

CHESTNUT PARK ON I44B IN SPRINGFIELD, MO

RETAIL GAP SUMMARY

- (1) **Defined.** Retail gap analysis measures local retail demand vs. local retail supply. When demand is higher than supply, there is a retail “gap”.
- (2) **Unmet local retail demand at a 5-minute drive-time summary.**
 - (a) **Top 10 opportunities range** from \$375K+ to \$8.5M+ in annual potential revenues (Total \$).
 - (b) **Top 3 avg:** \$6.4M+ Total \$, \$976 annually per HH & \$ 396 annually per person.
 - (c) **Top 5 avg:** \$4.9M+ Total \$738 annually per HH & \$299 annually per person.
 - (d) **Top 10 avg:** \$2.8M+ Total \$, \$427 annually per HH & \$173 annually per person.
- (3) **Key top opportunities.**
 - (a) **Auto dealer \$8.5M+ Total \$.** \$1,285 annually per HH & \$522 annually per person.
 - (b) **Food & Beverage Store \$7.3M+ Total \$.** \$1,105 annually per HH & \$449 annually per person.
 - (c) **Clothing & Accessories \$3.5M+ Total \$.** \$537 annually per HH. \$218 annually per person.
 - (d) **Health & Personal Care \$3M+ Total \$.** \$460 annually per HH. \$186 annually per person.
 - (e) **Furniture & Home Furnishings \$2M+ Total \$.** \$304 annually per HH. \$123 annually per person.
 - (f) **Sports/Hobbies/Music \$1.5M+ Total \$.** \$226 annually per HH. \$91 annually per person.
 - (g) **Drinking Place (Alcohol) \$750K+ Total \$.** \$116 annually per HH. \$47 annually per person.

DISCLOSURES & COPYRIGHTS

Coldwell Banker Commercial Vanguard in Springfield, Missouri has been retained as the exclusive advisor for the sale of Chestnut Park on I44B inside the loop in the Springfield

CHESTNUT PARK ON I44B IN SPRINGFIELD, MO

City Limits. Coldwell Banker Commercial Southwest Partners through a collaborative brokerage agreement with Coldwell Banker Commercial Vanguard is managing this listing.

Coldwell Banker Commercial Southwest Partners is a wholly owned franchise of Alexander Tiffany Southwest, LLC. Analysis is preliminary, based on proprietary systems and models, is time sensitive and based on assumptions-stated and unstated. Graphics are only renderings. Measurements are only estimates. No warranties are expressed or implied. All content is protected by copyright laws, is only for prospects or legal representatives, and should not replace buyers own due diligence and analysis. Any other use is prohibited.