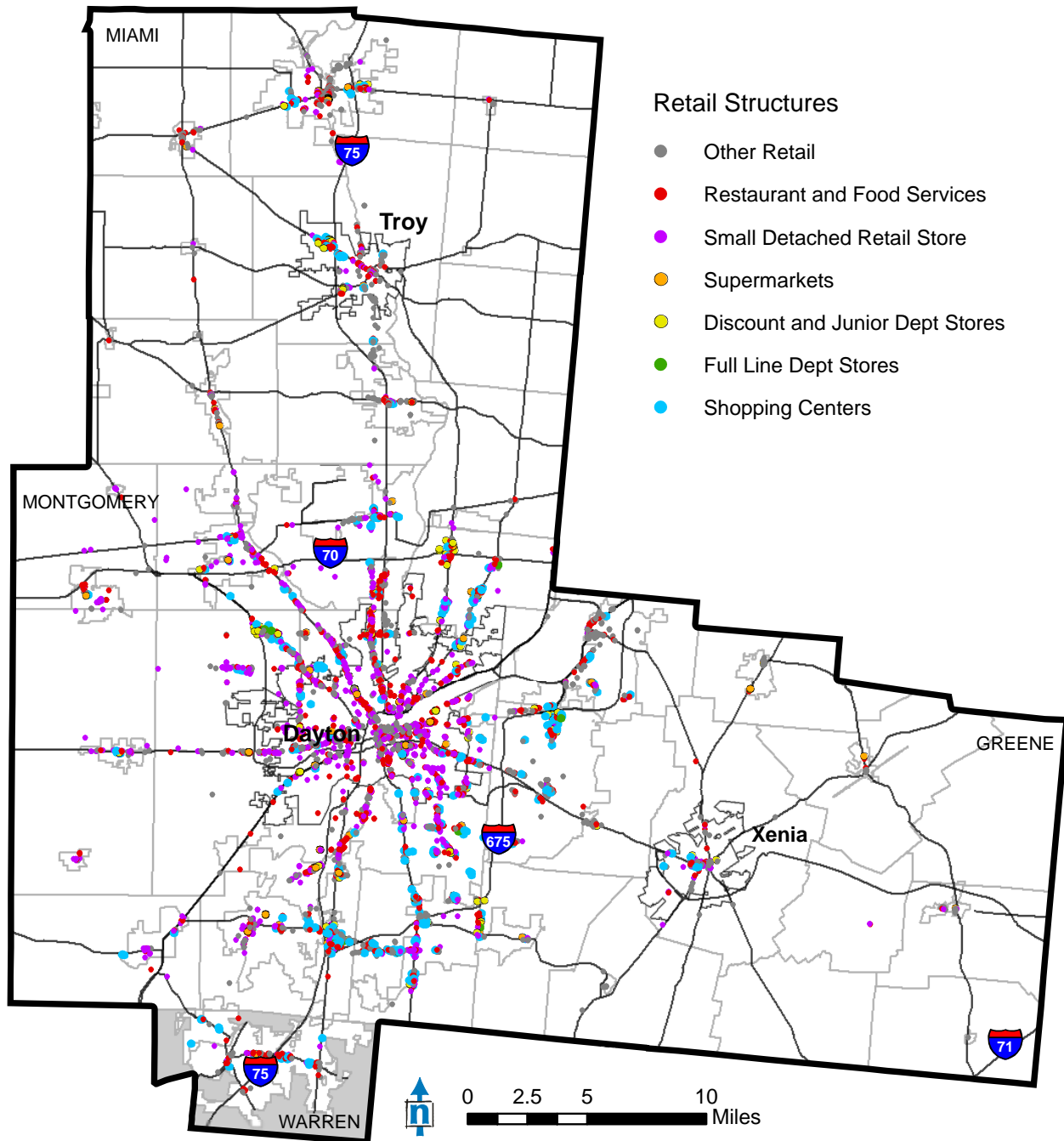


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Figure 17 presents the spatial distribution of retail land by type. The concentrations of retail land are generally located adjacent to major highways in the Region. Shopping Centers appear to be the most concentrated type of retail land, appearing in clusters adjacent to the interstates, while restaurants are spread across the Region mostly along major and minor arterial roads.

Figure 17. Retail Land Distribution by Type

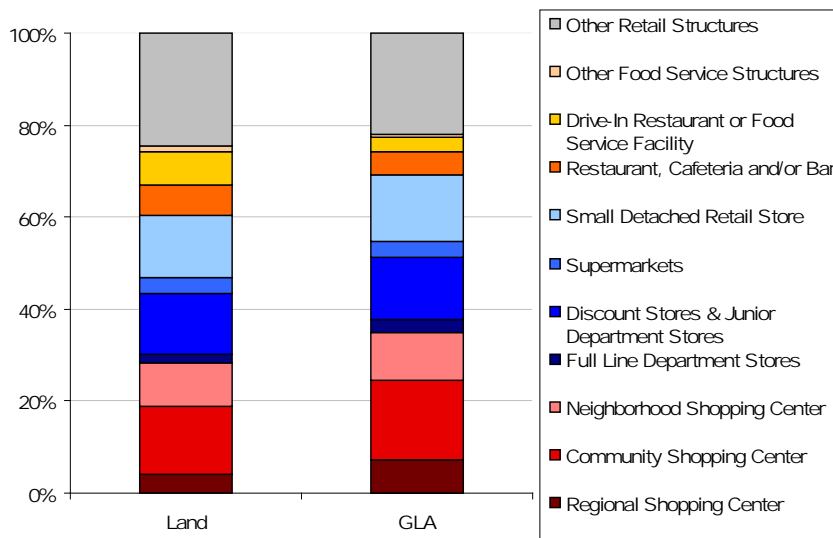


Source: Greene, Miami, Montgomery, and Warren counties, 2007

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Figure 18. Percent Distribution of Retail Land and GLA by Type for 2007

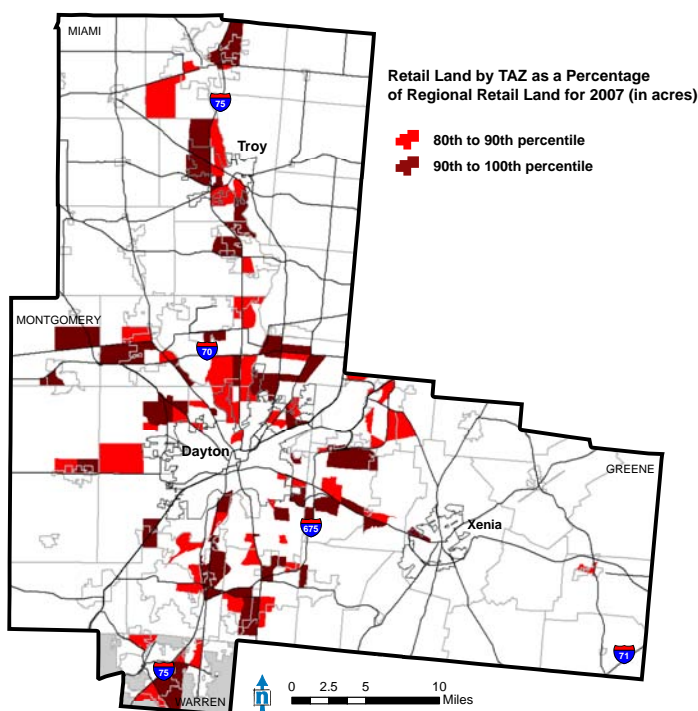


The proportions of land and GLA for each type of retail are similar (Figure 18). However, shopping centers, in particular, account for a greater percentage of regional GLA than land. In contrast, restaurants consume a greater share of land than GLA.

The concentrations of retail land and GLA mimic one another, similar to the office land and GLA (Figures 19 and 20). There are clear concentrations along I-75 through Miami and Montgomery counties. There are also high concentrations of retail development along I-70 in Montgomery County, I-675 in western Greene County, and southeast Montgomery County.

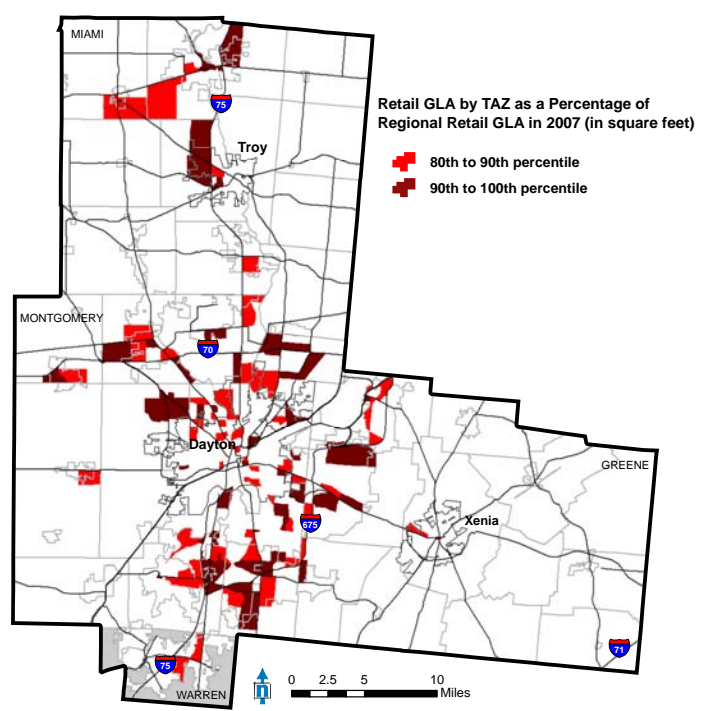
However there are some differences between the concentrations of land and GLA, particularly in downtown Dayton and in northern Warren County. Although Dayton does not possess a regionally significant amount of retail land, it does possess a significant amount of retail GLA because of the density of development. Conversely, northern Warren County includes a large concentration of retail land, but has a smaller concentration of retail GLA.

Figure 19. Retail Land Concentrations for 2007



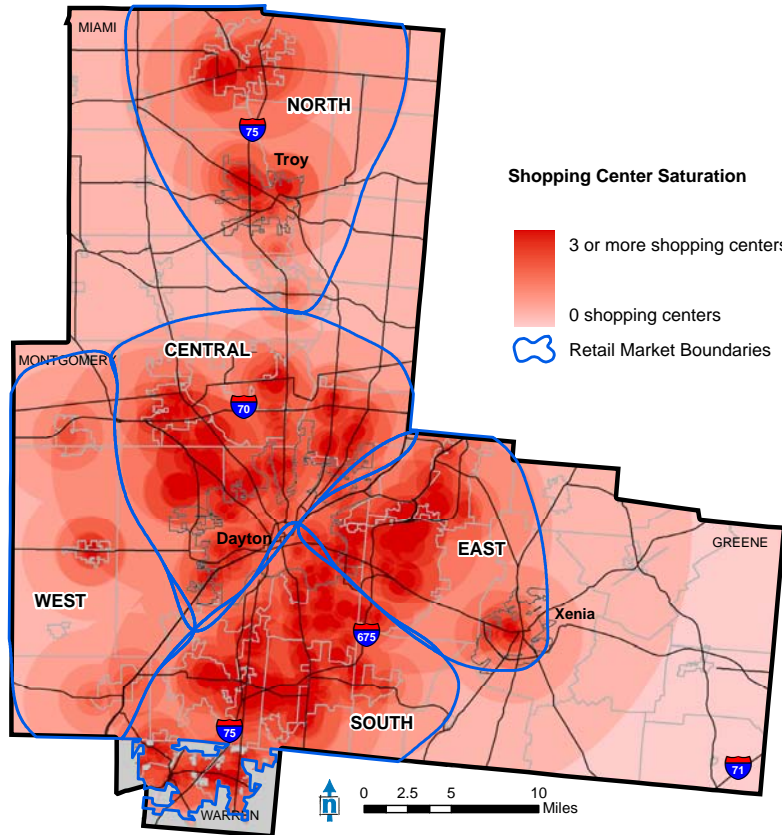
Source: Greene, Miami, Montgomery, and Warren counties, 2007

Figure 20. Retail GLA Concentrations for 2007



Source: Greene, Miami, Montgomery, and Warren counties, 2007; cities of Carlisle, Franklin, and Springboro, 2007

Figure 21. Retail Market Areas



Similar to the office market analysis, five regional retail markets were identified through an analysis of neighborhood, community, and regional shopping center trade areas, as illustrated in Figure 21. In this map, the dark red represents places that are within the trade area of at least one of each type of shopping center. For further explanation on how the map was created, see Appendix B.

The South and Central markets possess the two largest shares of the regional retail land and GLA (Table 8). However, the North market has the most retail land and GLA per capita, while the West market has the highest GLA per retail employee. Despite having the highest population per square mile, the East market is tied for the least amount of retail land per capita, and has the least amount of retail GLA per employee.

Source: Greene, Miami, Montgomery, and Warren counties, 2007

Table 8. Retail Market Statistics for 2007

	North	East	South	West	Central	Region
Market Land Area (Acres)	127,517.1	87,146.8	109,719.3	104,670.6	131,403.0	560,456.7
Population	72,143	162,472	286,763	31,204	258,579	811,161
Population per Square Mile	362	1,193	1,673	191	1,259	926
Retail Employees	8,218	16,339	33,508	1,425	23,193	82,683
Retail Land Area (Acres)	719.7	964.9	1,704.7	255.0	1,794.9	5,439.3
% Share of Retail Land	13.2%	17.7%	31.3%	4.7%	33.0%	100.0%
Retail Land per 1,000 Employees (Acres)	87.6	59.1	50.9	179.0	77.4	65.8
Retail Land per 1,000 Persons (Acres)	10.0	5.9	5.9	8.2	6.9	6.7
Retail GLA (Square Feet)	5,459,667	9,260,481	19,167,299	1,190,428	16,388,532	51,466,407
% Share of Retail GLA	10.6%	18.0%	37.2%	2.3%	31.8%	100.0%
Retail GLA per Employee (Square Feet)	664.4	566.8	572.0	835.4	706.6	622.5
Retail GLA per Person (Square Feet)	75.7	57.0	66.8	38.1	63.4	63.4
Floor-Area Ratio (FAR)	0.198	0.233	0.274	0.110	0.237	0.238

Source: Greene, Miami, Montgomery, and Warren counties, 2007; cities of Carlisle, Franklin, and Springboro, 2007; MVRPC, 2008; Ohio-Kentucky-Indiana Council of Governments, 2008
 Note: Warren County data only includes cities of Carlisle, Franklin, and Springboro