



PRIMARY RETAIL TRADE AREA GAP/OPPORTUNITY ANALYSIS

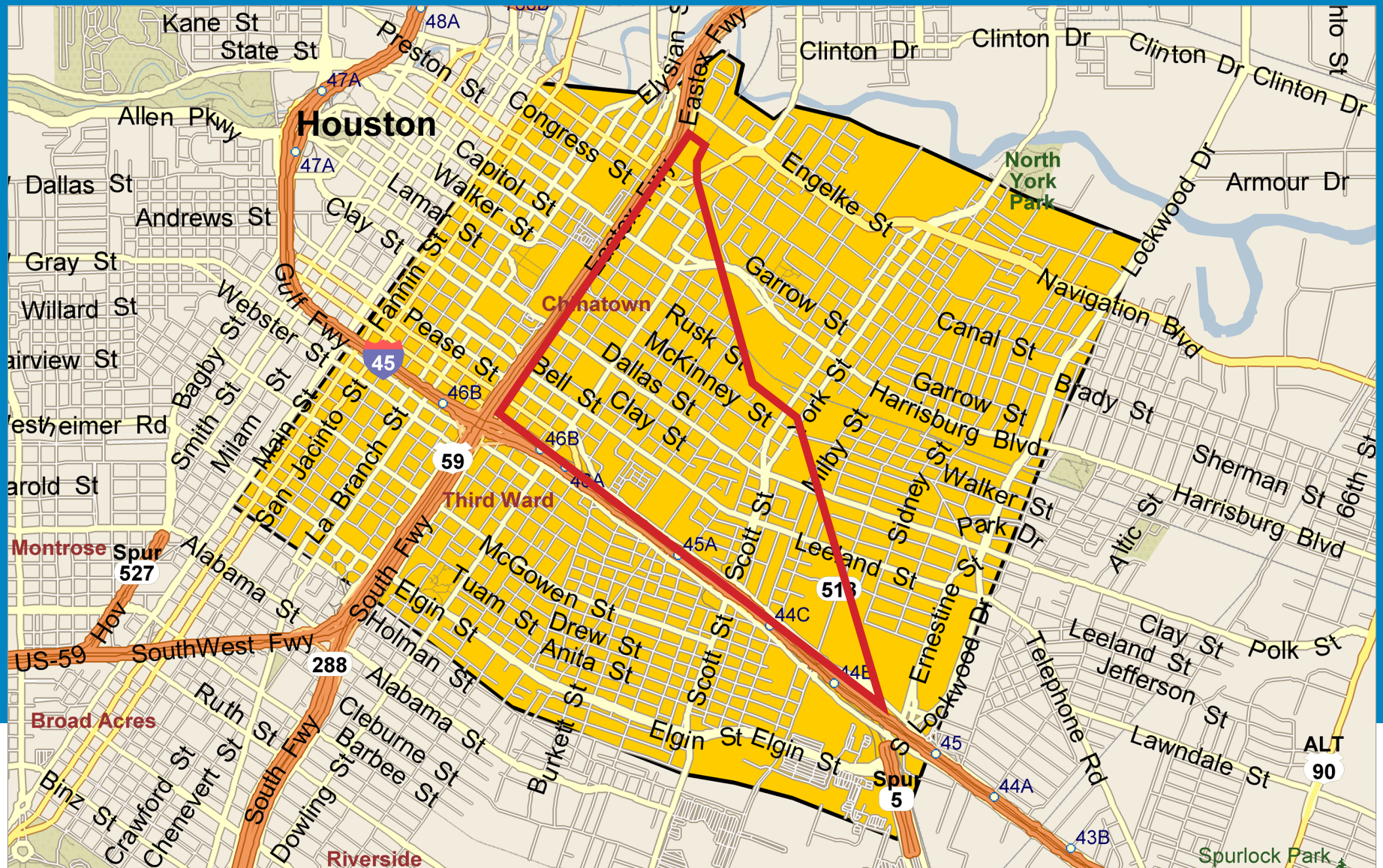
East Downtown Management District
Houston, Texas



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East Downtown Management District
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East Downtown Management District



Houston, TX

EaDo

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Primary Retail Trade Area | Gap/Opportunity Analysis Summary

East Downtown Management District

SECTOR	DESCRIPTION	POTENTIAL SALES	EST. ACTUAL SALES	SURPLUS/LEAKAGE	% SURPLUS
	Total Retail Sales Incl Eating and Drinking Places	382,789,935	133,370,523	(249,419,412)	-65%
441	Motor Vehicle and Parts Dealers	60,415,210	16,616,082	(43,799,128)	-72%
4411	Automotive Dealers	51,047,792	10,971,877	(40,075,915)	-79%
4412	Other Motor Vehicle Dealers	4,171,387	2,024,842	(2,146,545)	-51%
4413	Automotive Parts/Accsrs, Tire Stores	5,196,031	3,619,363	(1,576,668)	-30%
442	Furniture and Home Furnishings Stores	7,579,694	12,572,115	4,992,421	66%
4421	Furniture Stores	4,115,390	1,450,795	(2,664,595)	-65%
4422	Home Furnishing Stores	3,464,303	11,121,320	7,657,017	221%
443	Electronics and Appliance Stores	7,863,329	3,079,890	(4,783,439)	-61%
44311	Appliances, TVs, Electronics Stores	5,692,846	3,079,890	(2,612,956)	-46%
443111	Household Appliances Stores	968,762	2,444,380	1,475,618	152%
443112	Radio, Television, Electronics Stores	4,724,084	635,510	(4,088,574)	-87%
44312	Computer and Software Stores	2,017,266	0	(2,017,266)	-100%
44313	Camera and Photographic Equipment Stores	153,218	0	(153,218)	-100%
444	Building Material, Garden Equip Stores	36,090,601	33,805,435	(2,285,166)	-6%
4441	Building Material and Supply Dealers	31,013,822	33,805,435	2,791,613	9%
44411	Home Centers	13,030,404	10,829,421	(2,200,983)	-17%
44412	Paint and Wallpaper Stores	475,017	412,649	(62,368)	-13%
44413	Hardware Stores	3,346,274	2,539,381	(806,893)	-24%
44419	Other Building Materials Dealers	14,162,128	20,023,984	5,861,856	41%
4442	Lawn, Garden Equipment, Supplies Stores	5,076,779	0	(5,076,779)	-100%
44421	Outdoor Power Equipment Stores	1,285,334	0	(1,285,334)	-100%
44422	Nursery and Garden Centers	3,791,446	0	(3,791,446)	-100%

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SECTOR	DESCRIPTION	POTENTIAL SALES	EST. ACTUAL SALES	SURPLUS/LEAKAGE	% SURPLUS
445	Food and Beverage Stores	48,936,194	20,617,646	(28,318,548)	-58%
4451	Grocery Stores	31,601,604	19,336,554	(12,265,050)	-39%
44511	Supermarkets, Grocery (Ex Conv) Stores	29,520,380	18,607,471	(10,912,909)	-37%
44512	Convenience Stores	2,081,224	729,083	(1,352,141)	-65%
4452	Specialty Food Stores	3,872,623	1,007,390	(2,865,233)	-74%
4453	Beer, Wine and Liquor Stores	13,461,966	273,702	(13,188,264)	-98%
446	Health and Personal Care Stores	20,658,891	571,130	(20,087,761)	-97%
44611	Pharmacies and Drug Stores	16,519,796	517,642	(16,002,154)	-97%
44612	Cosmetics, Beauty Supplies, Perfume Stores	1,464,128	0	(1,464,128)	-100%
44613	Optical Goods Stores	805,156	0	(805,156)	-100%
44619	Other Health and Personal Care Stores	1,869,812	53,488	(1,816,324)	-97%
447	Gasoline Stations	37,936,159	11,464,724	(26,471,435)	-70%
44711	Gasoline Stations With Conv Stores	27,721,948	8,446,803	(19,275,145)	-70%
44719	Other Gasoline Stations	10,214,211	3,017,921	(7,196,290)	-70%
448	Clothing and Clothing Accessories Stores	19,522,792	4,810,537	(14,712,255)	-75%
4481	Clothing Stores	10,341,762	3,358,091	(6,983,671)	-68%
44811	Men's Clothing Stores	596,962	0	(596,962)	-100%
44812	Women's Clothing Stores	2,413,354	0	(2,413,354)	-100%
44813	Childrens, Infants Clothing Stores	571,302	0	(571,302)	-100%
44814	Family Clothing Stores	5,440,889	1,050,630	(4,390,259)	-81%
44815	Clothing Accessories Stores	442,360	1,309,809	867,449	196%
44819	Other Clothing Stores	876,895	997,652	120,757	14%
4482	Shoe Stores	1,652,708	1,036,299	(616,409)	-37%
4483	Jewelry, Luggage, Leather Goods Stores	7,528,321	416,147	(7,112,174)	-94%
44831	Jewelry Stores	6,766,706	416,147	(6,350,559)	-94%
44832	Luggage and Leather Goods Stores	761,616	0	(761,616)	-100%

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SECTOR	DESCRIPTION	POTENTIAL SALES	EST. ACTUAL SALES	SURPLUS/LEAKAGE	% SURPLUS
451	Sporting Goods, Hobby, Book, Music Stores	8,055,925	585,538	(7,470,387)	-93%
4511	Sporting Goods, Hobby, Musical Inst Stores	6,754,695	128,582	(6,626,113)	-98%
45111	Sporting Goods Stores	3,655,482	128,582	(3,526,900)	-96%
45112	Hobby, Toys and Games Stores	1,859,042	0	(1,859,042)	-100%
45113	Sew/Needlework/Piece Goods Stores	497,006	0	(497,006)	-100%
45114	Musical Instrument and Supplies Stores	743,165	0	(743,165)	-100%
4512	Book, Periodical and Music Stores	1,301,230	456,956	(844,274)	-65%
45121	Book Stores and News Dealers	1,138,902	456,956	(681,946)	-60%
451211	Book Stores	1,030,062	456,956	(573,106)	-56%
451212	News Dealers and Newsstands	108,840	0	(108,840)	-100%
45122	Prerecorded Tapes, CDs, Record Stores	162,328	0	(162,328)	-100%
452	General Merchandise Stores	46,800,219	6,915,472	(39,884,747)	-85%
4521	Department Stores Excl Leased Depts	20,297,186	0	(20,297,186)	-100%
4529	Other General Merchandise Stores	26,503,033	6,915,472	(19,587,561)	-74%
453	Miscellaneous Store Retailers	10,407,617	1,380,313	(9,027,304)	-87%
4531	Florists	362,832	32,629	(330,203)	-91%
4532	Office Supplies, Stationery, Gift Stores	5,054,359	838,018	(4,216,341)	-83%
45321	Office Supplies and Stationery Stores	2,441,213	703,913	(1,737,300)	-71%
45322	Gift, Novelty and Souvenir Stores	2,613,146	134,105	(2,479,041)	-95%
4533	Used Merchandise Stores	864,538	0	(864,538)	-100%
4539	Other Miscellaneous Store Retailers	4,125,888	509,666	(3,616,222)	-88%
454	Non-Store Retailers	32,980,961	5,020,833	(27,960,128)	-85%
722	Foodservice and Drinking Places	45,542,343	15,930,808	(29,611,535)	-65%
7221	Full-Service Restaurants	20,755,330	4,921,380	(15,833,950)	-76%
7222	Limited-Service Eating Places	18,131,170	6,700,158	(11,431,012)	-63%
7223	Special Foodservices	4,828,776	3,156,975	(1,671,801)	-35%
7224	Drinking Places -Alcoholic Beverages	1,827,067	1,152,295	(674,772)	-37%

Primary Retail Trade Area | Demographics

East Downtown Management District

DESCRIPTION	DATA	%
Population		
2014 Estimate	28,646	
2010 Census	27,686	
Growth 2010-2014	3.47%	
2014 Est. Pop by Single Race Class	28,646	
White Alone	14,167	49.46
Black or African American Alone	8,010	27.96
Amer. Indian and Alaska Native Alone	179	0.62
Asian Alone	996	3.48
Native Hawaiian and Other Pac. Isl. Alone	7	0.02
Some Other Race Alone	4,383	15.30
Two or More Races	905	3.16
2014 Est. Pop Hisp or Latino by Origin	28,646	
Not Hispanic or Latino	16,600	57.95
Hispanic or Latino:	12,046	42.05
Mexican	9,447	78.42
Puerto Rican	113	0.94
Cuban	54	0.45
All Other Hispanic or Latino	2,431	20.18

DESCRIPTION	DATA	%
2014 Est. Hisp or Latino by Single Race Class	12,046	
White Alone	7,229	60.01
Black or African American Alone	156	1.30
American Indian and Alaska Native Alone	108	0.90
Asian Alone	26	0.22
Native Hawaiian and Other Pacific Islander Alone	1	0.01
Some Other Race Alone	3,971	32.97
Two or More Races	555	4.61
2014 Est. Pop. Asian Alone Race by Cat	996	
Chinese, except Taiwanese	253	25.40
Filipino	72	7.23
Japanese	6	0.60
Asian Indian	162	16.27
Korean	15	1.51
Vietnamese	391	39.26
Cambodian	8	0.80
Hmong	0	0.00
Laotian	2	0.20
Thai	25	2.51
All Other Asian Races Including 2+ Category	61	6.12
2014 Est. Population by Ancestry	28,646	
Pop, Arab	66	0.23
Pop, Czech	57	0.20
Pop, Danish	15	0.05
Pop, Dutch	42	0.15
Pop, English	505	1.76
Pop, French (except Basque)	319	1.11
Pop, French Canadian	47	0.16
Pop, German	1,149	4.01
Pop, Greek	38	0.13

Primary Retail Trade Area | Demographics

East Downtown Management District

DESCRIPTION	DATA	%
Pop, Hungarian	1	0.00
Pop, Irish	633	2.21
Pop, Italian	468	1.63
Pop, Lithuanian	2	0.01
Pop, United States or American	756	2.64
Pop, Norwegian	38	0.13
Pop, Polish	168	0.59
Pop, Portuguese	2	0.01
Pop, Russian	56	0.20
Pop, Scottish	73	0.25
Pop, Scotch-Irish	64	0.22
Pop, Slovak	12	0.04
Pop, Sub-Saharan African	151	0.53
Pop, Swedish	101	0.35
Pop, Swiss	0	0.00
Pop, Ukrainian	6	0.02
Pop, Welsh	10	0.03
Pop, West Indian (exc Hisp groups)	54	0.19
Pop, Other ancestries	21,652	75.58
Pop, Ancestry Unclassified	2,158	7.53
2014 Est. Pop Age 5+ by Language Spoken At Home	26,972	
Speak Only English at Home	15,892	58.92
Speak Asian/Pac. Isl. Lang. at Home	680	2.52
Speak Indo-European Language at Home	473	1.75
Speak Spanish at Home	9,882	36.64
Speak Other Language at Home	46	0.17
2014 Est. Population by Sex	28,646	
Male	16,429	57.35
Female	12,217	42.65

DESCRIPTION	DATA	%
2014 Est. Population by Age	28,646	
Age 0 - 4	1,674	5.84
Age 5 - 9	1,534	5.36
Age 10 - 14	1,387	4.84
Age 15 - 17	810	2.83
Age 18 - 20	1,233	4.30
Age 21 - 24	1,538	5.37
Age 25 - 34	5,948	20.76
Age 35 - 44	4,489	15.67
Age 45 - 54	4,218	14.72
Age 55 - 64	3,392	11.84
Age 65 - 74	1,512	5.28
Age 75 - 84	665	2.32
Age 85 and over	248	0.87
Age 16 and over	23,784	83.03
Age 18 and over	23,242	81.14
Age 21 and over	22,009	76.83
Age 65 and over	2,425	8.47
2014 Est. Median Age	35.4	
2014 Est. Average Age	36.90	

Primary Retail Trade Area | Demographics

East Downtown Management District

DESCRIPTION	DATA	%
2014 Est. Male Population by Age	16,429	
Age 0 - 4	858	5.22
Age 5 - 9	776	4.72
Age 10 - 14	710	4.32
Age 15 - 17	410	2.50
Age 18 - 20	646	3.93
Age 21 - 24	851	5.18
Age 25 - 34	3,483	21.20
Age 35 - 44	2,744	16.70
Age 45 - 54	2,727	16.60
Age 55 - 64	2,061	12.54
Age 65 - 74	783	4.77
Age 75 - 84	299	1.82
Age 85 and over	82	0.50
2014 Est. Median Age, Male	36.8	
2014 Est. Average Age, Male	37.40	
2014 Est. Female Population by Age	12,217	
Age 0 - 4	816	6.68
Age 5 - 9	758	6.20
Age 10 - 14	677	5.54
Age 15 - 17	400	3.27
Age 18 - 20	587	4.80
Age 21 - 24	687	5.62
Age 25 - 34	2,465	20.18
Age 35 - 44	1,745	14.28
Age 45 - 54	1,491	12.20
Age 55 - 64	1,331	10.89
Age 65 - 74	729	5.97
Age 75 - 84	366	3.00
Age 85 and over	166	1.36

DESCRIPTION	DATA	%
2014 Est. Median Age, Female	33.9	
2014 Est. Average Age, Female	36.20	
2014 Est. Pop Age 15+ by Marital Status	24,051	
Total, Never Married	12,095	50.29
Males, Never Married	7,632	31.73
Females, Never Married	4,463	18.56
Married, Spouse present	5,258	21.86
Married, Spouse absent	2,730	11.35
Widowed	1,161	4.83
Males Widowed	205	0.85
Females Widowed	956	3.97
Divorced	2,808	11.68
Males Divorced	1,659	6.90
Females Divorced	1,149	4.78
2014 Est. Pop. Age 25+ by Edu. Attainment	20,471	
Less than 9th grade	3,604	17.61
Some High School, no diploma	3,138	15.33
High School Graduate (or GED)	4,309	21.05
Some College, no degree	3,131	15.29
Associate Degree	870	4.25
Bachelor's Degree	3,009	14.70
Master's Degree	1,308	6.39
Professional School Degree	668	3.26
Doctorate Degree	435	2.12
2014 Est Pop Age 25+ by Edu. Attain, Hisp. or Lat	7,761	
CY Pop 25+, Hisp/Lat, < High School Diploma	3,722	47.96
CY Pop 25+, Hisp/Lat, High School Graduate	1,790	23.06
CY Pop 25+, Hisp/Lat, Some College or Associate's Degree	1,371	17.67
CY Pop 25+, Hisp/Lat, Bachelor's Degree or Higher	878	11.31

Primary Retail Trade Area | Demographics

East Downtown Management District

DESCRIPTION	DATA	%
Households		
2014 Estimate	10,437	
2010 Census	9,810	
Growth 2010-2014	6.38%	
2014 Est. Households by Household Type	10,437	
Family Households	4,797	45.96
Nonfamily Households	5,639	54.03
2014 Est. Group Quarters Population	5,186	
2014 HHs by Ethnicity, Hispanic/Latino	3,521	33.74
2014 Est. HHs by HH Income	10,437	
CY HHs, Inc < \$15,000	2,912	27.90
CY HHs, Inc \$15,000 - \$24,999	1,449	13.88
CY HHs, Inc \$25,000 - \$34,999	914	8.76
CY HHs, Inc \$35,000 - \$49,999	966	9.26
CY HHs, Inc \$50,000 - \$74,999	1,279	12.25
CY HHs, Inc \$75,000 - \$99,999	986	9.45
CY HHs, Inc \$100,000 - \$124,999	646	6.19
CY HHs, Inc \$125,000 - \$149,999	379	3.63
CY HHs, Inc \$150,000 - \$199,999	422	4.04
CY HHs, Inc \$200,000 - \$249,999	172	1.65
CY HHs, Inc \$250,000 - \$499,999	239	2.29
CY HHs, Inc \$500,000+	73	0.70

DESCRIPTION	DATA	%
2014 Est. Average Household Income	\$61,037	
2014 Est. Median Household Income	\$34,382	
2014 Median HH Inc by Single Race Class. or Ethn		
White Alone	49,275	
Black or African American Alone	14,999	
American Indian and Alaska Native Alone	52,252	
Asian Alone	68,586	
Native Hawaiian and Other Pacific Islander Alone	29,199	
Some Other Race Alone	30,763	
Two or More Races	61,669	
Hispanic or Latino	31,042	
Not Hispanic or Latino	37,678	
2014 Est. Family HH Type, Presence Own Children	4,797	
Married-Couple Family, own children	990	20.64
Married-Couple Family, no own children	1,736	36.19
Male Householder, own children	213	4.44
Male Householder, no own children	414	8.63
Female Householder, own children	671	13.99
Female Householder, no own children	772	16.09
2014 Est. Households by Household Size	10,437	
1-person household	4,518	43.29
2-person household	2,833	27.14
3-person household	1,216	11.65
4-person household	788	7.55
5-person household	513	4.92
6-person household	299	2.86
7 or more person household	270	2.59

Primary Retail Trade Area | Demographics

East Downtown Management District

DESCRIPTION	DATA	%
2014 Est. Average Household Size	2.25	
2014 Est. Households by Presence of People	10,437	
Households with 1 or more People under Age 18:	2,369	22.70
Married-Couple Family	1,172	49.47
Other Family, Male Householder	299	12.62
Other Family, Female Householder	879	37.10
Nonfamily, Male Householder	15	0.63
Nonfamily, Female Householder	4	0.17
Households no People under Age 18:	8,067	77.29
Married-Couple Family	1,562	19.36
Other Family, Male Householder	323	4.00
Other Family, Female Householder	564	6.99
Nonfamily, Male Householder	3,579	44.37
Nonfamily, Female Householder	2,040	25.29
2014 Est. Households by Number of Vehicles	10,437	
No Vehicles	2,362	22.63
1 Vehicle	4,658	44.63
2 Vehicles	2,631	25.21
3 Vehicles	661	6.33
4 Vehicles	84	0.80
5 or more Vehicles	41	0.39
2014 Est. Average Number of Vehicles	1.20	

DESCRIPTION	DATA	%
Family Households		
2014 Estimate	4,797	
2010 Census	4,606	
Growth 2010-2014	4.14%	
2014 Est. Families by Poverty Status	4,797	
2014 Families at or Above Poverty	3,368	70.21
2014 Families at or Above Poverty with Children	1,108	23.10
2014 Families Below Poverty	1,429	29.79
2014 Families Below Poverty with Children	1,092	22.76
2014 Est. Pop Age 16+ by Employment Status	23,784	
In Armed Forces	0	0.00
Civilian - Employed	12,913	54.29
Civilian - Unemployed	1,720	7.23
Not in Labor Force	9,151	38.48
2014 Est. Civ Employed Pop 16+ Class of Worker	13,324	
For-Profit Private Workers	9,844	73.88
Non-Profit Private Workers	996	7.48
Local Government Workers	542	4.07
State Government Workers	526	3.95
Federal Government Workers	197	1.48
Self-Emp Workers	1,207	9.06
Unpaid Family Workers	13	0.10

Primary Retail Trade Area | Demographics

East Downtown Management District

DESCRIPTION	DATA	%
2014 Est. Civ Employed Pop 16+ by Occupation	13,324	
Architect/Engineer	398	2.99
Arts/Entertain/Sports	241	1.81
Building Grounds Maint	666	5.00
Business/Financial Ops	854	6.41
Community/Soc Svcs	313	2.35
Computer/Mathematical	307	2.30
Construction/Extraction	1,043	7.83
Edu/Training/Library	696	5.22
Farm/Fish/Forestry	19	0.14
Food Prep/Serving	689	5.17
Health Practitioner/Tec	471	3.53
Healthcare Support	251	1.88
Maintenance Repair	224	1.68
Legal	381	2.86
Life/Phys/Soc Science	229	1.72
Management	1,131	8.49
Office/Admin Support	1,539	11.55
Production	1,151	8.64
Protective Svcs	272	2.04
Sales/Related	1,081	8.11
Personal Care/Svc	450	3.38
Transportation/Moving	920	6.90
2014 Est. Pop 16+ by Occupation Classification	13,324	
Blue Collar	3,337	25.05
White Collar	7,640	57.34
Service and Farm	2,346	17.61

DESCRIPTION	DATA	%
2014 Est. Workers Age 16+, Transp. To Work	13,107	
Drove Alone	9,144	69.76
Car Pooled	841	6.42
Public Transportation	1,444	11.02
Walked	594	4.53
Bicycle	106	0.81
Other Means	307	2.34
Worked at Home	671	5.12
2014 Est. Workers Age 16+ by Travel Time to Work *		
Less than 15 Minutes	3,660	
15 - 29 Minutes	5,128	
30 - 44 Minutes	2,383	
45 - 59 Minutes	349	
60 or more Minutes	858	
2014 Est. Avg Travel Time to Work in Minutes	25.18	
2014 Est. Tenure of Occupied Housing Units	10,437	
Owner Occupied	3,752	35.95
Renter Occupied	6,684	64.04
2014 Owner Occ. HUs: Avg. Length of Residence	16.7	
2014 Renter Occ. HUs: Avg. Length of Residence	7.4	

Primary Retail Trade Area | Demographics

East Downtown Management District

DESCRIPTION	DATA	%
2014 Est. All Owner-Occupied Housing Values	3,752	
Value Less than \$20,000	23	0.61
Value \$20,000 - \$39,999	105	2.80
Value \$40,000 - \$59,999	126	3.36
Value \$60,000 - \$79,999	456	12.15
Value \$80,000 - \$99,999	663	17.67
Value \$100,000 - \$149,999	381	10.15
Value \$150,000 - \$199,999	429	11.43
Value \$200,000 - \$299,999	1,262	33.64
Value \$300,000 - \$399,999	238	6.34
Value \$400,000 - \$499,999	40	1.07
Value \$500,000 - \$749,999	9	0.24
Value \$750,000 - \$999,999	5	0.13
Value \$1,000,000 or more	13	0.35
2014 Est. Median All Owner-Occupied Housing Value	\$164,077	
2014 Est. Housing Units by Units in Structure	12,864	
1 Unit Attached	1,547	12.03
1 Unit Detached	5,258	40.87
2 Units	871	6.77
3 or 4 Units	1,100	8.55
5 to 19 Units	1,236	9.61
20 to 49 Units	478	3.72
50 or More Units	2,343	18.21
Mobile Home or Trailer	31	0.24
Boat, RV, Van, etc.	1	0.01

DESCRIPTION	DATA	%
2014 Est. Housing Units by Year Structure Built	12,864	
Housing Unit Built 2005 or later	1,973	15.34
Housing Unit Built 2000 to 2004	1,318	10.25
Housing Unit Built 1990 to 1999	854	6.64
Housing Unit Built 1980 to 1989	476	3.70
Housing Unit Built 1970 to 1979	719	5.59
Housing Unit Built 1960 to 1969	1,139	8.85
Housing Unit Built 1950 to 1959	1,678	13.04
Housing Unit Built 1940 to 1949	1,722	13.39
Housing Unit Built 1939 or Earlier	2,985	23.20
2014 Est. Median Year Structure Built **	1960	



C. Kelly Cofer
President & CEO
The Retail Coach, LLC

About The Retail Coach

The Retail Coach, LLC, is a national retail analytics and locational intelligence firm that specializes in all aspects of retail market analyses and recruitment, from “macro to micro” trade area assessment to actively recruiting retailers on behalf of our clients.

Through its unique Retail:360 process, The Retail Coach offers a dynamic system of products and services that better enable communities to maximize their retail development potential.

Retail:360 Process

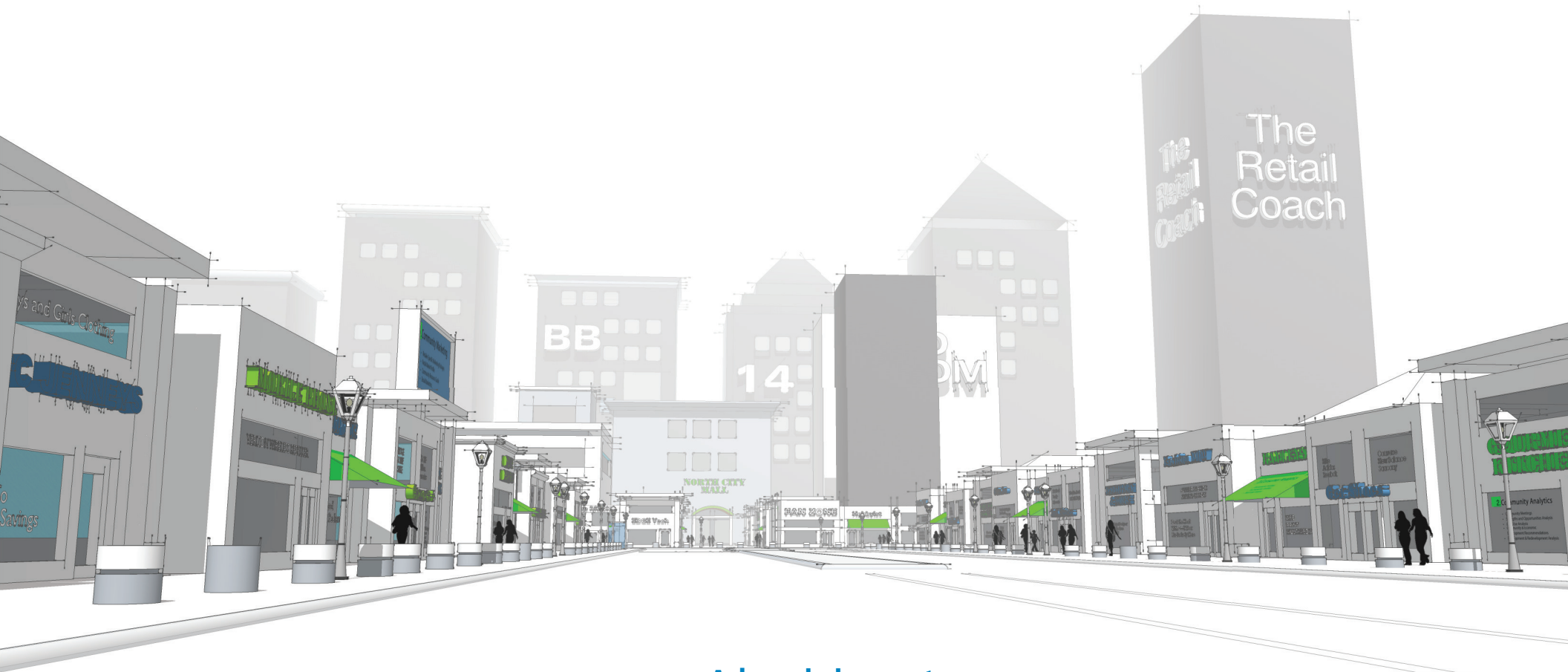
Providing more than simple data reports of psychographic and demographic trends, The Retail Coach goes well beyond other retail consulting and market research firms’ offerings by combining current national and statewide demographics and trend data with real-world, “on-the-ground” data gathered through extensive visits within our clients’ communities.

Every community is different, and there is no “one size fits all” retail recruitment solution. Compiling the gathered data into client-tailored information packets that are uniquely designed for, and targeted to, specific retailers and restaurants who meet the community’s needs helps assure our clients that they are receiving the latest and best information for their retail recruitment efforts — all with personal service and coaching guidance that continues beyond the initial project scope and timeline.

Our Retail:360 process assures that communities get timely, accurate and relevant information. Translating that data into the information that retailers need and seek assures our clients even better possibilities for tremendous retail growth and success.

**The Retail Coach -
It’s not about data. It’s about your success.**

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Acknowledgements

The observations, conclusions and recommendations contained in this study are solely those of The Retail Coach, LLC and should not be construed to represent the opinions of others, including its clients, or any other entity prior to such entity's express approval of this study.

Sources used in completing this study include: infoUSA™, Applied Geographic Solutions, Nielsen 2013/2014, ESRI 2013, U.S. Census Bureau, Economy.com, Spatial Insights Inc., Urban Land Institute, CensusViewer.com, International Council of Shopping Centers, and/or U.S. Bureau of Labor and Statistics.

To better represent current data, where applicable, portions of estimated actual sales may be calculated using an average sales per square foot model.

Mapping data is provided by MapInfo, Nielsen, ESRI and/or Microsoft Corporation.

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions.