

STREET RETAIL SPACE FOR LEASE



TEACHERS VILLAGE



370 ASYLUM STREET | HARTFORD, CT

ASKING RENT

\$24/SF NNN

AVAILABLE SPACES

4,614 SF Retail / Commercial Corner - Ideal Restaurant Location

1,735 SF Retail / Commercial Inline

DAYTIME POPULATION

Approximately 60,000 Employees working in the Downtown area daily.

DOWNTOWN HARTFORD POPULATION

Approximately 3,000

UPPER STORY APARTMENTS

60 new units

For More Information Please Contact:

JOHN LOCKHART

Associate

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91

84



Radisson



2

CONNECTICUT CONVENTION CENTER

CONNECTICUT SCIENCE CENTER



XL CENTER



FRONT STREET DISTRICT



THE RUSSIAN LADY



THE ROCKING HORSE SALOON

370 ASYLUM STREET

theaterworks



PEARL STREET

MAIN STREET

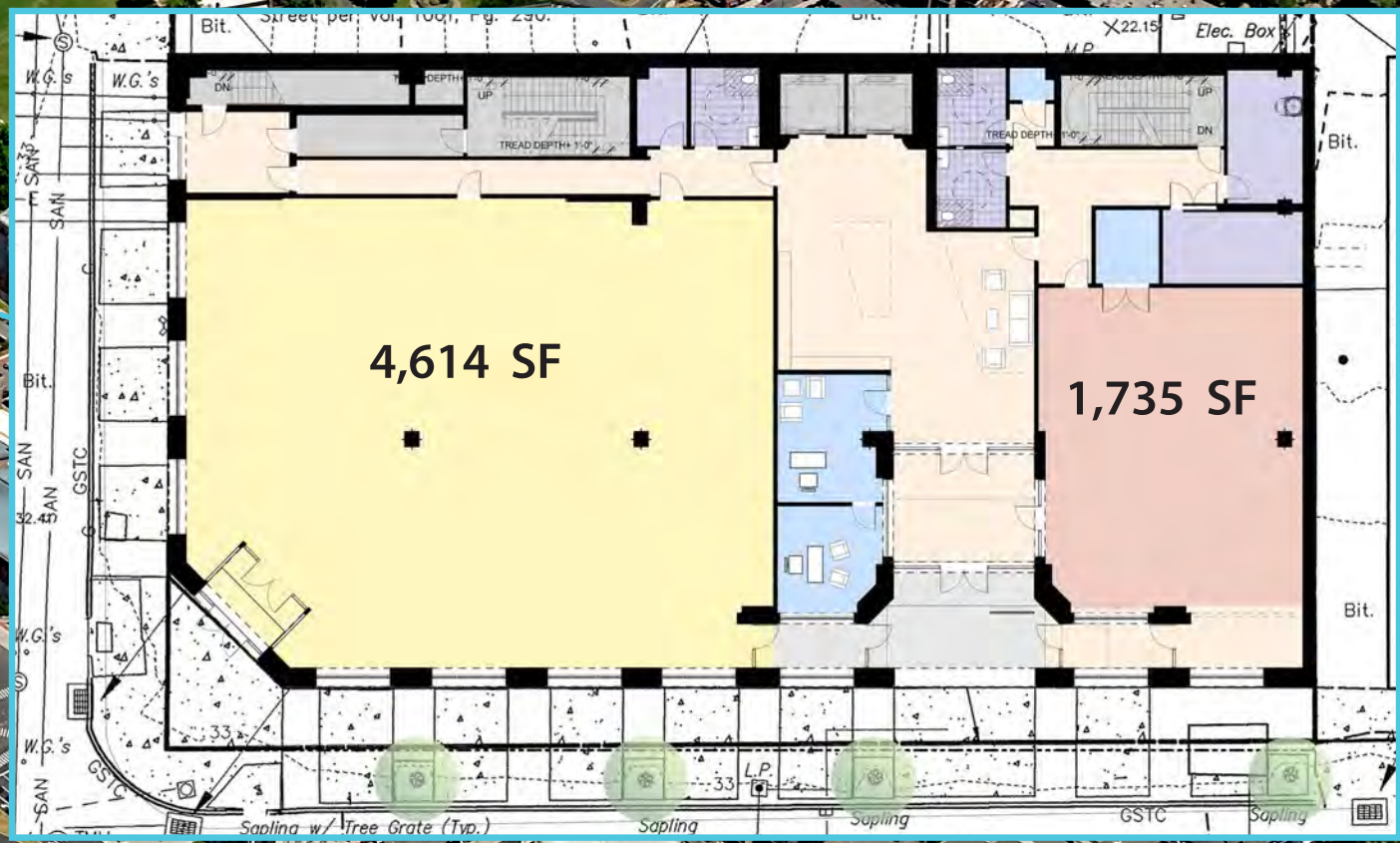



CAPITOL BUILDING

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HARTFORD
UNION
STATION



XL CENTER

370
ASYLUM
STREET



BUSHNELL
PARK

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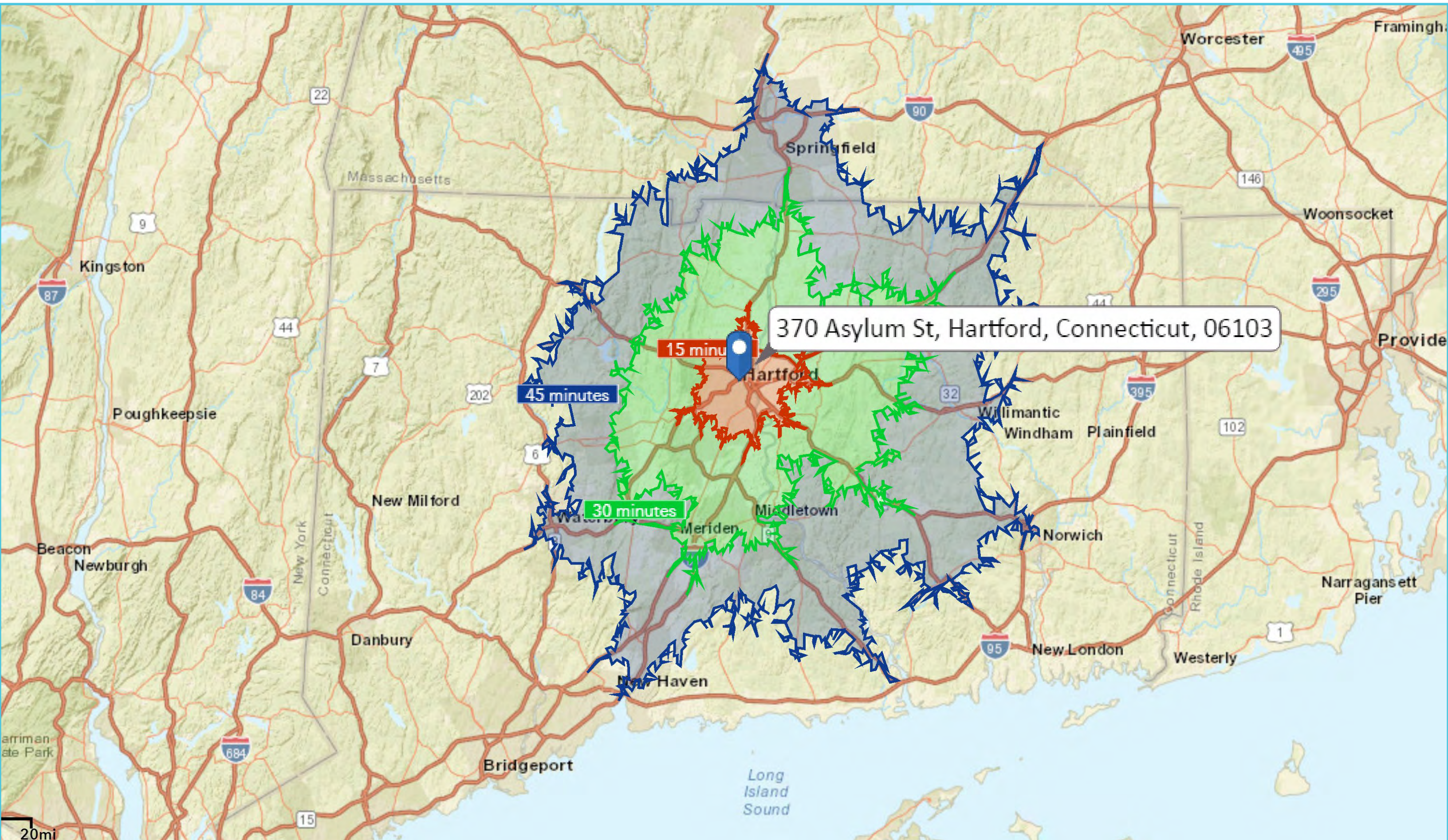
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GREATER HARTFORD DEMOGRAPHICS



Population Summary	15 minutes	30 minutes	45 minutes
2000 Total Population	279516	895873	1776467
2010 Total Population	284711	936183	1862963
2017 Total Population	288832	949142	1887622
2017 Group Quarters	12378	27614	71044
2022 Total Population	292307	959462	1906288
2017-2022 Annual Rate	0.24	0.22	0.2
2017 Total Daytime Population	386251	1043457	1925970
Workers	232553	581393	990246
Residents	153698	462064	935724

Household Summary	15 minutes	30 minutes	45 minutes
2000 Households	108673	356387	686239
2000 Average Household Size	2.46	2.44	2.49
2010 Households	109795	372989	721240
2010 Average Household Size	2.47	2.43	2.48
2017 Households	110872	375941	725341
2017 Average Household Size	2.49	2.45	2.5
2022 Households	111940	378852	730041
2022 Average Household Size	2.5	2.46	2.51
2017-2022 Annual Rate	0.19	0.15	0.13
2010 Families	67171	236428	468251
2010 Average Family Size	3.15	3.04	3.07
2017 Families	67155	236581	467979
2017 Average Family Size	3.19	3.07	3.1
2022 Families	67500	237666	469719
2022 Average Family Size	3.2	3.09	3.11
2017-2022 Annual Rate	0.1	0.09	0.07

Housing Unit Summary	15 minutes	30 minutes	45 minutes
2000 Housing Units	116,800	376,150	726,044
Owner Occupied Housing Units	44.7	58.6	60.1
Renter Occupied Housing Units	48.3	36.1	34.5
Vacant Housing Units	7	5.3	5.5
2010 Housing Units	119,712	398,642	772,246
Owner Occupied Housing Units	44.5	59.1	60.4
Renter Occupied Housing Units	47.2	34.4	33
Vacant Housing Units	8.3	6.4	6.6
2017 Housing Units	122,158	405,396	784,144
Owner Occupied Housing Units	41	55.8	57.3
Renter Occupied Housing Units	49.7	36.9	35.2
Vacant Housing Units	9.2	7.3	7.5
2022 Housing Units	123,775	410,727	794,221
Owner Occupied Housing Units	40.7	55.4	56.8
Renter Occupied Housing Units	49.7	36.8	35.1
Vacant Housing Units	9.6	7.8	8.1

Median Household Income	15 minutes	30 minutes	45 minutes
2017	9.6	7.8	8.1
2022	\$50,558	\$71,437	\$69,533
Median Home Value	15 minutes	30 minutes	45 minutes
2017	\$221,229	\$239,455	\$240,598
2022	\$257,215	\$278,007	\$279,004
Per Capita Income	15 minutes	30 minutes	45 minutes
2017	\$28,226	\$36,391	\$34,724
2022	\$31,806	\$40,959	\$38,958
Median Age	15 minutes	30 minutes	45 minutes
2010	35.6	39.4	39
2017	36.5	40.6	40.2
2022	37.3	41.3	40.9

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

2017 Households by Income	15 minutes	30 minutes	45 minutes
Household Income Base	\$110,872	\$375,941	\$725,341
<\$15,000	17.6%	10.9%	11.5%
\$15,000 - \$24,999	11.6%	8.9%	8.9%
\$25,000 - \$34,999	9.5%	7.5%	7.7%
\$35,000 - \$49,999	13.3%	12.3%	12.1%
\$50,000 - \$74,999	15.1%	16.1%	16.2%
\$75,000 - \$99,999	10.8%	12.6%	12.5%
\$100,000 - \$149,999	12.5%	16.7%	16.6%
\$150,000 - \$199,999	4.9%	7.5%	7.5%
\$200,000+	4.8%	7.4%	7%
Average Household Income	\$71,443	\$90,507	\$88,466

2022 Households by Income	15 minutes	30 minutes	45 minutes
Household Income Base	\$111,940	\$378,852	\$730,041
<\$15,000	17.6%	10.9%	11.6%
\$15,000 - \$24,999	11.1%	8.5%	8.6%
\$25,000 - \$34,999	8.7%	6.9%	7.1%
\$35,000 - \$49,999	12.1%	11.2%	11%
\$50,000 - \$74,999	13.5%	14.1%	14.1%
\$75,000 - \$99,999	10.7%	12.1%	11.9%
\$100,000 - \$149,999	14.4%	18.6%	18.4%
\$150,000 - \$199,999	6%	8.9%	9%
\$200,000+	5.9%	8.9%	8.4%
Average Household Income	\$81,005	\$102,395	\$99,848

2017 Owner Occupied Housing Units by Value	15 minutes	30 minute	45 minutes
Total	\$50,113	\$226,271	\$448,927
<\$50,000	2.5%	2%	2.1%
\$50,000 - \$99,999	4.9%	3%	3.2%
\$100,000 - \$149,999	11.3%	9.2%	10.2%
\$150,000 - \$199,999	22.6%	20%	19.5%
\$200,000 - \$249,999	20.4%	20%	18.5%
\$250,000 - \$299,999	16.2%	15.9%	15.2%
\$300,000 - \$399,999	12%	15.6%	16.2%
\$400,000 - \$499,999	5.1%	7.4%	8%
\$500,000 - \$749,999	3.2%	4.8%	5.1%
\$750,000 - \$999,999	1.1%	1.3%	1.3%
\$1,000,000 +	0.6%	0.8%	0.8%
Average Home Value	\$251,093	\$277,217	\$278,894

2022 Owner Occupied Housing Units by Value	15 minutes	30 minute	45 minute
Total	\$50,367	\$227,688	\$451,209
<\$50,000	2.1%	1.5%	1.5%
\$50,000 - \$99,999	3.9%	2.2%	2.5%
\$100,000 - \$149,999	8.7%	6.6%	7.9%
\$150,000 - \$199,999	16.9%	13.8%	14%
\$200,000 - \$249,999	15.3%	14%	13%
\$250,000 - \$299,999	22.5%	21.1%	18.9%
\$300,000 - \$399,999	16.2%	20.7%	20.6%
\$400,000 - \$499,999	6.8%	10%	10.6%
\$500,000 - \$749,999	5%	6.8%	7.4%
\$750,000 - \$999,999	1.7%	1.9%	2%
\$1,000,000 +	1.1%	1.4%	1.4%
Average Home Value	\$286,952	\$317,677	\$319,564

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

2010 Population by Age	30 minute	30 minute	45 minute
Total	284,709	936,181	1,862,962
0 - 4	6.6%	5.8%	5.7%
5 - 9	6.4%	6.1%	6.2%
10 - 14	6.6%	6.5%	6.7%
15 - 24	15.6%	13.4%	14.3%
25 - 34	14%	12.8%	12.1%
35 - 44	13%	13.2%	13.2%
45 - 54	14%	15.5%	15.6%
55 - 64	10.9%	12.3%	12.2%
65 - 74	6.2%	7.1%	6.9%
75 - 84	4.3%	4.8%	4.6%
85 +	2.4%	2.6%	2.5%
18 +	76%	77.5%	77.1%

2017 Population by Age	15 minute	30 minute	45 minute
Total	288,832	949,144	1,887,622
0 - 4	6.1%	5.3%	5.3%
5 - 9	6.2%	5.6%	5.6%
10 - 14	6.2%	6%	6.1%
15 - 24	15%	13%	13.9%
25 - 34	14.6%	13.2%	12.8%
35 - 44	12.2%	12.2%	11.9%
45 - 54	12.7%	13.7%	13.8%
55 - 64	12.1%	13.8%	13.8%
65 - 74	8.2%	9.5%	9.3%
75 - 84	4.2%	4.9%	4.7%
85 +	2.5%	2.8%	2.7%
18 +	77.8%	79.4%	79.2%

2022 Population by Age	15 minute	30 minute	45 minute
Total	292,307	959,464	1,906,287
0 - 4	6.2%	5.3%	5.3%
5 - 9	5.9%	5.3%	5.3%
10 - 14	6%	5.7%	5.8%
15 - 24	13.8%	12%	12.9%
25 - 34	15.1%	13.4%	13.2%
35 - 44	12.8%	12.9%	12.6%
45 - 54	11.7%	12.4%	12.4%
55 - 64	12.1%	13.7%	13.7%
65 - 74	9.2%	10.8%	10.7%
75 - 84	4.8%	5.8%	5.6%
85 +	2.4%	2.7%	2.6%
18 +	78.4%	80.2%	80%

2010 Population by Sex	15 minute	30 minute	45 minute
Males	135,123	450,533	902,536
Females	149,588	485,650	960,427

2017 Population by Sex	15 minute	30 minute	45 minute
Males	137,561	458,017	916,935
Females	151,270	491,125	970,688

2022 Population by Sex	15 minute	30 minute	45 minute
Males	139,764	464,473	928,755
Females	152,542	494,989	977,533

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

2010 Population by Race/Ethnicity	15 minute	30 minute	45 minute
Total	284,712	936,185	1,862,963
White Alone	50.1%	71.6%	75.2%
Black Alone	26.9%	13.6%	11%
American Indian Alone	0.4%	0.3%	0.3%
Asian Alone	4.6%	4.4%	3.5%
Pacific Islander Alone	0%	0%	0%
Some Other Race Alone	14.3%	7.2%	7.3%
Two or More Races	3.6%	2.8%	2.7%
Hispanic Origin	27.7%	16%	16.4%
Diversity Index	80.5	61	58%

2017 Population by Race/Ethnicity	15 minute	30 minute	45 minute
Total	288,831	949,142	1,887,622
White Alone	46.2%	67.7%	71.7%
Black Alone	27.5%	14.5%	11.6%
American Indian Alone	0.5%	0.3%	0.4%
Asian Alone	5.4%	5.5%	4.4%
Pacific Islander Alone	0%	0%	0%
Some Other Race Alone	16.4%	8.6%	8.8%
Two or More Races	4%	3.3%	3.2%
Hispanic Origin	31.5%	19.1%	19.8%
Diversity Index	83.4%	66.7%	63.9%

2022 Population by Race/Ethnicity	15 minute	30 minute	45 minute
Total	292,306	959,462	1,906,288
White Alone	43.8%	65%	69.2%
Black Alone	27.8%	15.1%	12.1%
American Indian Alone	0.5%	0.4%	0.4%
Asian Alone	6.1%	6.4%	5.1%
Pacific Islander Alone	0%	0%	0%
Some Other Race Alone	17.6%	9.5%	9.7%
Two or More Races	4.2%	3.6%	3.5%
Hispanic Origin	34.2%	21.5%	22.4%
Diversity Index	85	70.3	67.6%

2010 Population by Relationship and Household Type	15 minute	30 minute	45 minute
Total	284,711	936,183	1,862,963
In Households	95.4%	96.9%	96.1%
In Family Households	77.2%	79%	79.3%
Householder	23.6%	25.2%	25.1%
Spouse	13.2%	17.6%	17.6%
Child	32.5%	30.3%	30.7%
Other relative	5%	3.8%	3.6%
Nonrelative	2.8%	2.2%	2.3%
In Nonfamily Households	18.2%	17.9%	16.8%
In Group Quarters	4.6%	3.1%	3.9%
Institutionalized Population	1.7%	1.4%	1.7%
Noninstitutionalized Population	2.9%	1.7%	2.2%

2017 Population 25+ by Educational Attainment	15 minutes	30 minutes	45 minutes
Total	192,161	665,212	1,303,557
Less than 9th Grade	8.1%	4.7%	4.8%
9th - 12th Grade, No Diploma	9.5%	6%	6.4%
High School Graduate	23.6%	24%	24.9%
GED/Alternative Credential	4.5%	3.8%	3.9%
Some College, No Degree	17.5%	16.9%	17.3%
Associate Degree	7.1%	8.2%	8.4%
Bachelor's Degree	16.4%	20.8%	19.7%
Graduate/Professional Degree	13.5%	15.6%	14.7%

2017 Population 15+ by Marital Status	15 minutes	30 minutes	45 minutes
Total	235,489	788,760	1,566,860
Never Married	46.5%	38%	38.1%
Married	36.8%	45.2%	45.4%
Widowed	5.6%	5.6%	5.6%
Divorced	11.1%	11.2%	10.9%

2017 Civilian Population 16+ in Labor Force	15 minutes	30 minutes	45 minutes
Civilian Employed	91%	93.4%	93.8%
Civilian Unemployed (Unemployment Rate)	9%	6.6%	6.2%

2017 Employed Population 16+ by Industry	15 minutes	30 minutes	45 minutes
Total	136,801	493,618	959,579
Agriculture/Mining	0.2%	0.2%	0.4%
Construction	4.7%	5.1%	5.4%
Manufacturing	8.2%	10.1%	10.6%
Wholesale Trade	2.3%	2.5%	2.6%
Retail Trade	10.9%	10.3%	10.5%
Transportation/Utilities	5%	4.3%	4.3%
Information	1.8%	2%	1.9%
Finance/Insurance/Real Estate	10.2%	11.3%	9.8%
Services	52.3%	49.6%	50.2%
Public Administration	4.5%	4.5%	4.3%

2017 Employed Population 16+ by Occupation	15 minutes	30 minutes	45 minutes
Total	136,800	493,619	959,580
White Collar	60.4%	66.2%	64.4%
Management/Business/Financial	13.4%	16.4%	15.4%
Professional	22.9%	26.2%	25.5%
Sales	10.1%	10.5%	10.3%
Administrative Support	13.9%	13.1%	13.2%
Services	21.1%	16.7%	17.5%
Blue Collar	18.6%	17.1%	18.1%
Farming/Forestry/Fishing	0.1%	0.2%	0.3%
Construction/Extraction	3.7%	3.7%	4%
Installation/Maintenance/Repair	2.2%	2.5%	2.9%
Production	6%	5.8%	6%
Transportation/Material Moving	6.5%	4.9%	5%

2010 Population By Urban/ Rural Status	15 minutes	30 minutes	45 minutes
Total Population	284,711	936,183	1,862,963
Population Inside Urbanized Area	100%	95.3%	87.9%
Population Inside Urbanized Cluster	0%	0.3%	2.9%
Rural Population	0%	4.5%	9.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022 Esri converted Census 2000 data into 2010 geography.

2010 Households by Type	15 minutes	30 minutes	45 minutes
Total	109,795	372,988	721,240
Households with 1 Person	32%	29.8%	28.4%
Households with 2+ People	68%	70.2%	71.6%
Family Households	61.2%	63.4%	64.9%
Husband-wife Families	34.4%	44.2%	45.6%
With Related Children	15.8%	19%	19.8%
Other Family (No Spouse Present)	26.8%	19.2%	19.4%
Other Family with Male Householder	5.3%	4.5%	4.6%
With Related Children	2.8%	2.3%	2.4%
Other Family with Female Householder	21.5%	14.7%	14.8%
With Related Children	14.7%	9.5%	9.7%
Nonfamily Households	6.9%	6.8%	6.7%
All Households with Children	33.6%	31.2%	32.3%
Multigenerational Households	4.9%	3.7%	3.8%
Unmarried Partner Households	7.8%	7.1%	7.2%
Male-female	7%	6.3%	6.4%
Same-sex	0.9%	0.8%	0.8%

2010 Households by Size	15 minutes	30 minutes	45 minutes
Total	109,794	372,988	721,242
1 Person Household	32%	29.8%	28.4%
2 Person Household	28.5%	32.2%	32.1%
3 Person Household	16.5%	16.1%	16.5%
4 Person Household	12.8%	13.2%	13.8%
5 Person Household	6.2%	5.6%	5.9%
6 Person Household	2.5%	1.9%	2%
7 + Person Household	1.6%	1.1%	1.2%

2010 Households by Tenure and Mortgage Status	15 minutes	30 minutes	45 minutes
Total	109,795	372,989	721,240
Owner Occupied	48.5%	63.2%	64.6%
Owned with a Mortgage/Loan	35.6%	46%	47.2%
Owned Free and Clear	12.9%	17.2%	17.4%
Renter Occupied	51.5%	36.8%	35.4%

2010 Housing Units By Urban/ Rural Status	15 minutes	30 minutes	45 minutes
Total Housing Units	119,712	398,642	772,246
Housing Units Inside Urbanized Area	99.9%	95.6%	88.4%
Housing Units Inside Urbanized Cluster	0%	0.3%	2.9%
Rural Housing Units	0.1%	4.1%	8.7%

Top 3 Tapestry Segments	15 minutes	30 minutes	45 minutes
1. Fresh Ambitions(13D)	Parks and Rec (5C)	Parks and Rec (5C)	Parks and Rec (5C)
2. Parks and Rec (5C)	Savvy Suburbanites (1D)	Savvy Suburbanites (1D)	Savvy Suburbanites (1D)
3. Front Porches(8E)	Front Porches (8E)	Front Porches (8E)	Front Porches (8E)

2017 Consumer Spending	15 minutes	30 minutes	45 minutes
Apparel & Services: Total \$	\$216,680,928	\$910,388,864	\$1,715,591,168
Average Spent	\$1,954.33	\$2,421.63	\$2,365.22
Spending Potential Index	90	112	110
Education: Total \$	\$158,796,513	\$676,960,231	\$1,275,231,871
Average Spent	\$1,432.25	\$1,800.71	\$1,758.11
Spending Potential Index	98	124	121
Entertainment/Recreation: Total \$	\$300,606,261	\$1,292,845,399	\$2,439,150,186
Average Spent	\$2,711.29	\$3,438.96	\$3,362.76
Spending Potential Index	87	110	108
Food at Home: Total \$	\$502,757,408	\$2,079,519,630	\$3,919,130,760
Average Spent	\$4,534.58	\$5,531.51	\$5,403.16
Spending Potential Index	90	110	107
Food Away from Home: Total \$	\$328,588,952	\$1,382,861,463	\$2,604,284,997
Average Spent	\$2,963.68	\$3,678.40	\$3,590.43
Spending Potential Index	89	110	108
Health Care: Total \$	\$519,881,126	\$2,272,421,223	\$4,295,735,075
Average Spent	\$4,689.02	\$6,044.62	\$5,922.37
Spending Potential Index	84	108	106
HH Furnishings & Equipment: Total \$	\$184,547,442	\$797,564,460	\$1,505,676,578
Average Spent	\$1,664.51	\$2,121.51	\$2,075.82
Spending Potential Index	86	109	107
Personal Care Products & Services: Total \$	\$78,013,390	\$333,317,971	\$628,299,618
Average Spent	\$703.63	\$886.62	\$866.21
Spending Potential Index	88	111	109
Shelter: Total \$	\$1,709,153,604	\$7,084,086,555	\$13,325,149,754
Average Spent	\$15,415.56	\$18,843.61	\$18,370.88
Spending Potential Index	95	116	113
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$217,043,371	\$962,697,641	\$1,816,745,267
Average Spent	\$1,957.60	\$2,560.77	\$2,504.68
Spending Potential Index	84	109	107
Travel: Total \$	\$199,974,447	\$886,856,289	\$1,674,145,691
Average Spent	\$1,803.65	\$2,359.03	\$2,308.08
Spending Potential Index	87	114	111
Vehicle Maintenance & Repairs: Total \$	\$102,746,100	\$439,868,791	\$830,198,528
Average Spent	\$926.71	\$1,170.05	\$1,144.56
Spending Potential Index	86	109	107

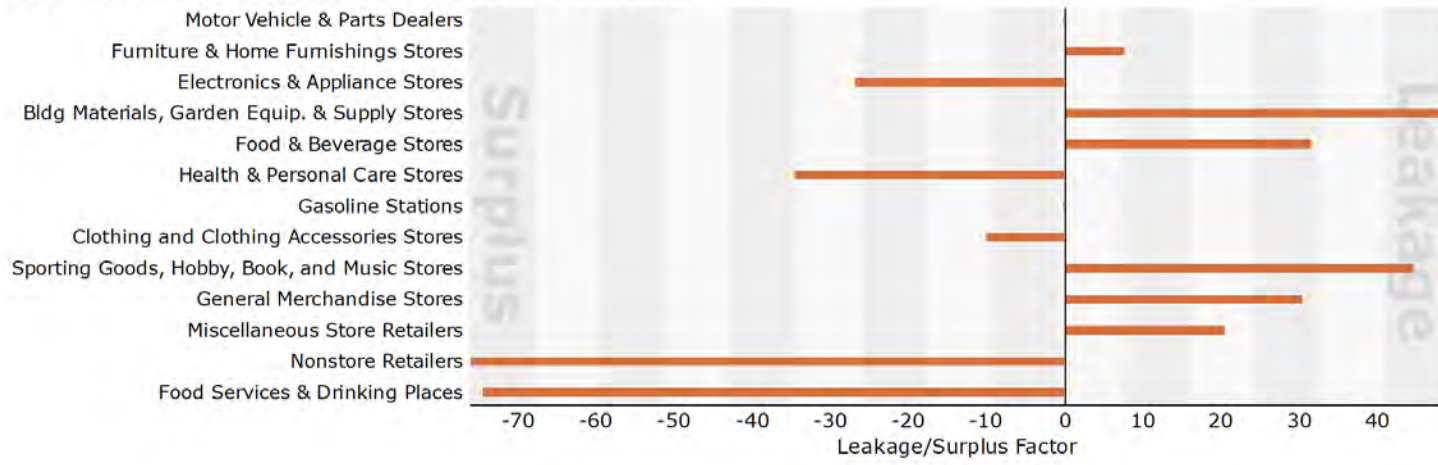
Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

DOWNTOWN HARTFORD RETAIL MARKET//

RETAIL MARKETPLACE PROFILE - 15 MINUTE WALKING RADIUS

Leakage/Surplus Factor by Industry Subsector

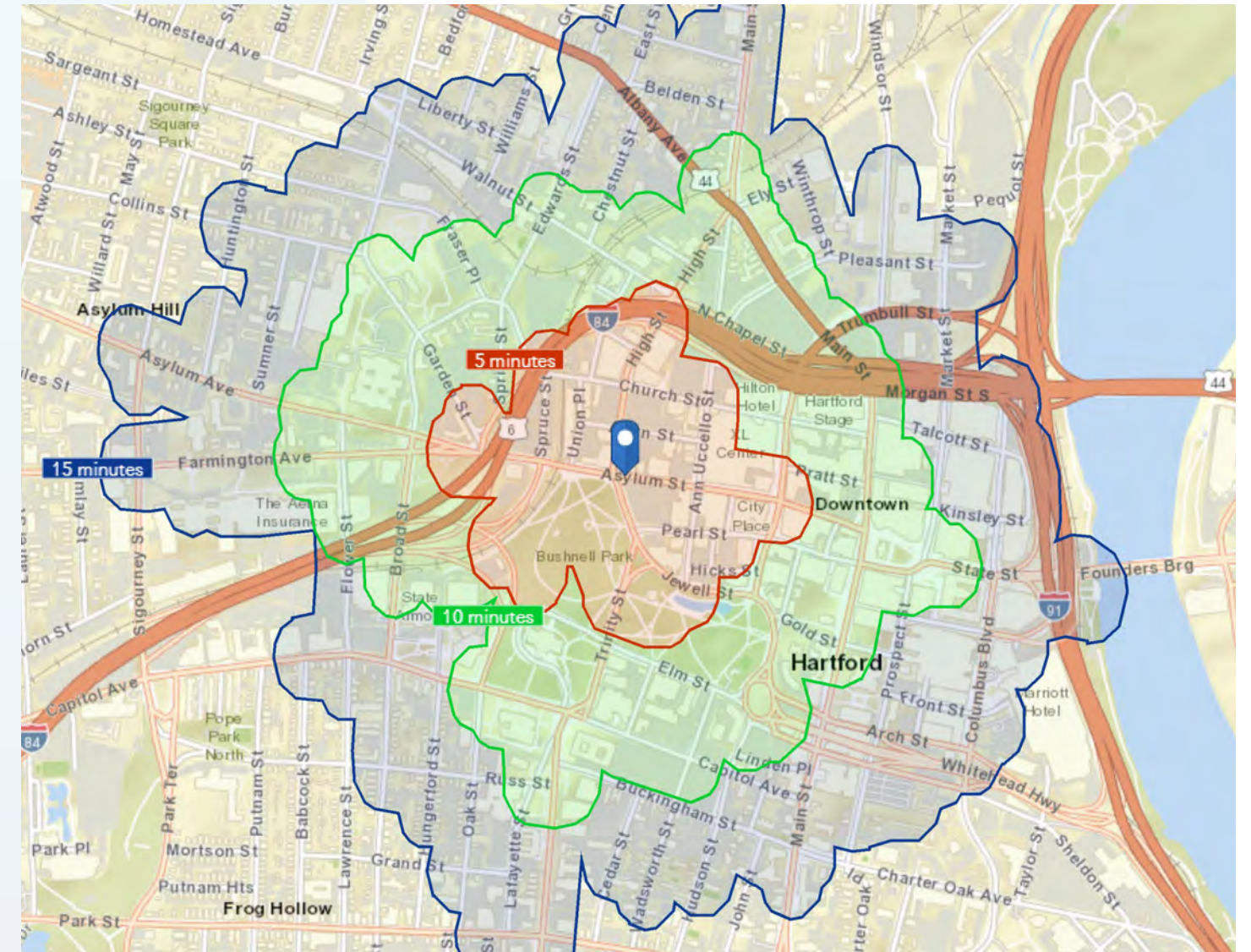


Leakage/Surplus Factor by Industry Group



DAYTIME RETAIL TRADE AREA

TRADE AREA - WALKING TIMES



RETAIL MARKETPLACE PROFILE - 5 MINUTE WALKING RADIUS

Summary Demographics	
2017 Population	665
2017 Households	461
2017 Median Disposable Income	\$54,801
2017 Per Capita Income	\$71,968

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	\$23,637,767	42074121	-\$18,436,354	-28.1	47
Total Retail Trade	44-45	\$21,177,958	18296808	\$2,881,150	7.3	16
Total Food & Drink	722	\$2,459,808	23777313	-\$21,317,505	-81.2	31

NAICS Industry Group	NAICS	Demand (Retail potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$4,344,605.0	\$1,464,740.0	\$2,879,865	49.6	1
Automobile Dealers	4411	\$3,610,054.0	\$0.0	\$3,610,054	100	0
Other Motor Vehicle Dealers	4412	\$424,234.0	\$1,464,740.0	-\$1,040,506	-55.1	1
Auto Parts, Accessories & Tire Stores	4413	\$310,317.0	\$0.0	\$310,317	100	0
Furniture & Home Furnishings Stores	442	\$851,756.0	\$0.0	\$851,756	100	0
Furniture Stores	4421	\$465,197.0	\$0.0	\$465,197	100	0
Home Furnishings Stores	4422	\$386,559.0	\$0.0	\$386,559	100	0
Electronics & Appliance Stores	443	\$788,417.0	\$1,114,343.0	-\$325,926	-17.1	1
Bldg Materials, Garden Equip. & Supply Stores	444	\$1,006,107.0	\$0.0	\$1,006,107	100	0
Bldg Material & Supplies Dealers	4441	\$901,113.0	\$0.0	\$901,113	100	0
Lawn & Garden Equip & Supply Stores	4442	\$104,994.0	\$0.0	\$104,994	100	0
Food & Beverage Stores	445	\$4,179,589.0	\$2,277,515.0	\$1,902,074	29.5	4
Grocery Stores	4451	\$3,576,225.0	\$1,291,451.0	\$2,284,774	46.9	3
Specialty Food Stores	4452	\$170,757.0	\$0.0	\$170,757	100	0
Beer, Wine & Liquor Stores	4453	\$432,606.0	\$970,528.0	-\$537,922	-38.3	1
Health & Personal Care Stores	446,4461	\$1,271,179.0	\$2,680,749.0	-\$1,409,570	-35.7	1
Gasoline Stations	447,4471	\$1,922,381.0	\$0.0	\$1,922,381	100	0
Clothing & Clothing Accessories Stores	448	\$1,703,820.0	\$1,546,942.0	\$156,878	4.8	4
Clothing Stores	4481	\$1,219,391.0	\$603,795.0	\$615,596	33.8	2
Shoe Stores	4482	\$192,506.0	\$0.0	\$192,506	100	0
Jewelry, Luggage & Leather Goods Stores	4483	\$291,923.0	\$909,682.0	-\$617,759	-51.4	2
Sporting Goods, Hobby, Book & Music Stores	451	\$814,559.0	\$237,888.0	\$576,671	54.8	1
Sporting Goods/Hobby/Musical Instr Stores	4511	\$713,148.0	\$0.0	\$713,148	100	0
Book, Periodical & Music Stores	4512	\$101,411.0	\$237,888.0	-\$136,477	-40.2	1
General Merchandise Stores	452	\$3,212,970.0	\$3,113,610.0	\$99,360	1.6	2
Department Stores Excluding Leased Depts.	4521	\$2,166,211.0	\$1,516,420.0	\$649,791	17.6	1
Other General Merchandise Stores	4529	\$1,046,759.0	\$1,597,190.0	-\$550,431	-20.8	1
Miscellaneous Store Retailers	453	\$792,437.0	\$972,538.0	-\$180,101	-10.2	3
Florists	4531	\$49,712.0	\$0.0	\$49,712	100	0
Office Supplies, Stationery & Gift Stores	4532	\$220,207.0	\$224,226.0	-\$4,019	-0.9	1
Used Merchandise Stores	4533	\$82,961.0	\$0.0	\$82,961	100	0
Other Miscellaneous Store Retailers	4539	\$439,557.0	\$748,312.0	-\$308,755	-26	2

NAICS Industry Group	NAICS	Demand (Retail potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Nonstore Retailers	454	\$290,140.0	\$4,808,394.0	-\$4,518,254	-88.6	1
Electronic Shopping & Mail-Order Houses	4541	\$217,563.0	\$0.0	\$217,563	100	0
Vending Machine Operators	4542	\$12,372.0	\$0.0	\$12,372	100	0
Direct Selling Establishments	4543	\$60,205.0	\$4,808,394.0	-\$4,748,189	-97.5	1
Food Services & Drinking Places	722	\$2,459,808.0	\$23,777,313.0	-\$21,317,505	-81.2	31
Special Food Services	7223	\$65,116.0	\$1,057,653.0	-\$992,537	-88.4	3
Drinking Places - Alcoholic Beverages	7224	\$42,709.0	\$5,930,076.0	-\$5,887,367	-98.6	5
Restaurants/Other Eating Places	7225	\$2,351,983.0	\$16,789,583.0	-\$14,437,600	-75.4	23

RETAIL MARKETPLACE PROFILE - 10 MINUTE WALKING RADIUS

Summary Demographics	
2017 Population	2,785
2017 Households	1,725
2017 Median Disposable Income	\$50,768
2017 Per Capita Income	\$62,087

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	\$79,126,032	\$133,224,866	-\$54,098,834	-25.5	142
Total Retail Trade	44-45	\$70,889,204	\$60,844,689	\$10,044,515	7.6	49
Total Food & Drink	722	\$8,236,828	\$72,380,178	-\$64,143,350	-79.6	93

NAICS Industry Group	NAICS	Demand (Retail potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$14,563,656	\$15,151,441	-\$587,785	-2	3
Automobile Dealers	4411	\$12,101,961	\$587,208	\$11,514,753	90.7	1
Other Motor Vehicle Dealers	4412	\$1,422,919	\$14,425,000	-\$13,002,081	-82	2
Auto Parts, Accessories & Tire Stores	4413	\$1,038,776	\$139,233	\$899,543	76.4	1
Furniture & Home Furnishings Stores	442	\$2,853,151	\$1,686,367	\$1,166,784	25.7	2
Furniture Stores	4421	\$1,558,268	\$1,341,997	\$216,271	7.5	1
Home Furnishings Stores	4422	\$1,294,883	\$344,370	\$950,513	58	1
Electronics & Appliance Stores	443	\$2,640,146	\$3,450,532	-\$810,386	-13.3	3
Bldg Materials, Garden Equip. & Supply Stores	444	\$3,371,646	\$0	\$3,371,646	100	0
Bldg Material & Supplies Dealers	4441	\$3,019,459	\$0	\$3,019,459	100	0
Lawn & Garden Equip & Supply Stores	4442	\$352,187	\$0	\$352,187	100	0
Food & Beverage Stores	445	\$13,974,543	\$5,935,501	\$8,039,042	40.4	10
Grocery Stores	4451	\$11,955,524	\$3,227,535	\$8,727,989	57.5	7
Specialty Food Stores	4452	\$570,692	\$353,954	\$216,738	23.4	1
Beer, Wine & Liquor Stores	4453	\$1,448,327	\$2,354,013	-\$905,686	-23.8	3
Health & Personal Care Stores	446,4461	\$4,250,301	\$9,307,844	-\$5,057,543	-37.3	3
Gasoline Stations	447,4471	\$6,437,490	\$767,820	\$5,669,670	78.7	1
Clothing & Clothing Accessories Stores	448	\$5,700,111	\$5,295,240	\$404,871	3.7	12
Clothing Stores	4481	\$4,078,908	\$2,046,164	\$2,032,744	33.2	6
Shoe Stores	4482	\$643,779	\$762,424	-\$118,645	-8.4	1
Jewelry, Luggage & Leather Goods Stores	4483	\$977,424	\$2,486,653	-\$1,509,229	-43.6	5
Sporting Goods, Hobby, Book & Music Stores	451	\$2,725,858	\$1,095,896	\$1,629,962	42.6	2

Industry Summary	NAICS	Demand (Retail potential)	Supply (Retail Sales)	Retail Gap	Leakage/ Surplus Factor	Number of Businesses
Sporting Goods/Hobby/Musical Instr Stores	4511	\$2,386,421	\$0	\$2,386,421	100	0
Book, Periodical & Music Stores	4512	\$339,438	\$1,095,896	-\$756,458	-52.7	2
General Merchandise Stores	452	\$10,749,479	\$6,515,225	\$4,234,254	24.5	4
Department Stores Excluding Leased Depts.	4521	\$7,247,705	\$3,298,383	\$3,949,322	37.4	3
Other General Merchandise Stores	4529	\$3,501,773	\$3,216,842	\$284,931	4.2	1
Miscellaneous Store Retailers	453	\$2,653,401	\$2,317,030	\$336,371	6.8	8
Florists	4531	\$166,709	\$0	\$166,709	100	0
Office Supplies, Stationery & Gift Stores	4532	\$736,946	\$522,031	\$214,915	17.1	3
Used Merchandise Stores	4533	\$277,753	\$0	\$277,753	100	0
Other Miscellaneous Store Retailers	4539	\$1,471,992	\$1,794,999	-\$323,007	-9.9	6
Nonstore Retailers	454	\$969,424	\$9,321,790	-\$8,352,366	-81.2	1
Electronic Shopping & Mail-Order Houses	4541	\$728,092	\$0	\$728,092	100	0
Vending Machine Operators	4542	\$41,387	\$0	\$41,387	100	0
Direct Selling Establishments	4543	\$199,945	\$9,321,790	-\$9,121,845	-95.8	1
Food Services & Drinking Places	722	\$8,236,828	\$72,380,178	-\$64,143,350	-79.6	93
Special Food Services	7223	\$217,948	\$2,427,468	-\$2,209,520	-83.5	7
Drinking Places - Alcoholic Beverages	7224	\$143,059	\$13,252,726	-\$13,109,667	-97.9	13
Restaurants/Other Eating Places	7225	\$7,875,820	\$56,699,984	-\$48,824,164	-75.6	73

RETAIL MARKETPLACE PROFILE - 15 MINUTE WALKING RADIUS

Summary Demographics

2017 Population	9,290
2017 Households	4,389
2017 Median Disposable Income	\$27,829
2017 Per Capita Income	\$29,905

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	\$124,255,927	\$194,627,473	-\$70,371,546	-22.1	218
Total Retail Trade	44-45	\$111,523,114	\$107,201,254	\$4,321,860	2	95
Total Food & Drink	722	\$12,732,813	\$87,426,219	-\$74,693,406	-74.6	123

NAICS Industry Group	NAICS	Demand (Retail potential)	Supply (Retail Sales)	Retail Gap	Leakage/ Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$22,511,497	\$22,651,659	-\$140,162	-0.3	7
Automobile Dealers	4411	\$18,678,760	\$2,027,702	\$16,651,058	80.4	2
Other Motor Vehicle Dealers	4412	\$2,187,005	\$19,040,657	-\$16,853,652	-79.4	2
Auto Parts, Accessories & Tire Stores	4413	\$1,645,733	\$1,583,300	\$62,433	1.9	3
Furniture & Home Furnishings Stores	442	\$4,422,432	\$3,787,655	\$634,777	7.7	3
Furniture Stores	4421	\$2,404,210	\$2,748,203	-\$343,993	-6.7	2
Home Furnishings Stores	4422	\$2,018,222	\$1,039,452	\$978,770	32	1
Electronics & Appliance Stores	443	\$4,138,046	\$7,179,744	-\$3,041,698	-26.9	7
Bldg Materials, Garden Equip. & Supply Stores	444	\$5,298,944	\$1,811,957	\$3,486,987	49	1
Bldg Material & Supplies Dealers	4441	\$4,758,081	\$1,811,957	\$2,946,124	44.8	1

Industry Summary	NAICS	Demand (Retail potential)	Supply (Retail Sales)	Retail Gap	Leakage/ Surplus Factor	Number of Businesses
Lawn & Garden Equip & Supply Stores	4442	\$540,863	\$0	\$540,863	100	0
Food & Beverage Stores	445	\$22,263,346	\$11,581,858	\$10,681,488	31.6	23
Grocery Stores	4451	\$19,109,150	\$7,812,118	\$11,297,032	42	17
Specialty Food Stores	4452	\$915,809	\$482,970	\$432,839	30.9	1
Beer, Wine & Liquor Stores	4453	\$2,238,386	\$3,286,770	-\$1,048,384	-19	5
Health & Personal Care Stores	446,4461	\$6,805,699	\$14,021,266	-\$7,215,567	-34.6	6
Gasoline Stations	447,4471	\$10,134,559	\$10,177,772	-\$43,213	-0.2	3
Clothing & Clothing Accessories Stores	448	\$8,959,212	\$10,951,931	-\$1,992,719	-10	22
Clothing Stores	4481	\$6,433,506	\$6,686,662	-\$253,156	-1.9	13
Shoe Stores	4482	\$1,018,486	\$1,040,329	-\$21,843	-1.1	1
Jewelry, Luggage & Leather Goods Stores	4483	\$1,507,219	\$3,224,940	-\$1,717,721	-36.3	8
Sporting Goods, Hobby, Book & Music Stores	451	\$4,288,542	\$1,635,300	\$2,653,242	44.8	4
Sporting Goods/Hobby/Musical Instr Stores	4511	\$3,758,976	\$0	\$3,758,976	100	0
Book, Periodical & Music Stores	4512	\$529,566	\$1,635,300	-\$1,105,734	-51.1	4
General Merchandise Stores	452	\$16,993,808	\$9,029,676	\$7,964,132	30.6	8
Department Stores Excluding Leased Depts.	4521	\$11,437,189	\$3,998,741	\$7,438,448	48.2	4
Other General Merchandise Stores	4529	\$5,556,619	\$5,030,935	\$525,684	5	3
Miscellaneous Store Retailers	453	\$4,133,767	\$2,720,139	\$1,413,628	20.6	11
Florists	4531	\$255,977	\$0	\$255,977	100	0
Office Supplies, Stationery & Gift Stores	4532	\$1,154,940	\$556,826	\$598,114	34.9	3
Used Merchandise Stores	4533	\$433,437	\$111,054	\$322,383	59.2	1
Other Miscellaneous Store Retailers	4539	\$2,289,413	\$2,052,260	\$237,153	5.5	7
Nonstore Retailers	454	\$1,573,263	\$11,652,295	-\$10,079,032	-76.2	2
Electronic Shopping & Mail-Order Houses	4541	\$1,148,523	\$0	\$1,148,523	100	0
Vending Machine Operators	4542	\$65,243	\$0	\$65,243	100	0
Direct Selling Establishments	4543	\$359,497	\$10,019,161	-\$9,659,664	-93.1	2
Food Services & Drinking Places	722	\$12,732,813	\$87,426,219	-\$74,693,406	-74.6	123
Special Food Services	7223	\$339,906	\$3,062,190	-\$2,722,284	-80	9
Drinking Places - Alcoholic Beverages	7224	\$216,791	\$14,022,814	-\$13,806,023	-97	15
Restaurants/Other Eating Places	7225	\$12,176,117	\$70,341,214	-\$58,165,097	-70.5	99



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