



Trexler Business Center




- Join Movie Tavern
- 3 Pad Sites Available
- 35,000 SF retail center
- Area retailers include Wal*Mart, Costco, Target, and Whole Foods
- Jaindl Land Company Project



Costas Hrousis, CCIM
484-895-1596
costas@VeraxiaCRES.com
RM421546

Veraxia CRES
Commercial Real Estate Solutions
1 W. Broad Street, 11th Floor
Bethlehem, PA 18018
Main 610.997.0100
Fax 610.997.0101
www.VeraxiaCRES.com



THE CONTRACTOR SHALL
COMPLY WITH ALL
REQUIREMENTS OF PA ACT
287 OF 1974 AS AMENDED
BY ACT 121 OF OCTOBER
2008 73 P.S. SUBSECTION
176.

PENNSYLVANIA LAW
REQUIRES 3 WORKING DAYS
NOTICE FOR CONSTRUCTION
PHASE AND 10 WORKING
DAYS IN DESIGN
STAGE-STOP CALL

BUS STOP WITH SHELTER AND GATHERING AREA
THE BUS STOP WITH SHELTER AND GATHERING AREA, ALONG WITH THE PEDESTRIAN SCALE LIGHTING AND LANDSCAPING WITHIN THAT DELIMITED AREA COMMON FACILITIES.

1. DECLARANT HAS ADVISED THE SURVEYOR THAT ALL IMPROVEMENTS SHOWN IN THIS PLAT "NEED NOT BE BUILT" FOR PURPOSES OF DETERMINING OBLIGATIONS OF THE DECLARANT UNDER THE PENNSYLVANIA UNIFORM PLANNED COMMUNITY ACT AND THE DECLARATION. DECLARANT ALSO ACKNOWLEDGES FOR THE SURVEYOR THAT ANY OBLIGATION OF THE DECLARANT UNDER ANY APPROVALS OF LOWER JAILING COMMUNITY OR OTHER GOVERNMENTAL ENTITIES, OR UNDER ANY CONTRACTS WITH ANY POTENTIAL PURCHASERS OF ANY UNITS IN JAILING COMMERCIAL PARK, ARE NOT MODIFIED BY THIS STATEMENT.
2. METES AND BOUNDS DIMENSIONS ARE NOT SHOWN FOR THE FISLER OR THE ARCHIMEDES PARCELS SHOWN AS ADDITIONAL REAL ESTATE. ESTATEMENT SURVEYOR HAS NOT ORDERED FOR THOSE PROPERTIES. THEREFORE, THE PROPERTY LINES SHOWN ARE BASED GEOGRAPHIC INFORMATION SYSTEM (GIS) DATA FROM THE LEHIGH COUNTY TAX ASSESSMENT AND RECORDER OF DEEDS OFFICES.

COMMON FACILITIES			
	ADDRESS	SQUARE FEET	ACRES
DETENTION / RETENTION BASIN	NO ADDRESS	83,408	1.9148
COMMON ACCESS DRIVE	NO ADDRESS	57,802	1.3270
BUS STOP & GATHERING AREA	NO ADDRESS	8,681	0.1993
MONUMENT SIGN "A"	NO ADDRESS	1,600	0.0367

OWER MACHINGE TOWNSHIP

Traffic, Surveying & Development Professionals

1' = 50'

AND DEVELOPMENT RECORDING

1	5/24/
---	-------

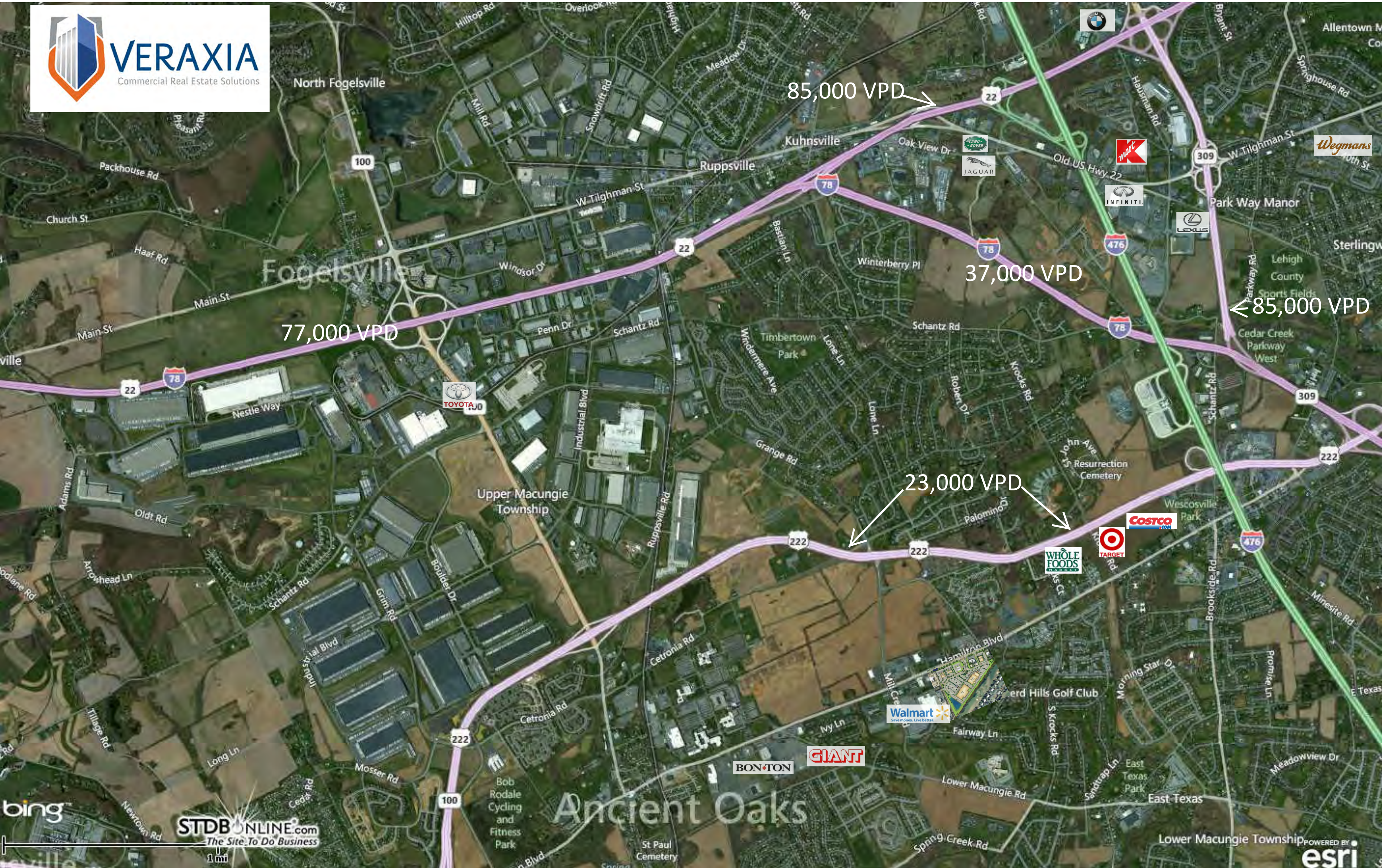


1 South
1/8" = 1'-0" Proposed Building Elevation Area = 7,088sf, 10% Signage Area = 708sf, Total Proposed Signage Area = 702sf



2 3D View 1

No.	Date	Description





Executive Summary

Trexlerstown Business Center
6201 Hamilton Blvd, Lower Macungie Twp, Pennsylvania, 18106
Drive Times: 5, 7, 10 minute radii

Prepared by Esri
Latitude: 40.55620
Longitude: -75.57751

	5 minutes	7 minutes	10 minutes
Population			
2000 Population	10,644	23,546	46,718
2010 Population	13,510	33,705	63,868
2016 Population	14,134	36,075	67,439
2021 Population	14,610	37,659	70,219
2000-2010 Annual Rate	2.41%	3.65%	3.18%
2010-2016 Annual Rate	0.73%	1.09%	0.87%
2016-2021 Annual Rate	0.66%	0.86%	0.81%
2016 Male Population	49.2%	48.6%	47.9%
2016 Female Population	50.8%	51.4%	52.1%
2016 Median Age	42.8	42.4	43.2

In the identified area, the current year population is 67,439. In 2010, the Census count in the area was 63,868. The rate of change since 2010 was 0.87% annually. The five-year projection for the population in the area is 70,219 representing a change of 0.81% annually from 2016 to 2021. Currently, the population is 47.9% male and 52.1% female.

Median Age

The median age in this area is 42.8, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	84.2%	83.0%	83.5%
2016 Black Alone	3.3%	3.7%	4.0%
2016 American Indian/Alaska Native Alone	0.1%	0.2%	0.2%
2016 Asian Alone	8.0%	8.9%	7.9%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	2.2%	2.1%	2.4%
2016 Two or More Races	2.1%	2.1%	2.1%
2016 Hispanic Origin (Any Race)	7.1%	7.2%	7.6%

Persons of Hispanic origin represent 7.6% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 39.4 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	3,915	8,663	17,723
2010 Households	5,196	12,687	24,591
2016 Total Households	5,372	13,458	25,632
2021 Total Households	5,519	13,962	26,494
2000-2010 Annual Rate	2.87%	3.89%	3.33%
2010-2016 Annual Rate	0.53%	0.95%	0.67%
2016-2021 Annual Rate	0.54%	0.74%	0.66%
2016 Average Household Size	2.60	2.65	2.57

The household count in this area has changed from 24,591 in 2010 to 25,632 in the current year, a change of 0.67% annually. The five-year projection of households is 26,494, a change of 0.66% annually from the current year total. Average household size is currently 2.57, compared to 2.54 in the year 2010. The number of families in the current year is 18,084 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

August 28, 2016



Executive Summary

Trexlertown Business Center
6201 Hamilton Blvd, Lower Macungie Twp, Pennsylvania, 18106
Drive Times: 5, 7, 10 minute radii

Prepared by Esri
Latitude: 40.55620
Longitude: -75.57751

	5 minutes	7 minutes	10 minutes
Median Household Income			
2016 Median Household Income	\$84,475	\$83,775	\$78,918
2021 Median Household Income	\$95,170	\$95,864	\$89,758
2016-2021 Annual Rate	2.41%	2.73%	2.61%
Average Household Income			
2016 Average Household Income	\$109,973	\$107,949	\$103,508
2021 Average Household Income	\$120,324	\$118,903	\$114,601
2016-2021 Annual Rate	1.82%	1.95%	2.06%
Per Capita Income			
2016 Per Capita Income	\$40,757	\$40,644	\$39,982
2021 Per Capita Income	\$44,284	\$44,439	\$43,881
2016-2021 Annual Rate	1.67%	1.80%	1.88%
Households by Income			

Current median household income is \$78,918 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$89,758 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$103,508 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$114,601 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$39,982 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$43,881 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	4,028	8,940	18,412
2000 Owner Occupied Housing Units	3,348	7,278	14,393
2000 Renter Occupied Housing Units	567	1,385	3,330
2000 Vacant Housing Units	113	277	689
2010 Total Housing Units	5,408	13,313	25,907
2010 Owner Occupied Housing Units	4,289	10,542	19,878
2010 Renter Occupied Housing Units	907	2,145	4,713
2010 Vacant Housing Units	212	626	1,316
2016 Total Housing Units	5,588	13,877	26,673
2016 Owner Occupied Housing Units	4,316	10,854	20,175
2016 Renter Occupied Housing Units	1,057	2,604	5,457
2016 Vacant Housing Units	216	419	1,041
2021 Total Housing Units	5,722	14,301	27,419
2021 Owner Occupied Housing Units	4,429	11,249	20,840
2021 Renter Occupied Housing Units	1,090	2,713	5,655
2021 Vacant Housing Units	203	339	925

Currently, 75.6% of the 26,673 housing units in the area are owner occupied; 20.5%, renter occupied; and 3.9% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 25,907 housing units in the area - 76.7% owner occupied, 18.2% renter occupied, and 5.1% vacant. The annual rate of change in housing units since 2010 is 1.30%. Median home value in the area is \$271,564, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 1.28% annually to \$289,352.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

August 28, 2016



Retail MarketPlace Profile

Trexlertown Business Center
6201 Hamilton Blvd, Lower Macungie Twp, Pennsylvania, 18106
Drive Time: 5 minute radius

Prepared by Esri
Latitude: 40.55620
Longitude: -75.57751

Summary Demographics

2016 Population	14,134
2016 Households	5,372
2016 Median Disposable Income	\$63,449
2016 Per Capita Income	\$40,757

Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$306,412,775	\$322,836,729	-\$16,423,954	-2.6	115
Total Retail Trade	44-45	\$277,219,848	\$296,340,139	-\$19,120,291	-3.3	80
Total Food & Drink	722	\$29,192,928	\$26,496,590	\$2,696,338	4.8	36

Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$63,265,470	\$16,111,407	\$47,154,063	59.4	10
Automobile Dealers	4411	\$52,735,086	\$9,951,774	\$42,783,312	68.2	5
Other Motor Vehicle Dealers	4412	\$6,691,762	\$737,740	\$5,954,022	80.1	1
Auto Parts, Accessories & Tire Stores	4413	\$3,838,622	\$5,421,893	-\$1,583,271	-17.1	4
Furniture & Home Furnishings Stores	442	\$8,441,507	\$5,136,177	\$3,305,330	24.3	5
Furniture Stores	4421	\$5,151,500	\$3,451,392	\$1,700,108	19.8	2
Home Furnishings Stores	4422	\$3,290,007	\$1,684,784	\$1,605,223	32.3	3
Electronics & Appliance Stores	443	\$14,996,181	\$27,282,605	-\$12,286,424	-29.1	6
Bldg Materials, Garden Equip. & Supply Stores	444	\$14,472,746	\$29,277,129	-\$14,804,383	-33.8	9
Bldg Material & Supplies Dealers	4441	\$12,737,226	\$27,338,289	-\$14,601,063	-36.4	6
Lawn & Garden Equip & Supply Stores	4442	\$1,735,520	\$1,938,840	-\$203,320	-5.5	3
Food & Beverage Stores	445	\$53,950,746	\$34,303,977	\$19,646,769	22.3	4
Grocery Stores	4451	\$45,699,050	\$33,294,174	\$12,404,876	15.7	3
Specialty Food Stores	4452	\$3,275,346	\$0	\$3,275,346	100.0	0
Beer, Wine & Liquor Stores	4453	\$4,976,350	\$912,637	\$4,063,713	69.0	1
Health & Personal Care Stores	446,4461	\$12,634,387	\$14,693,949	-\$2,059,562	-7.5	8
Gasoline Stations	447,4471	\$18,090,689	\$18,978,280	-\$887,591	-2.4	4
Clothing & Clothing Accessories Stores	448	\$13,791,207	\$2,069,308	\$11,721,899	73.9	7
Clothing Stores	4481	\$10,015,423	\$625,382	\$9,390,041	88.2	4
Shoe Stores	4482	\$1,998,960	\$1,061,790	\$937,170	30.6	2
Jewelry, Luggage & Leather Goods Stores	4483	\$1,776,824	\$382,135	\$1,394,689	64.6	1
Sporting Goods, Hobby, Book & Music Stores	451	\$8,878,601	\$3,914,961	\$4,963,640	38.8	8
Sporting Goods/Hobby/Musical Instr Stores	4511	\$7,170,821	\$3,516,218	\$3,654,603	34.2	7
Book, Periodical & Music Stores	4512	\$1,707,781	\$398,743	\$1,309,038	62.1	1
General Merchandise Stores	452	\$45,764,698	\$106,035,756	-\$60,271,058	-39.7	4
Department Stores Excluding Leased Depts.	4521	\$35,623,699	\$102,647,711	-\$67,024,012	-48.5	2
Other General Merchandise Stores	4529	\$10,140,999	\$3,388,045	\$6,752,954	49.9	2
Miscellaneous Store Retailers	453	\$13,382,472	\$15,996,414	-\$2,613,942	-8.9	10
Florists	4531	\$697,106	\$61,153	\$635,953	83.9	1
Office Supplies, Stationery & Gift Stores	4532	\$2,732,160	\$895,056	\$1,837,104	50.6	2
Used Merchandise Stores	4533	\$1,005,042	\$86,447	\$918,595	84.2	1
Other Miscellaneous Store Retailers	4539	\$8,948,163	\$14,953,758	-\$6,005,595	-25.1	6
Nonstore Retailers	454	\$9,551,143	\$22,540,176	-\$12,989,033	-40.5	4
Electronic Shopping & Mail-Order Houses	4541	\$7,580,094	\$6,314,763	\$1,265,331	9.1	2
Vending Machine Operators	4542	\$281,080	\$0	\$281,080	100.0	0
Direct Selling Establishments	4543	\$1,689,968	\$14,606,898	-\$12,916,930	-79.3	1
Food Services & Drinking Places	722	\$29,192,928	\$26,496,590	\$2,696,338	4.8	36
Full-Service Restaurants	7221	\$15,463,305	\$14,791,709	\$671,596	2.2	17
Limited-Service Eating Places	7222	\$11,506,778	\$10,417,259	\$1,089,519	5.0	17
Special Food Services	7223	\$636,772	\$137,276	\$499,496	64.5	1
Drinking Places - Alcoholic Beverages	7224	\$1,586,072	\$0	\$1,586,072	100.0	0

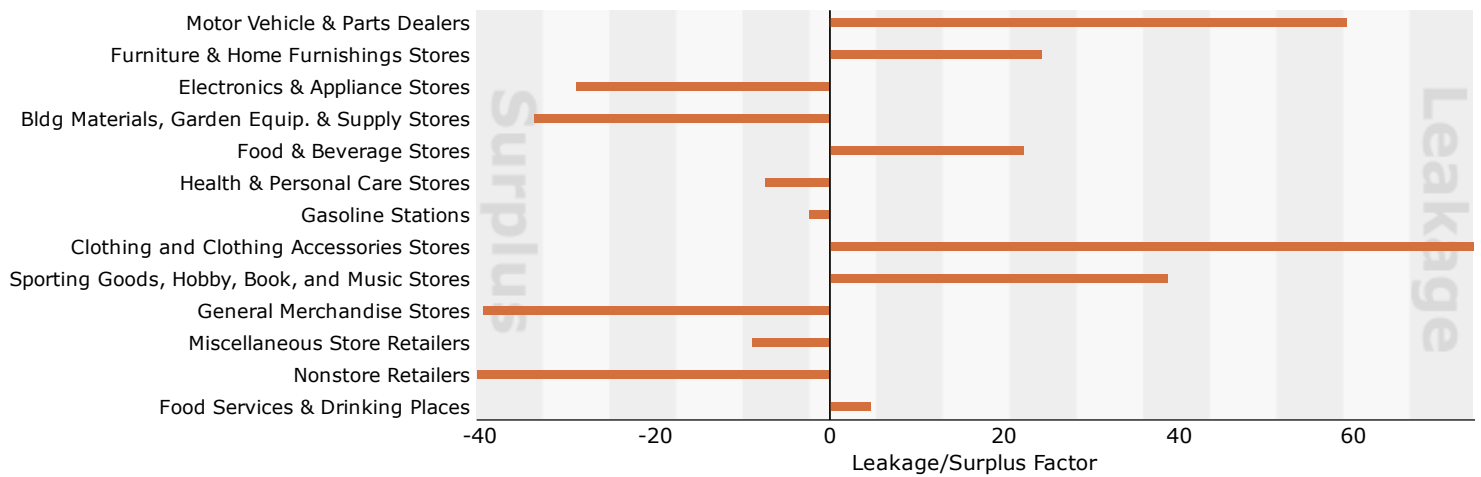
Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

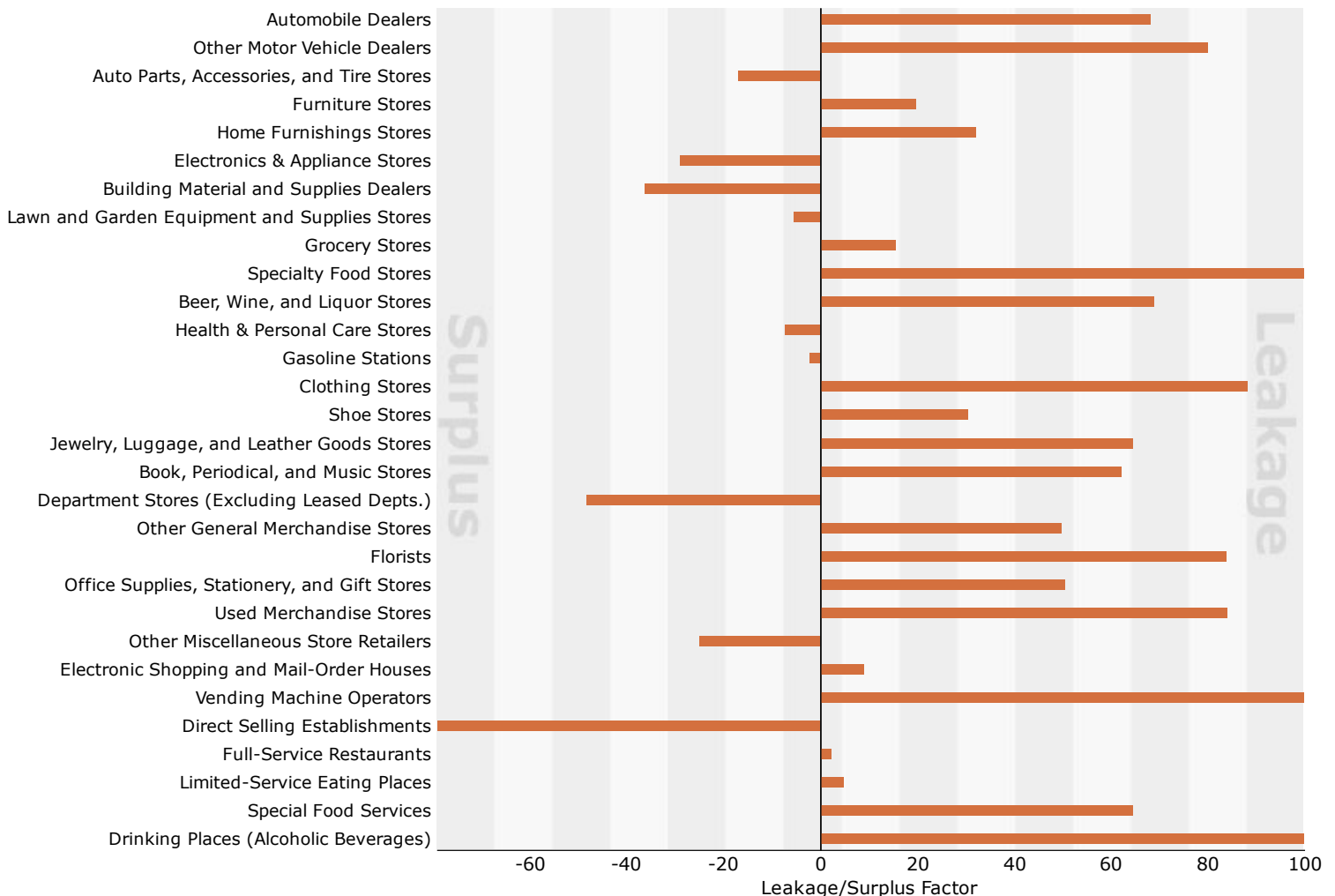
Source: Esri and Infogroup. Retail MarketPlace 2016 Release 1 (2015 data in 2016 geography) Copyright 2016 Infogroup, Inc. All rights reserved.

August 28, 2016

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group





Retail MarketPlace Profile

Trexlertown Business Center
6201 Hamilton Blvd, Lower Macungie Twp, Pennsylvania, 18106
Drive Time: 7 minute radius

Prepared by Esri
Latitude: 40.55620
Longitude: -75.57751

Summary Demographics

2016 Population	36,075
2016 Households	13,458
2016 Median Disposable Income	\$62,779
2016 Per Capita Income	\$40,644

Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$761,309,587	\$514,787,682	\$246,521,905	19.3	208
Total Retail Trade	44-45	\$688,267,303	\$466,108,249	\$222,159,054	19.2	145
Total Food & Drink	722	\$73,042,284	\$48,679,432	\$24,362,852	20.0	64

Industry Group

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$156,379,280	\$58,134,615	\$98,244,665	45.8	21
Automobile Dealers	4411	\$130,569,904	\$45,929,388	\$84,640,516	48.0	9
Other Motor Vehicle Dealers	4412	\$16,247,316	\$2,818,970	\$13,428,346	70.4	4
Auto Parts, Accessories & Tire Stores	4413	\$9,562,059	\$9,386,256	\$175,803	0.9	8
Furniture & Home Furnishings Stores	442	\$21,025,865	\$6,703,852	\$14,322,013	51.6	7
Furniture Stores	4421	\$12,893,202	\$4,439,192	\$8,454,010	48.8	3
Home Furnishings Stores	4422	\$8,132,663	\$2,264,660	\$5,868,003	56.4	4
Electronics & Appliance Stores	443	\$37,384,925	\$48,049,980	-\$10,665,055	-12.5	12
Bldg Materials, Garden Equip. & Supply Stores	444	\$35,711,886	\$53,135,271	-\$17,423,385	-19.6	17
Bldg Material & Supplies Dealers	4441	\$31,527,266	\$50,482,376	-\$18,955,110	-23.1	12
Lawn & Garden Equip & Supply Stores	4442	\$4,184,620	\$2,652,895	\$1,531,725	22.4	5
Food & Beverage Stores	445	\$134,373,484	\$62,161,140	\$72,212,344	36.7	10
Grocery Stores	4451	\$113,726,876	\$59,163,498	\$54,563,378	31.6	6
Specialty Food Stores	4452	\$8,155,977	\$676,791	\$7,479,186	84.7	2
Beer, Wine & Liquor Stores	4453	\$12,490,632	\$2,320,851	\$10,169,781	68.7	2
Health & Personal Care Stores	446,4461	\$31,399,508	\$24,703,523	\$6,695,985	11.9	12
Gasoline Stations	447,4471	\$44,810,551	\$26,808,773	\$18,001,778	25.1	7
Clothing & Clothing Accessories Stores	448	\$34,557,566	\$4,538,208	\$30,019,358	76.8	13
Clothing Stores	4481	\$25,099,153	\$1,555,572	\$23,543,581	88.3	7
Shoe Stores	4482	\$5,004,108	\$1,652,065	\$3,352,043	50.4	3
Jewelry, Luggage & Leather Goods Stores	4483	\$4,454,305	\$1,330,571	\$3,123,734	54.0	3
Sporting Goods, Hobby, Book & Music Stores	451	\$22,014,777	\$5,547,250	\$16,467,527	59.7	11
Sporting Goods/Hobby/Musical Instr Stores	4511	\$17,746,337	\$4,947,884	\$12,798,453	56.4	9
Book, Periodical & Music Stores	4512	\$4,268,440	\$599,366	\$3,669,074	75.4	2
General Merchandise Stores	452	\$114,040,506	\$121,861,071	-\$7,820,565	-3.3	6
Department Stores Excluding Leased Depts.	4521	\$88,837,242	\$116,279,847	-\$27,442,605	-13.4	3
Other General Merchandise Stores	4529	\$25,203,265	\$5,581,224	\$19,622,041	63.7	3
Miscellaneous Store Retailers	453	\$32,971,486	\$26,667,232	\$6,304,254	10.6	21
Florists	4531	\$1,708,594	\$112,651	\$1,595,943	87.6	1
Office Supplies, Stationery & Gift Stores	4532	\$6,797,634	\$3,883,406	\$2,914,228	27.3	5
Used Merchandise Stores	4533	\$2,506,498	\$480,458	\$2,026,040	67.8	3
Other Miscellaneous Store Retailers	4539	\$21,958,760	\$22,190,717	-\$231,957	-0.5	11
Nonstore Retailers	454	\$23,597,469	\$27,797,336	-\$4,199,867	-8.2	7
Electronic Shopping & Mail-Order Houses	4541	\$18,853,867	\$9,953,823	\$8,900,044	30.9	4
Vending Machine Operators	4542	\$700,370	\$3,079,054	-\$2,378,684	-62.9	1
Direct Selling Establishments	4543	\$4,043,233	\$14,764,459	-\$10,721,226	-57.0	2
Food Services & Drinking Places	722	\$73,042,284	\$48,679,432	\$24,362,852	20.0	64
Full-Service Restaurants	7221	\$38,703,099	\$24,140,722	\$14,562,377	23.2	32
Limited-Service Eating Places	7222	\$28,787,633	\$22,226,477	\$6,561,156	12.9	28
Special Food Services	7223	\$1,571,886	\$274,081	\$1,297,805	70.3	2
Drinking Places - Alcoholic Beverages	7224	\$3,979,666	\$2,038,152	\$1,941,514	32.3	1

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

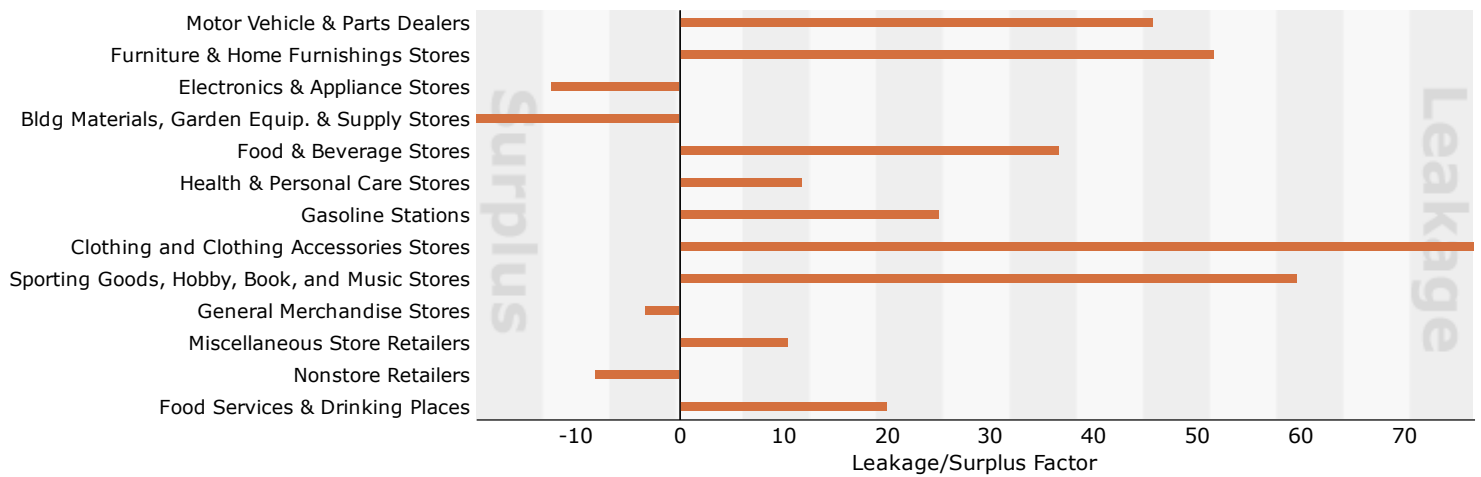
Source: Esri and Infogroup. Retail MarketPlace 2016 Release 1 (2015 data in 2016 geography) Copyright 2016 Infogroup, Inc. All rights reserved.

August 28, 2016

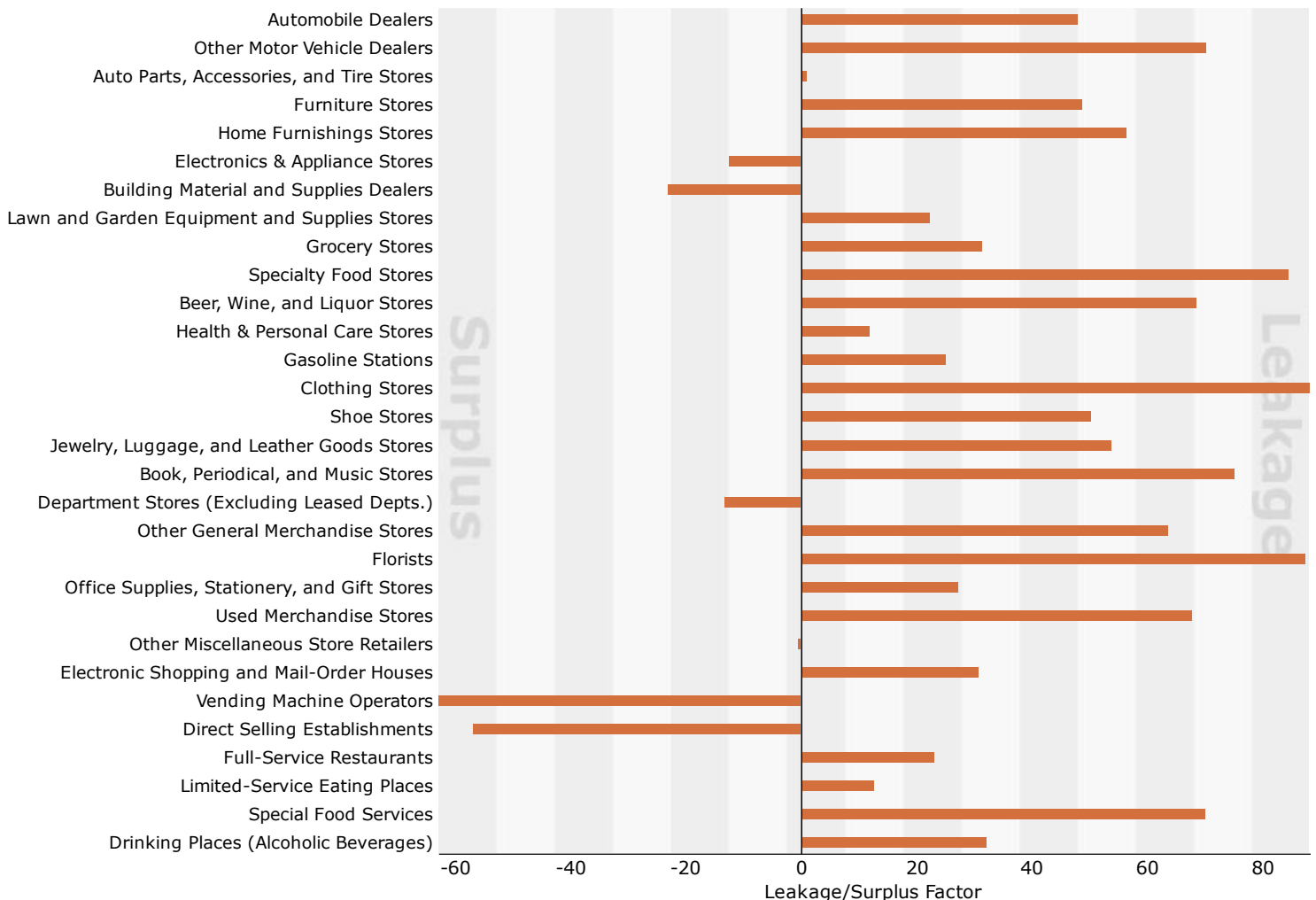
Trexlertown Business Center
6201 Hamilton Blvd, Lower Macungie Twp, Pennsylvania, 18106
Drive Time: 7 minute radius

Prepared by Esri
Latitude: 40.55620
Longitude: -75.57751

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group





Retail MarketPlace Profile

Trexlertown Business Center
6201 Hamilton Blvd, Lower Macungie Twp, Pennsylvania, 18106
Drive Time: 10 minute radius

Prepared by Esri
Latitude: 40.55620
Longitude: -75.57751

Summary Demographics

2016 Population	67,439
2016 Households	25,632
2016 Median Disposable Income	\$59,431
2016 Per Capita Income	\$39,982

Industry Summary

	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$1,387,039,613	\$1,232,209,961	\$154,829,652	5.9	482
Total Retail Trade	44-45	\$1,253,882,805	\$1,114,161,938	\$139,720,867	5.9	328
Total Food & Drink	722	\$133,156,808	\$118,048,023	\$15,108,785	6.0	154

Industry Group

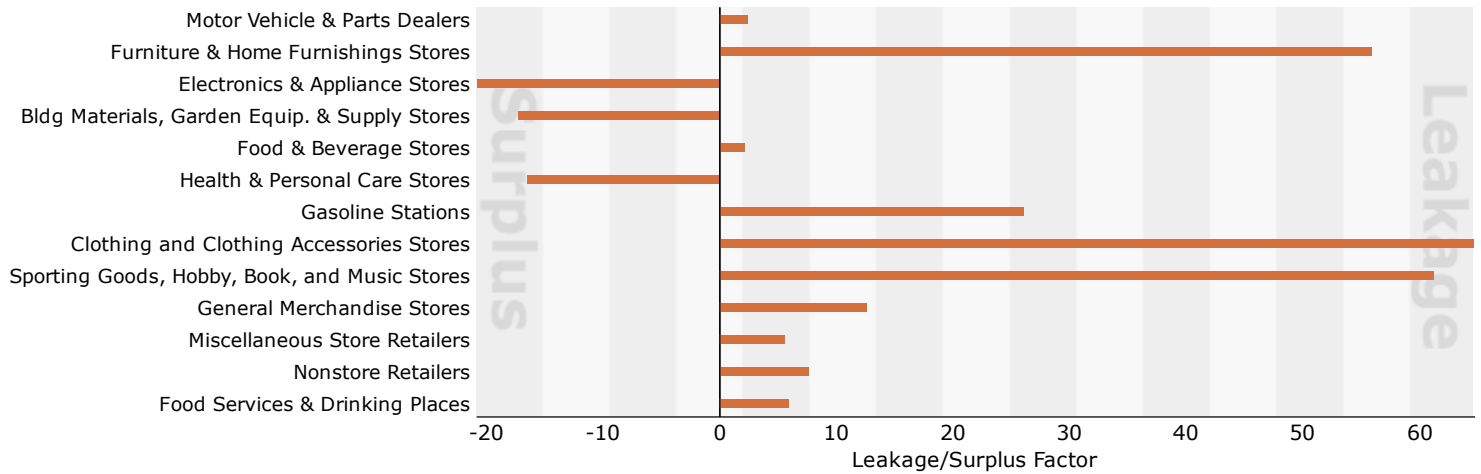
	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$284,195,390	\$270,050,738	\$14,144,652	2.6	48
Automobile Dealers	4411	\$237,393,599	\$242,617,104	-\$5,223,505	-1.1	22
Other Motor Vehicle Dealers	4412	\$29,365,126	\$6,726,858	\$22,638,268	62.7	6
Auto Parts, Accessories & Tire Stores	4413	\$17,436,664	\$20,706,775	-\$3,270,111	-8.6	19
Furniture & Home Furnishings Stores	442	\$38,263,828	\$10,783,243	\$27,480,585	56.0	14
Furniture Stores	4421	\$23,487,024	\$6,883,179	\$16,603,845	54.7	7
Home Furnishings Stores	4422	\$14,776,804	\$3,900,064	\$10,876,740	58.2	7
Electronics & Appliance Stores	443	\$68,121,808	\$104,003,461	-\$35,881,653	-20.8	26
Bldg Materials, Garden Equip. & Supply Stores	444	\$64,824,319	\$91,981,955	-\$27,157,636	-17.3	33
Bldg Material & Supplies Dealers	4441	\$57,264,280	\$87,121,853	-\$29,857,573	-20.7	24
Lawn & Garden Equip & Supply Stores	4442	\$7,560,039	\$4,860,102	\$2,699,937	21.7	9
Food & Beverage Stores	445	\$245,396,259	\$234,956,553	\$10,439,706	2.2	35
Grocery Stores	4451	\$207,725,841	\$214,778,822	-\$7,052,981	-1.7	18
Specialty Food Stores	4452	\$14,896,529	\$11,804,886	\$3,091,643	11.6	9
Beer, Wine & Liquor Stores	4453	\$22,773,889	\$8,372,844	\$14,401,045	46.2	7
Health & Personal Care Stores	446,4461	\$57,329,683	\$80,049,954	-\$22,720,271	-16.5	34
Gasoline Stations	447,4471	\$81,683,109	\$47,886,812	\$33,796,297	26.1	16
Clothing & Clothing Accessories Stores	448	\$63,050,441	\$13,479,681	\$49,570,760	64.8	29
Clothing Stores	4481	\$45,792,055	\$5,698,440	\$40,093,615	77.9	15
Shoe Stores	4482	\$9,138,092	\$3,469,268	\$5,668,824	45.0	7
Jewelry, Luggage & Leather Goods Stores	4483	\$8,120,295	\$4,311,973	\$3,808,322	30.6	8
Sporting Goods, Hobby, Book & Music Stores	451	\$40,036,997	\$9,586,966	\$30,450,031	61.4	20
Sporting Goods/Hobby/Musical Instr Stores	4511	\$32,248,770	\$8,404,872	\$23,843,898	58.7	16
Book, Periodical & Music Stores	4512	\$7,788,227	\$1,182,094	\$6,606,133	73.6	4
General Merchandise Stores	452	\$207,920,198	\$160,943,064	\$46,977,134	12.7	13
Department Stores Excluding Leased Depts.	4521	\$161,932,635	\$149,176,068	\$12,756,567	4.1	5
Other General Merchandise Stores	4529	\$45,987,562	\$11,766,996	\$34,220,566	59.3	8
Miscellaneous Store Retailers	453	\$60,044,442	\$53,603,119	\$6,441,323	5.7	50
Florists	4531	\$3,091,247	\$3,735,445	-\$644,198	-9.4	3
Office Supplies, Stationery & Gift Stores	4532	\$12,383,566	\$11,452,697	\$930,869	3.9	13
Used Merchandise Stores	4533	\$4,570,422	\$2,184,988	\$2,385,434	35.3	7
Other Miscellaneous Store Retailers	4539	\$39,999,207	\$36,229,990	\$3,769,217	4.9	26
Nonstore Retailers	454	\$43,016,332	\$36,836,392	\$6,179,940	7.7	11
Electronic Shopping & Mail-Order Houses	4541	\$34,391,010	\$13,899,841	\$20,491,169	42.4	6
Vending Machine Operators	4542	\$1,279,281	\$6,611,821	-\$5,332,540	-67.6	2
Direct Selling Establishments	4543	\$7,346,041	\$16,324,730	-\$8,978,689	-37.9	3
Food Services & Drinking Places	722	\$133,156,808	\$118,048,023	\$15,108,785	6.0	154
Full-Service Restaurants	7221	\$70,565,322	\$58,619,053	\$11,946,269	9.2	82
Limited-Service Eating Places	7222	\$52,501,360	\$52,852,162	-\$350,802	-0.3	64
Special Food Services	7223	\$2,841,378	\$1,653,092	\$1,188,286	26.4	4
Drinking Places - Alcoholic Beverages	7224	\$7,248,748	\$4,923,716	\$2,325,032	19.1	4

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

Source: Esri and Infogroup. Retail MarketPlace 2016 Release 1 (2015 data in 2016 geography) Copyright 2016 Infogroup, Inc. All rights reserved.

August 28, 2016

Leakage/Surplus Factor by Industry Subsector



Leakage/Surplus Factor by Industry Group

