

APPENDIX A
SOCIOECONOMIC CONDITIONS

Retail Survey of all Storefronts within the 1.5-Mile Trade Area

TOTALS FOR ALL SURVEY AREAS

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	727	21.2%	CONVENIENCE GOODS	605	17.6%
General Merchandise	152	4.4%	Food and Beverage	450	13.1%
Department (except discount)	12	0.4%	Supermarkets and other grocery	141	4.1%
Discount department	10	0.3%	Convenience stores	177	5.2%
Warehouse clubs and supercenters	1	0.0%	Meat markets	20	0.6%
All other general merchandise	129	3.8%	Fish and seafood markets	22	0.6%
Clothing and Clothing Accessories	274	8.0%	Fruit and vegetable markets	21	0.6%
Men's clothing	28	0.8%	Other specialty food stores	37	1.1%
Women's clothing	70	2.0%	Beer, wine, and liquor stores	32	0.9%
Children's clothing	13	0.4%	Health and Personal Care	120	3.5%
Family clothing	50	1.5%	Pharmacies and drug stores	61	1.8%
Accessories	18	0.5%	Beauty supplies and perfume	46	1.3%
Other clothing	10	0.3%	Other health and personal care	13	0.4%
Shoes	49	1.4%	Other Convenience Goods	41	1.2%
Jewelry	36	1.1%	Florists	21	0.6%
Luggage and leather goods	0	0.0%	Tobacco stores	9	0.3%
Furniture, Home Furnishings, Equipment	82	2.4%	Newsdealers and newsstands	0	0.0%
Furniture	57	1.7%	Pet and pet supplies stores	11	0.3%
Floor covering	6	0.2%	Other miscellaneous convenience goods	0	0.0%
Window treatment	1	0.0%	NEIGHBORHOOD SERVICES	1,080	31.5%
All other home furnishings	18	0.5%	Taxi and limousine services	4	0.1%
Electronics and Appliance	100	2.9%	Banks	48	1.4%
Appliance, television, and other electronics	97	2.8%	Check cashing	18	0.5%
Computer and software	3	0.1%	Pawn shops	21	0.6%
Camera and photographic supplies	0	0.0%	Video tape and disc rentals	4	0.1%
Sporting Goods, Hobby, Books, Music	43	1.3%	Photocopy stores	5	0.1%
Sporting goods	12	0.4%	Fitness and recreational sports centers	17	0.5%
Hobby, toy, and games	13	0.4%	Electronics repair (computer, stereo, etc.)	14	0.4%
Sewing, needlework, and piece	1	0.0%	Personal & household goods repair (appliance, garden equipment, footwear, etc.)	18	0.5%
Musical instrument and supplies	1	0.0%	Hair, nail, and skin services	290	8.5%
Books	2	0.1%	Funeral homes and funeral services	4	0.1%
Tape, compact disc, and record	14	0.4%	Laundromats	47	1.4%
Miscellaneous Store Retailers	76	2.2%	Drycleaning and laundry services	59	1.7%
Optical goods	20	0.6%	Photofinishing	13	0.4%
Office supplies and stationary	2	0.1%	Parking lots and garages	26	0.8%
Gift, novelty, and souvenir	37	1.1%	Medical or dental offices	165	4.8%
Used merchandise	0	0.0%	All other professional offices (travel, tax, etc.)	195	5.7%
Art dealers	0	0.0%	Other neighborhood services (palm reading, etc.)	132	3.9%
Other miscellaneous shopping goods	17	0.5%	EATING AND DRINKING PLACES	480	14.0%
BLDING MTR'LS & GARDEN SUPPLY	50	1.5%	Full-service restaurants	120	3.5%
Home centers	4	0.1%			
Paint and wallpaper	2	0.1%	Limited-service eating places	332	9.7%
Hardware	27	0.8%	Special food services (e.g., caterers)	2	0.1%
Other building material dealers	17	0.5%	Drinking places (alcoholic beverages)	26	0.8%
Lawn and garden equipment & supplies	0	0.0%	AUTO-RELATED TRADE	142	4.1%
VACANT STOREFRONTS	344	10.0%	Automobile dealers	9	0.3%
Boarded-up	282	8.2%	Other motor vehicle dealers (motorcycle, boat, etc)	0	0.0%
Under renovation, no tenant specified	53	1.5%	Automotive parts, accessories, and tires	34	1.0%
Under renovation, future tenant specified	9	0.3%	Gasoline stations	16	0.5%
			Car rental	3	0.1%
			Automotive repair and maintenance	80	2.3%
STOREFRONT SUMMARY					
Total Storefronts	3,428	100.0%	Neighborhood Services	1,080	31.5%
Shopping Goods	727	21.2%	Eating and Drinking Places	480	14.0%
Blding Mtr'ls & Garden Supply	50	1.5%	Auto-Related Trade	142	4.1%
Convenience Goods	605	17.6%	Vacant Storefronts	344	10.0%

Source: AKRF, Inc. field surveys conducted in September, 2008.