M	-20
Fuel Dealers	\$5.54 M / \$17.52 M	-68	\$21.61 M / \$41.28 M	-48	\$261.72 M / \$114.7 M	56
Other Direct Selling Establishments	\$4.29 M / \$426.41 K	90	\$16.89 M / \$2.33 M	86	\$206.51 M / \$37.98 M	82

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<b>Accommodation, Food Services</b>	\$129.99 M / \$95.1 M	27	\$517 M / \$269.05 M	48	\$6.32 B / \$5.32 B	16
Hotels, Other Travel Accommodations	\$7.15 M / \$4.57 M	36	\$28.45 M / \$8.09 M	72	\$348.27 M / \$283.19 M	19
RV Parks	\$68.2 K / \$83.63 K	-18	\$268.79 K / \$161.58 K	40	\$3.32 M / \$1.45 M	56
Rooming, Boarding Houses	\$49.19 K / \$182.01 K	-73	\$199.03 K / \$315.27 K	-37	\$2.47 M / \$1.61 M	35
Full Service Restaurants	\$76.08 M / \$45.85 M	40	\$302.6 M / \$143.85 M	52	\$3.7 B / \$2.9 B	22
Limited Service Restaurants	\$35.35 M / \$40.16 M	-12	\$140.59 M / \$94.36 M	33	\$1.72 B / \$1.48 B	14
Special Food Services, Catering	\$11.29 M / \$4.34 M	62	\$44.89 M / \$24.23 M	46	\$548.86 M / \$645.96 M	-15
Drinking Places	\$3.25 M / \$3.17 M	3	\$13.03 M / \$11.07 M	15	\$160.27 M / \$169.23 M	-5
<b>Gasoline Stations</b>	\$109.41 M / \$61.82 M	43	\$420.63 M / \$225.84 M	46	\$5.1 B / \$4.91 B	4
<b>Motor Vehicle, Parts Dealers</b>	\$202.16 M / \$247.14 M	-18	\$801.84 M / \$457.89 M	43	\$9.72 B / \$6.8 B	30
New Car Dealers	\$155.06 M / \$191.23 M	-19	\$614.71 M / \$314.32 M	49	\$7.45 B / \$5.33 B	28
Used Car Dealers	\$16.01 M / \$12.78 M	20	\$63.53 M / \$38.79 M	39	\$768.73 M / \$369.53 M	52
Recreational Vehicle Dealers	\$3.29 M / -	100	\$13.58 M / \$953.71 K	93	\$164.82 M / \$47.18 M	71
Motorcycle, Boat Dealers	\$7.07 M / \$10.84 M	-35	\$28.66 M / \$38.26 M	-25	\$347.89 M / \$301.53 M	13
Auto Parts, Accessories	\$12.43 M / \$27.1 M	-54	\$48.75 M / \$50.58 M	-4	\$594.95 M / \$387.06 M	35
Tire Dealers	\$8.31 M / \$5.19 M	38	\$32.61 M / \$14.97 M	54	\$398.12 M / \$359.31 M	10
2021 Population	91,182		316,937		3.54 M	
2026 Population	93,688		332,012		3.67 M	
% Population Change 2021-2026	2.7%		4.8%		3.6%	
2021 Adult Population Age 18+	71,343		238,290		2.74 M	
2021 Population Male	46,424		159,778		1.75 M	
2021 Population Female	44,759		157,159		1.79 M	
2021 Households	33,475		115,369		1.4 M	
2021 Median Household Income	72,200		89,465		86,405	
2021 Average Household Income	88,242		106,995		109,146	