

Retail Gap Expanded Report

2020 Census, 2023 Estimates with 2028 Projections
Calculated using Weighted Block Centroid from Block Groups
Mark Vellinga

Lat/Lon: 44.3411/-98.2233



21st Street SW ByPass Arterial Listing 2715824	1 mi radius		3 mi radius		5 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Clothing, Clothing Accessories Stores	\$3.18 M / \$1.28 M	60	\$7.55 M / \$3.82 M	49	\$7.94 M / \$3.87 M	51
Men's Clothing Stores	\$112.13 K / -	100	\$265.89 K / -	100	\$279.56 K / -	100
Women's Clothing Stores	\$487.63 K / \$260.4 K	47	\$1.16 M / \$867.05 K	25	\$1.22 M / \$877.56 K	28
Children's, Infants' Clothing Stores	\$210.06 K / -	100	\$498.77 K / -	100	\$524.62 K / -	100
Family Clothing Stores	\$1.3 M / -	100	\$3.09 M / -	100	\$3.25 M / -	100
Clothing Accessory Stores	\$104.47 K / -	100	\$247.77 K / -	100	\$260.63 K / -	100
Other Apparel Stores	\$159 K / \$212.15 K	-25	\$377.5 K / \$276.96 K	27	\$397.01 K / \$285.52 K	28
Shoe Stores	\$534.54 K / \$804.38 K	-34	\$1.27 M / \$2.68 M	-53	\$1.33 M / \$2.71 M	-51
Jewelry Stores	\$251.32 K / -	100	\$592.52 K / -	100	\$623.51 K / -	100
Luggage Stores	\$19.89 K / -	100	\$47.3 K / -	100	\$49.83 K / -	100
Furniture, Home Furnishings Stores	\$1.55 M / \$489.37 K	68	\$3.68 M / \$2.02 M	45	\$3.87 M / \$2.63 M	32
Furniture Stores	\$955.24 K / \$365.83 K	62	\$2.26 M / \$1.52 M	33	\$2.38 M / \$2.13 M	11
Floor Covering Stores	\$162.55 K / \$123.54 K	24	\$385.85 K / \$494.7 K	-22	\$406.19 K / \$499.69 K	-19
Other Home Furnishing Stores	\$434.92 K / -	100	\$1.03 M / -	100	\$1.09 M / -	100
Electronics, Appliance Stores	\$1.18 M / \$1.4 M	-16	\$2.81 M / \$1.83 M	35	\$2.95 M / \$1.88 M	36
Building Material, Garden Equipment, Supplies Dealers	\$3.81 M / \$2.94 M	23	\$9.08 M / \$13.41 M	-32	\$9.56 M / \$18.49 M	-48
Home Centers	\$1.79 M / \$308.16 K	83	\$4.27 M / \$974.89 K	77	\$4.5 M / \$1.36 M	70
Paint, Wallpaper Stores	\$131.34 K / -	100	\$312.3 K / \$359.3 K	-13	\$328.75 K / \$359.3 K	-9
Hardware Stores	\$165.38 K / \$1.88 M	-91	\$393.4 K / \$3.17 M	-88	\$414.13 K / \$3.25 M	-87
Other Building Materials Stores	\$1.27 M / -	100	\$3.03 M / -	100	\$3.19 M / -	100
Outdoor Power Equipment Stores	\$60.24 K / -	100	\$143.22 K / -	100	\$150.88 K / -	100
Nursery, Garden Stores	\$393.16 K / \$759.04 K	-48	\$935.54 K / \$8.91 M	-89	\$984.95 K / \$13.52 M	-93
Food, Beverage Stores	\$10.35 M / \$39.74 M	-74	\$24.79 M / \$74.97 M	-67	\$26.08 M / \$77.38 M	-66
Grocery Stores	\$9.24 M / \$36.04 M	-74	\$22.16 M / \$68.85 M	-68	\$23.31 M / \$71.25 M	-67
Convenience Stores	\$358.91 K / \$3.21 M	-89	\$861.23 K / \$4.5 M	-81	\$905.93 K / \$4.5 M	-80
Meat Markets	\$105.55 K / -	100	\$253.11 K / -	100	\$266.25 K / \$2.17 K	99
Fish, Seafood Markets	\$37.88 K / -	100	\$91.36 K / -	100	\$96.13 K / -	100
Fruit, Vegetable Markets	\$64.33 K / -	100	\$154.46 K / -	100	\$162.53 K / -	100
Other Specialty Food Markets	\$110.73 K / -	100	\$265.63 K / \$36.74 K	86	\$279.46 K / \$36.74 K	87
Liquor Stores	\$427.52 K / \$496.72 K	-14	\$1.01 M / \$1.59 M	-36	\$1.07 M / \$1.59 M	-33

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Health, Personal Care Stores	\$2.55 M / \$4.77 M	-47	\$6.09 M / \$7.46 M	-18	\$6.41 M / \$7.62 M	-16
Pharmacy, Drug Stores	\$2.13 M / \$4.57 M	-53	\$5.1 M / \$6.9 M	-26	\$5.37 M / \$7.05 M	-24
Cosmetics, Beauty Stores	\$125.03 K / \$204.45 K	-39	\$298.54 K / \$345.73 K	-14	\$314.06 K / \$353.98 K	-11
Optical Goods Stores	\$143.1 K / -	100	\$341.14 K / -	100	\$358.98 K / -	100
Other Health, Personal Care Stores	\$146.2 K / -	100	\$349.28 K / \$216.04 K	38	\$367.57 K / \$216.04 K	41
Sporting Goods, Hobby, Book, Music Stores	\$1.19 M / -	100	\$2.82 M / \$583.82 K	79	\$2.96 M / \$868.2 K	71
Sporting Goods Stores	\$649.59 K / -	100	\$1.54 M / \$349.32 K	77	\$1.62 M / \$551.7 K	66
Hobby, Toy, Game Stores	\$190.24 K / -	100	\$451.33 K / \$92.94 K	79	\$474.87 K / \$92.94 K	80
Sewing, Needlecraft Stores	\$59.69 K / -	100	\$141.49 K / \$141.56 K	0	\$148.93 K / \$223.57 K	-33
Musical Instrument Stores	\$53.71 K / -	100	\$129.66 K / -	100	\$136.44 K / -	100
Book Stores	\$235.77 K / -	100	\$558.53 K / -	100	\$587.47 K / -	100
General Merchandise Stores	\$10.14 M / \$3.2 M	68	\$24.19 M / \$4.19 M	83	\$25.45 M / \$4.31 M	83
Department Stores	\$2.62 M / \$3.2 M	-18	\$6.22 M / \$4.19 M	33	\$6.55 M / \$4.31 M	34
Warehouse Superstores	\$6.53 M / -	100	\$15.61 M / -	100	\$16.42 M / -	100
Other General Merchandise Stores	\$991.96 K / -	100	\$2.36 M / -	100	\$2.49 M / -	100
Miscellaneous Store Retailers	\$1.38 M / \$204 K	85	\$3.29 M / \$1.09 M	67	\$3.46 M / \$1.31 M	62
Florists	\$48.65 K / \$97.06 K	-50	\$115.82 K / \$393.81 K	-71	\$121.94 K / \$396.46 K	-69
Office, Stationary Stores	\$136.44 K / -	100	\$324.05 K / -	100	\$340.99 K / -	100
Gift, Souvenir Stores	\$165.38 K / -	100	\$393.44 K / \$86.94 K	78	\$413.93 K / \$86.94 K	79
Used Merchandise Stores	\$95.38 K / \$21.07 K	78	\$227 K / \$86.17 K	62	\$238.8 K / \$123.89 K	48
Pet, Pet Supply Stores	\$562.53 K / -	100	\$1.33 M / -	100	\$1.4 M / -	100
Art Dealers	\$45.3 K / -	100	\$107.11 K / -	100	\$112.7 K / -	100
Mobile Home Dealers	\$82.17 K / -	100	\$195.91 K / -	100	\$206.2 K / -	100
Other Miscellaneous Retail Stores	\$246.79 K / \$85.88 K	65	\$594.73 K / \$521.8 K	12	\$625.67 K / \$704.11 K	-11
Non-Store Retailers	\$4.66 M / -	100	\$11.08 M / \$670.4 K	94	\$11.66 M / \$709.99 K	94
Mail Order, Catalog Stores	\$3.87 M / -	100	\$9.2 M / -	100	\$9.68 M / \$39.59 K	100
Vending Machines	\$106.38 K / -	100	\$254.89 K / \$670.4 K	-62	\$268.12 K / \$670.4 K	-60
Fuel Dealers	\$382.85 K / -	100	\$918.07 K / -	100	\$966.5 K / -	100
Other Direct Selling Establishments	\$296.84 K / -	100	\$707.51 K / -	100	\$744.46 K / -	100

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Accommodation, Food Services	\$8.96 M / \$11.2 M	-20	\$21.25 M / \$22.58 M	-6	\$22.36 M / \$23.4 M	-4
Hotels, Other Travel Accommodations	\$493.09 K / \$406.2 K	18	\$1.17 M / \$1.86 M	-37	\$1.23 M / \$1.95 M	-37
RV Parks	\$4.65 K / -	100	\$11.15 K / -	100	\$11.68 K / -	100
Rooming, Boarding Houses	\$3.35 K / -	100	\$7.96 K / -	100	\$8.47 K / -	100
Full Service Restaurants	\$5.24 M / \$4.97 M	5	\$12.44 M / \$11.62 M	7	\$13.09 M / \$12.26 M	6
Limited Service Restaurants	\$2.44 M / \$5.15 M	-53	\$5.78 M / \$7.71 M	-25	\$6.08 M / \$7.78 M	-22
Special Food Services, Catering	\$777.95 K / \$751.25 K	3	\$1.85 M / \$980.76 K	47	\$1.94 M / \$1.01 M	48
Drinking Places	\$224.73 K / \$144.93 K	36	\$529.77 K / \$943.38 K	-44	\$557.17 K / \$955.81 K	-42
Gasoline Stations	\$7.57 M / -	100	\$18.2 M / \$11.38 M	37	\$19.16 M / \$13.08 M	32
Motor Vehicle, Parts Dealers	\$13.84 M / \$5.11 M	63	\$32.92 M / \$88.36 M	-63	\$34.65 M / \$98.68 M	-65
New Car Dealers	\$10.6 M / \$2.72 M	74	\$25.24 M / \$65.28 M	-61	\$26.57 M / \$67.49 M	-61
Used Car Dealers	\$1.09 M / \$680.09 K	38	\$2.6 M / \$12.92 M	-80	\$2.74 M / \$18.85 M	-85
Recreational Vehicle Dealers	\$221.48 K / -	100	\$522.41 K / -	100	\$549.73 K / -	100
Motorcycle, Boat Dealers	\$479.41 K / -	100	\$1.14 M / \$558.07 K	51	\$1.2 M / \$847.7 K	29
Auto Parts, Accessories	\$863.4 K / \$1.71 M	-50	\$2.05 M / \$6.53 M	-69	\$2.16 M / \$6.65 M	-68
Tire Dealers	\$577.15 K / -	100	\$1.37 M / \$3.07 M	-55	\$1.44 M / \$4.85 M	-70
2023 Population	5,868		14,389		15,026	
2028 Population	5,706		14,402		15,113	
% Population Change 2023-2028	-2.8%		-		0.6%	
2023 Adult Population Age 18+	4,159		10,174		10,660	
2023 Population Male	2,833		7,127		7,453	
2023 Population Female	3,035		7,262		7,573	
2023 Households	2,325		5,625		5,879	
2023 Median Household Income	68,123		59,029		59,060	
2023 Average Household Income	87,045		85,953		86,722	