

# Retail Gap Expanded Report

2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups  
 Mark Anderson



Lat/Lon: 31.322/-89.3488

Land Near Home Depot	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
<b>Clothing, Clothing Accessories Stores</b>	\$4 M / \$2.22 M	44	\$18.53 M / \$63.86 M	-71	\$28.29 M / \$67.79 M	-58
Men's Clothing Stores	\$141.22 K / \$27.87 K	80	\$651.6 K / \$4.17 M	-84	\$995.38 K / \$4.28 M	-77
Women's Clothing Stores	\$612.85 K / \$766.78 K	-20	\$2.84 M / \$9.86 M	-71	\$4.33 M / \$11.5 M	-62
Children's, Infants' Clothing Stores	\$265.64 K / \$666.48 K	-60	\$1.23 M / \$3.24 M	-62	\$1.88 M / \$3.49 M	-46
Family Clothing Stores	\$1.64 M / \$471.03 K	71	\$7.58 M / \$28.78 M	-74	\$11.57 M / \$28.84 M	-60
Clothing Accessory Stores	\$130.9 K / \$70.85 K	46	\$604.43 K / \$666.21 K	-9	\$925.34 K / \$666.56 K	28
Other Apparel Stores	\$199.74 K / \$137.17 K	31	\$924.96 K / \$1.4 M	-34	\$1.41 M / \$1.46 M	-3
Shoe Stores	\$678.89 K / \$82.5 K	88	\$3.15 M / \$7.05 M	-55	\$4.79 M / \$8.06 M	-41
Jewelry Stores	\$313.34 K / -	100	\$1.43 M / \$8.7 M	-84	\$2.21 M / \$9.49 M	-77
Luggage Stores	\$25.03 K / -	100	\$117.67 K / -	100	\$179.36 K / -	100
<b>Furniture, Home Furnishings Stores</b>	\$1.9 M / \$166.41 K	91	\$8.82 M / \$13.76 M	-36	\$13.54 M / \$14.99 M	-10
Furniture Stores	\$1.17 M / \$166.41 K	86	\$5.42 M / \$6.36 M	-15	\$8.33 M / \$6.91 M	17
Floor Covering Stores	\$192.18 K / -	100	\$897.36 K / \$667.77 K	26	\$1.39 M / \$870.44 K	37
Other Home Furnishing Stores	\$538.19 K / -	100	\$2.5 M / \$6.73 M	-63	\$3.82 M / \$7.21 M	-47
<b>Electronics, Appliance Stores</b>	\$1.47 M / \$298 K	80	\$6.81 M / \$8.17 M	-17	\$10.4 M / \$8.91 M	14
<b>Building Material, Garden Equipment, Supplies Dealers</b>	\$4.63 M / \$8.82 M	-48	\$21.6 M / \$44.66 M	-52	\$33.16 M / \$82.8 M	-60
Home Centers	\$2.18 M / \$7.28 M	-70	\$10.17 M / \$30.12 M	-66	\$15.62 M / \$33.49 M	-53
Paint, Wallpaper Stores	\$155.19 K / \$91.41 K	41	\$726.73 K / \$4.6 M	-84	\$1.12 M / \$4.88 M	-77
Hardware Stores	\$202.26 K / \$321.45 K	-37	\$940 K / \$483.14 K	49	\$1.44 M / \$955.67 K	34
Other Building Materials Stores	\$1.54 M / \$1.07 M	30	\$7.17 M / \$7.46 M	-4	\$11.02 M / \$41.46 M	-73
Outdoor Power Equipment Stores	\$74.75 K / -	100	\$345.14 K / -	100	\$528.82 K / -	100
Nursery, Garden Stores	\$483.05 K / \$54.18 K	89	\$2.24 M / \$2 M	11	\$3.44 M / \$2 M	42
<b>Food, Beverage Stores</b>	\$13.4 M / \$15.17 M	-12	\$62.42 M / \$64.31 M	-3	\$94.38 M / \$92.2 M	2
Grocery Stores	\$11.98 M / \$10.5 M	12	\$55.83 M / \$43.74 M	22	\$84.39 M / \$66.45 M	21
Convenience Stores	\$469.29 K / \$3.92 M	-88	\$2.18 M / \$10.63 M	-79	\$3.3 M / \$12.43 M	-73
Meat Markets	\$138.12 K / \$10.25 K	93	\$643.59 K / \$379.04 K	41	\$971.04 K / \$379.04 K	61
Fish, Seafood Markets	\$50.31 K / -	100	\$233.68 K / \$92.12 K	61	\$353.8 K / \$364.27 K	-3
Fruit, Vegetable Markets	\$83.47 K / \$21.67 K	74	\$391.26 K / \$801.3 K	-51	\$590.15 K / \$801.3 K	-26
Other Specialty Food Markets	\$144.92 K / \$2.17 K	99	\$673.05 K / \$456.68 K	32	\$1.02 M / \$480.28 K	53
Liquor Stores	\$534.25 K / \$719.51 K	-26	\$2.47 M / \$8.21 M	-70	\$3.76 M / \$11.3 M	-67

# Retail Gap Expanded Report

2020 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Mark Anderson

Lat/Lon: 31.322/-89.3488



Land Near Home Depot	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
<b>Health, Personal Care Stores</b>	\$3.24 M / \$8.95 M	-64	\$15.07 M / \$32.95 M	-54	\$22.86 M / \$39.97 M	-43
Pharmacy, Drug Stores	\$2.72 M / \$8.09 M	-66	\$12.64 M / \$23.45 M	-46	\$19.17 M / \$30.23 M	-37
Cosmetics, Beauty Stores	\$158.11 K / -	100	\$737.99 K / \$1.12 M	-34	\$1.12 M / \$1.12 M	0
Optical Goods Stores	\$179.33 K / \$627.2 K	-71	\$834.42 K / \$2.1 M	-60	\$1.27 M / \$2.1 M	-40
Other Health, Personal Care Stores	\$185.54 K / \$232.53 K	-20	\$862.2 K / \$6.29 M	-86	\$1.31 M / \$6.52 M	-80
<b>Sporting Goods, Hobby, Book, Music Stores</b>	\$1.45 M / \$5.21 M	-72	\$6.72 M / \$23.68 M	-72	\$10.34 M / \$25.15 M	-59
Sporting Goods Stores	\$777.22 K / \$772.55 K	1	\$3.59 M / \$11.92 M	-70	\$5.56 M / \$12.95 M	-57
Hobby, Toy, Game Stores	\$237.76 K / \$2.71 M	-91	\$1.1 M / \$5.51 M	-80	\$1.68 M / \$5.82 M	-71
Sewing, Needlecraft Stores	\$74.82 K / \$165.59 K	-55	\$344.18 K / \$582.62 K	-41	\$527.11 K / \$679.9 K	-22
Musical Instrument Stores	\$70.2 K / \$799.73 K	-91	\$324.44 K / \$1.14 M	-72	\$489.73 K / \$1.17 M	-58
Book Stores	\$294.53 K / \$761.44 K	-61	\$1.36 M / \$4.52 M	-70	\$2.09 M / \$4.52 M	-54
<b>General Merchandise Stores</b>	\$12.9 M / \$8 M	38	\$59.98 M / \$349.64 M	-83	\$91.09 M / \$363.1 M	-75
Department Stores	\$3.29 M / \$1.29 M	61	\$15.27 M / \$117.95 M	-87	\$23.28 M / \$118.08 M	-80
Warehouse Superstores	\$8.35 M / \$5.58 M	33	\$38.88 M / \$206.51 M	-81	\$58.94 M / \$206.51 M	-71
Other General Merchandise Stores	\$1.25 M / \$1.13 M	10	\$5.84 M / \$25.18 M	-77	\$8.87 M / \$38.51 M	-77
<b>Miscellaneous Store Retailers</b>	\$1.72 M / \$1.04 M	40	\$8.02 M / \$19.73 M	-59	\$12.23 M / \$22.14 M	-45
Florists	\$59.43 K / \$54.21 K	9	\$276.51 K / \$221.47 K	20	\$424.07 K / \$691.18 K	-39
Office, Stationary Stores	\$169.08 K / -	100	\$785.89 K / \$4.6 M	-83	\$1.2 M / \$4.6 M	-74
Gift, Souvenir Stores	\$207.83 K / \$8.18 K	96	\$964.56 K / \$913.94 K	5	\$1.47 M / \$1.02 M	30
Used Merchandise Stores	\$118.2 K / \$18.89 K	84	\$548.93 K / \$673.71 K	-19	\$840.82 K / \$895.93 K	-6
Pet, Pet Supply Stores	\$687.23 K / \$759.42 K	-10	\$3.21 M / \$9.14 M	-65	\$4.9 M / \$9.15 M	-46
Art Dealers	\$55.76 K / -	100	\$259.65 K / -	100	\$397.66 K / -	100
Mobile Home Dealers	\$98.28 K / -	100	\$462.43 K / \$624.41 K	-26	\$709.86 K / \$1.33 M	-47
Other Miscellaneous Retail Stores	\$325.54 K / \$199.11 K	39	\$1.52 M / \$3.55 M	-57	\$2.28 M / \$4.45 M	-49
<b>Non-Store Retailers</b>	\$5.82 M / \$6.53 K	100	\$27.03 M / \$2.84 M	89	\$41.24 M / \$12.37 M	70
Mail Order, Catalog Stores	\$4.83 M / \$6.53 K	100	\$22.41 M / \$241.34 K	99	\$34.21 M / \$241.34 K	99
Vending Machines	\$138.32 K / -	100	\$644.55 K / -	100	\$974.51 K / -	100
Fuel Dealers	\$474.37 K / -	100	\$2.23 M / \$2.47 M	-10	\$3.4 M / \$11.75 M	-71
Other Direct Selling Establishments	\$376.61 K / -	100	\$1.75 M / \$131.2 K	92	\$2.66 M / \$371.12 K	86

# Retail Gap Expanded Report

2020 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Mark Anderson

Lat/Lon: 31.322/-89.3488



Land Near Home Depot	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
<b>Accommodation, Food Services</b>	\$11.26 M / \$39.7 M	-72	\$52.12 M / \$155.35 M	-66	\$79.4 M / \$166.26 M	-52
Hotels, Other Travel Accommodations	\$619.65 K / \$1.74 M	-64	\$2.87 M / \$8.23 M	-65	\$4.37 M / \$8.88 M	-51
RV Parks	\$6.53 K / -	100	\$27.28 K / \$39	100	\$42.18 K / \$1.78 K	96
Rooming, Boarding Houses	\$4.11 K / -	100	\$20.18 K / -	100	\$31.06 K / -	100
Full Service Restaurants	\$6.59 M / \$26.48 M	-75	\$30.5 M / \$87.42 M	-65	\$46.47 M / \$93.26 M	-50
Limited Service Restaurants	\$3.06 M / \$9.98 M	-69	\$14.17 M / \$47.69 M	-70	\$21.59 M / \$50.72 M	-57
Special Food Services, Catering	\$978.75 K / \$1.53 M	-36	\$4.53 M / \$10.9 M	-58	\$6.9 M / \$12.43 M	-44
Drinking Places	\$278.96 K / \$253.13 K	9	\$1.29 M / \$2.4 M	-46	\$1.96 M / \$2.94 M	-33
<b>Gasoline Stations</b>	\$9.82 M / \$20.16 M	-51	\$45.78 M / \$96.11 M	-52	\$68.94 M / \$118.83 M	-42
<b>Motor Vehicle, Parts Dealers</b>	\$17.19 M / \$5.27 M	69	\$79.94 M / \$239.82 M	-67	\$121.82 M / \$321.81 M	-62
New Car Dealers	\$13.19 M / \$2.72 M	79	\$61.35 M / \$176.98 M	-65	\$93.44 M / \$239.79 M	-61
Used Car Dealers	\$1.36 M / \$1.41 M	-4	\$6.33 M / \$30.9 M	-80	\$9.63 M / \$38.33 M	-75
Recreational Vehicle Dealers	\$258.35 K / -	100	\$1.19 M / -	100	\$1.86 M / \$1.52 M	18
Motorcycle, Boat Dealers	\$577.6 K / -	100	\$2.68 M / \$11.91 M	-78	\$4.13 M / \$14.59 M	-72
Auto Parts, Accessories	\$1.08 M / \$1.03 M	4	\$5.04 M / \$12.57 M	-60	\$7.65 M / \$15.93 M	-52
Tire Dealers	\$722.15 K / \$110.39 K	85	\$3.36 M / \$7.45 M	-55	\$5.11 M / \$11.65 M	-56
2021 Population		9,392		47,084		70,520
2026 Population		9,616		48,167		72,090
% Population Change 2021-2026		2.4%		2.3%		2.2%
2021 Adult Population Age 18+		7,846		38,116		55,843
2021 Population Male		4,272		21,551		32,692
2021 Population Female		5,120		25,532		37,828
2021 Households		3,924		19,390		27,935
2021 Median Household Income		45,575		42,520		44,602
2021 Average Household Income		58,447		53,301		58,236