

Void Analysis Report

for

**Weirton City Hall
Weirton WV**

November 10, 2023

Prepared by

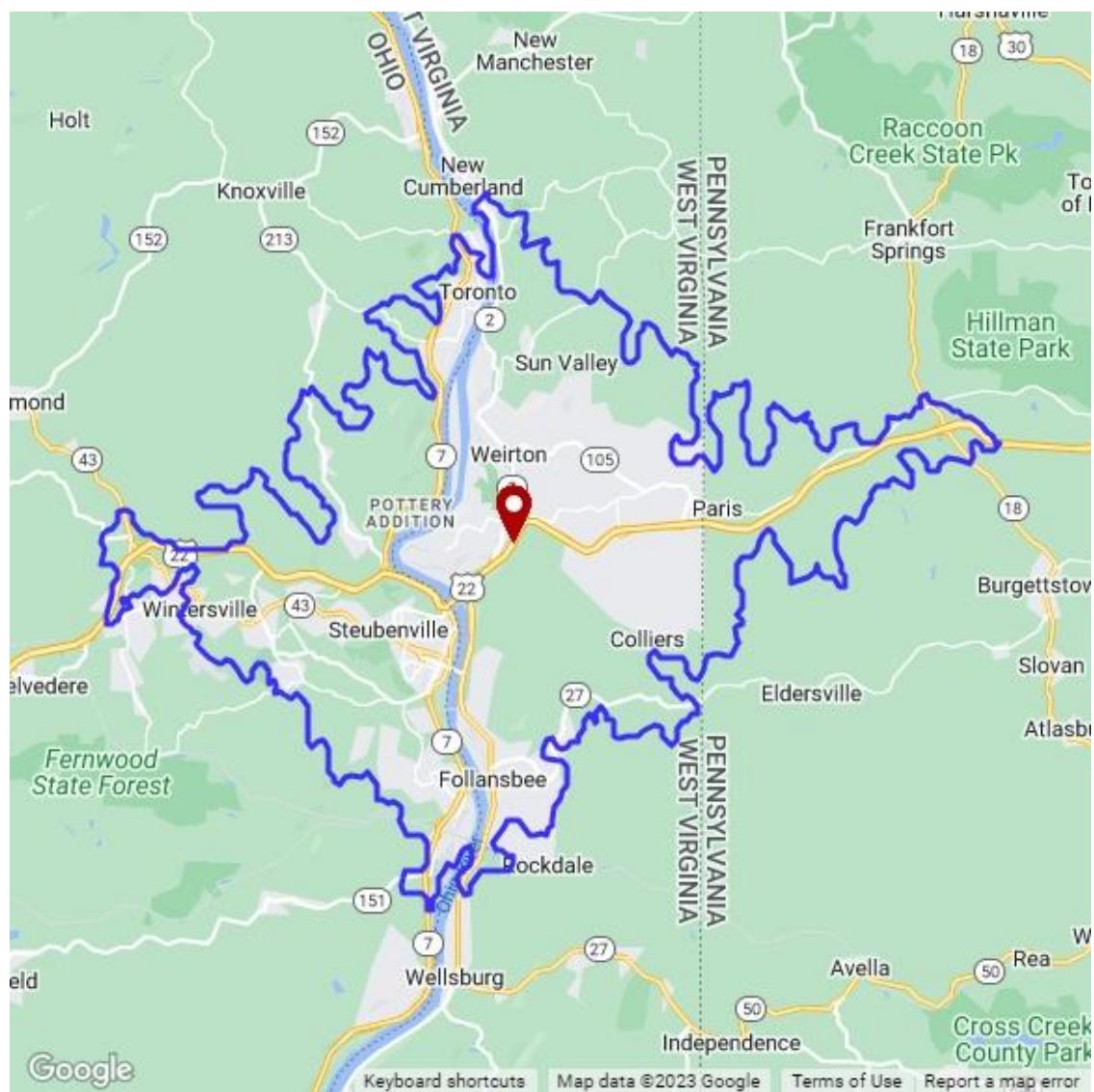
INSIGHT
MARKET ANALYTICS

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Trade Area Map

Weirton City Hall

Weirton WV



Trade Area: 15 Min Drive

Retail Gap Analysis

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Trade Area: 15 Min Drive

	Supply	Demand	Surplus / Gap	Gap Chart
BUILDING MATERIALS AND HOME IMPROVEMENT				
Building material & supplies stores	\$89,319,713	\$71,595,056	\$17,724,657	
Lumber & other building/structural materials & supplies	\$38,017,878	\$29,110,933	\$8,906,945	
Hardware, tools, & plumbing & electrical supplies	\$22,293,449	\$20,213,149	\$2,080,300	
Household fuels, including oil, LP gas, wood, coal	\$1,759,551	\$2,971,951	(\$1,212,400)	 -41%
Flooring & floor coverings	\$6,824,348	\$9,777,429	(\$2,953,081)	 -30%
Paint & sundries / wallpaper & other flexible wallcoverings	\$6,913,736	\$5,284,190	\$1,629,546	
LAWN & GARDEN EQUIPMENT				
Lawn & garden equipment & supplies stores	\$6,101,885	\$8,645,753	(\$2,543,868)	 -29%
Lawn, garden, & farm equipment & supplies	\$12,409,815	\$19,505,482	(\$7,095,667)	 -36%
FURNITURE AND HOME FURNISHINGS				
Furniture stores	\$0	\$8,582,472	(\$8,582,472)	 -100%
Home furnishings stores	\$718,011	\$9,190,614	(\$8,472,603)	 -92%
Furniture, sleep equipment & outdoor/patio furniture	\$7,902,282	\$32,882,470	(\$24,980,188)	 -76%
Curtains, draperies, blinds, slipcovers, bed & table coverings	\$2,630,457	\$4,574,518	(\$1,944,061)	 -42%
Kitchenware & home furnishings	\$5,703,781	\$13,007,353	(\$7,303,572)	 -56%
ELECTRONICS & APPLIANCES				
Electronics & appliance stores	\$7,695,231	\$12,563,163	(\$4,867,933)	 -39%
Major household appliances	\$5,451,738	\$5,068,500	\$383,237	
Audio equipment & musical instruments & related materials	\$3,354,729	\$7,194,010	(\$3,839,282)	 -53%
Computer hardware, software, & supplies, including gaming	\$7,260,435	\$32,487,019	(\$25,226,584)	 -78%
Small electric appliances	\$1,229,065	\$2,545,917	(\$1,316,852)	 -52%
Televisions, video recorders, video cameras	\$6,663,863	\$6,925,341	(\$261,478)	 -4%
FUEL CENTERS				
Gasoline stations	\$67,771,010	\$109,327,252	(\$41,556,243)	 -38%
Automotive fuels	\$51,707,611	\$81,140,689	(\$29,433,078)	 -36%
AUTOMOTIVE				
Automotive parts, accessories, & tire stores	\$18,116,743	\$19,450,734	(\$1,333,991)	 -7%
Automotive lubricants, including oil, greases, etc.	\$1,865,509	\$2,246,972	(\$381,463)	 -17%
Automotive tires, tubes, batteries, parts, accessories	\$26,371,163	\$40,623,753	(\$14,252,590)	 -35%
GENERAL MERCHANDISE				
General merchandise stores	\$100,433,219	\$121,388,068	(\$20,954,849)	 -17%
Used merchandise stores	\$5,960,443	\$3,520,852	\$2,439,591	

Trade Area: 15 Min Drive	Supply	Demand	Surplus / Gap	Gap Chart
CLOTHING & ACCESSORIES				
Department stores	\$12,213,295	\$22,327,891	(\$10,114,596)	 -45%
Clothing stores	\$9,560,994	\$24,451,217	(\$14,890,223)	 -61%
Women's, juniors', & misses' wear	\$12,465,902	\$44,374,779	(\$31,908,878)	 -72%
Men's wear	\$5,773,739	\$16,196,470	(\$10,422,731)	 -64%
Children's wear & infants' & toddlers' clothing & accessories	\$2,964,109	\$6,293,944	(\$3,329,834)	 -53%
Shoe stores	\$4,771,590	\$6,104,994	(\$1,333,404)	 -22%
Footwear, including accessories	\$6,909,439	\$15,648,099	(\$8,738,660)	 -56%
SPECIALTY RETAIL				
Book, periodical, & music stores	\$12,514,952	\$3,112,335	\$9,402,617	
Books/Periodicals	\$9,191,537	\$3,904,974	\$5,286,563	
Jewelry, luggage, & leather goods stores	\$3,118,872	\$4,570,667	(\$1,451,795)	 -32%
Jewelry, including watches	\$4,837,317	\$9,047,722	(\$4,210,406)	 -47%
Office supplies, stationery, & gift stores	\$4,549,880	\$4,812,314	(\$262,434)	 -5%
Paper & related products	\$4,288,136	\$5,466,633	(\$1,178,497)	 -22%
Optical goods, including eyeglasses, sunglasses, etc.	\$2,599,528	\$1,948,022	\$651,506	
Pets, pet foods, & pet supplies	\$6,296,476	\$11,501,244	(\$5,204,769)	 -45%
Sporting goods, hobby, & musical instrument stores	\$4,822,702	\$15,429,344	(\$10,606,642)	 -69%
Sporting goods, including bicycles & motorized sport vehicles	\$3,869,469	\$10,033,275	(\$6,163,805)	 -61%
Toys, hobby goods, & games	\$3,629,513	\$5,802,741	(\$2,173,228)	 -37%
Sewing, knitting materials & supplies	\$329,864	\$747,940	(\$418,076)	 -56%
Photographic equipment & supplies	\$1,100,181	\$1,455,025	(\$354,844)	 -24%
DRUGS & PERSONAL CARE				
Health & personal care stores	\$88,112,993	\$73,062,000	\$15,050,993	
Drugs, health aids, beauty aids, including cosmetics	\$94,272,949	\$217,130,266	(\$122,857,317)	 -57%
GROCERY & SPECIALTY FOOD STORES				
Supermarkets	\$36,351,538	\$138,732,757	(\$102,381,218)	 -74%
Specialty food stores	\$5,886,955	\$3,255,590	\$2,631,365	
Groceries & other food items for off premises consumption	\$98,058,890	\$198,726,852	(\$100,667,962)	 -51%
RESTAURANTS & BARS				
Limited-service eating places	\$79,118,895	\$70,292,607	\$8,826,288	
Full-service restaurants	\$45,449,674	\$60,827,319	(\$15,377,645)	 -25%
Meals & nonalcoholic beverages for immediate consumption	\$139,974,323	\$138,891,418	\$1,082,904	
Alcoholic drinks served at the establishment	\$17,152,332	\$25,264,761	(\$8,112,429)	 -32%
Bars/Drinking places (alcoholic beverages)	\$7,522,906	\$7,944,600	(\$421,694)	 -5%
ALCOHOL & TOBACCO				
Beer, wine, & liquor stores	\$5,659,097	\$7,692,700	(\$2,033,603)	 -26%
Packaged liquor, wine, & beer	\$12,912,020	\$21,703,720	(\$8,791,700)	 -41%
Cigars, cigarettes, tobacco, & smokers' accessories	\$15,211,401	\$17,976,223	(\$2,764,822)	 -15%

Void Analysis Tenant Requirements

Weirton City Hall

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The match scoring algorithm is a proprietary index created by SiteSeer Technologies and provides the user with a visual indicator of how well one's site trade area matches the typical site location profile of each tenant chain. The match score ranges from 0-100 with a score of zero indicating that the chain has never located in a trade area similar to yours and a score of 100 indicating that the chain always locates in a trade area like yours. The algorithm looks at both (a) the percentage of times each chain locates in a trade area similar to yours, and (b) how far each site metric is from the chain's median site profile. The site profile is determined by the types of communities and trade areas where the tenant typically locates; site characteristics such as whether the chain typically locates in primary or secondary retail areas, on major arteries, or in areas of high business traffic; and trade area consumer demographics and behavior.

Tenant Search Area:

Weirton-Steubenville, WV-

Tenant Exclusion Area:

15 Min Drive

	<u>Minimum</u>	<u>Maximum</u>
Locations in Search Area	1	-
Locations in USA	1	-

Retail Classes to Include in Search:

Ag Equipment and Supplies	Office Supply/Services
Automotive	Optical and Vision
Banks And Financial	Other Food/Beverage
Cannabis Retail	Pet Supplies/Services
Car Wash	Pharmacy/Drug Store
Clothing and Apparel	Restaurant - Casual
Coffee Shop	Restaurant - Fast Casual
Consumer Electronics	Restaurant - Fine Dining
Cosmetics and Beauty	Restaurant - Other
Dental	Restaurant - Quick Service
Department Store	Senior Living
Discount Store	Specialty Retail
Education	Sports And Recreation
Fitness And Gyms	Storage
Footwear/Shoes	Supercenter
Fuel/Convenience Store	Theaters/Cinema
General Merchandise	Vitamins and Nutrition
Grocery Store	
Hair, Skin And Nails	
Healthcare	
Hobby/Toys/Crafts/Books	
Home Improvement	
Home Specialty	
Hotel	
Loan and Pawn	

Void Analysis

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	Match Score (0-100)	Locations		Nearest Location	
		Search Area	USA	Distance	Direction
Automotive					
can-am		44	1	1,829	9.5 S
Honda Powersports		51	1	964	9.5 S
Kawasaki		50	1	1,069	9.5 S
Mavis Tire		30	1	1,194	8.9 S
National Tire & Battery (NTB)		28	1	388	8.9 S
Suzuki		42	1	708	9.5 S
Yamaha		37	1	867	9.5 S
Fuel/Convenience Store					
76		42	1	1,901	7.5 W
CITGO Petroleum		53	1	4,386	13.5 NNE
ExxonMobil		53	1	6,476	9.7 W
Grocery Store					
IGA (Independent Grocers Alliance)		43	1	761	10.3 E
Sparkle Market		41	2	18	7.4 N
Healthcare					
Confluent Health		46	1	348	9.1 S
HealthSource Chiropractic		26	1	134	9.1 S
LabCorp		48	1	2,127	14.9 N
Pinnacle Treatment Centers		32	1	137	10.2 S
Home Improvement					
84 Lumber		37	1	231	7.3 N
Do It Best		54	3	2,927	9.0 S
Hotel					
Holiday Inn Express		57	1	2,334	14.8 N