

Bellemont Commercial Feasibility



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PEAKS

BELLEMONT

FMPO

WINONA

KACHINA VILLAGE / MOUNTAINAIRE

Bellemont Commercial Feasibility

FMPO Households	29,800	
Bellemont Households	343	1.2%
FMPO Population	85,962	
Bellemont Population	720	Est.

FMPO Retail Values

Retail Leakage and Surplus Analysis

FMPO Boundary

Leakage/Surplus Index by Major Store Type

The quantitative comparison of retail leakage and surplus in the twelve major store types shown in the chart and table below provides an initial measure of market opportunities. Combining this analysis with the knowledge of the local retail situation will take the process of identifying retail possibilities one step further.

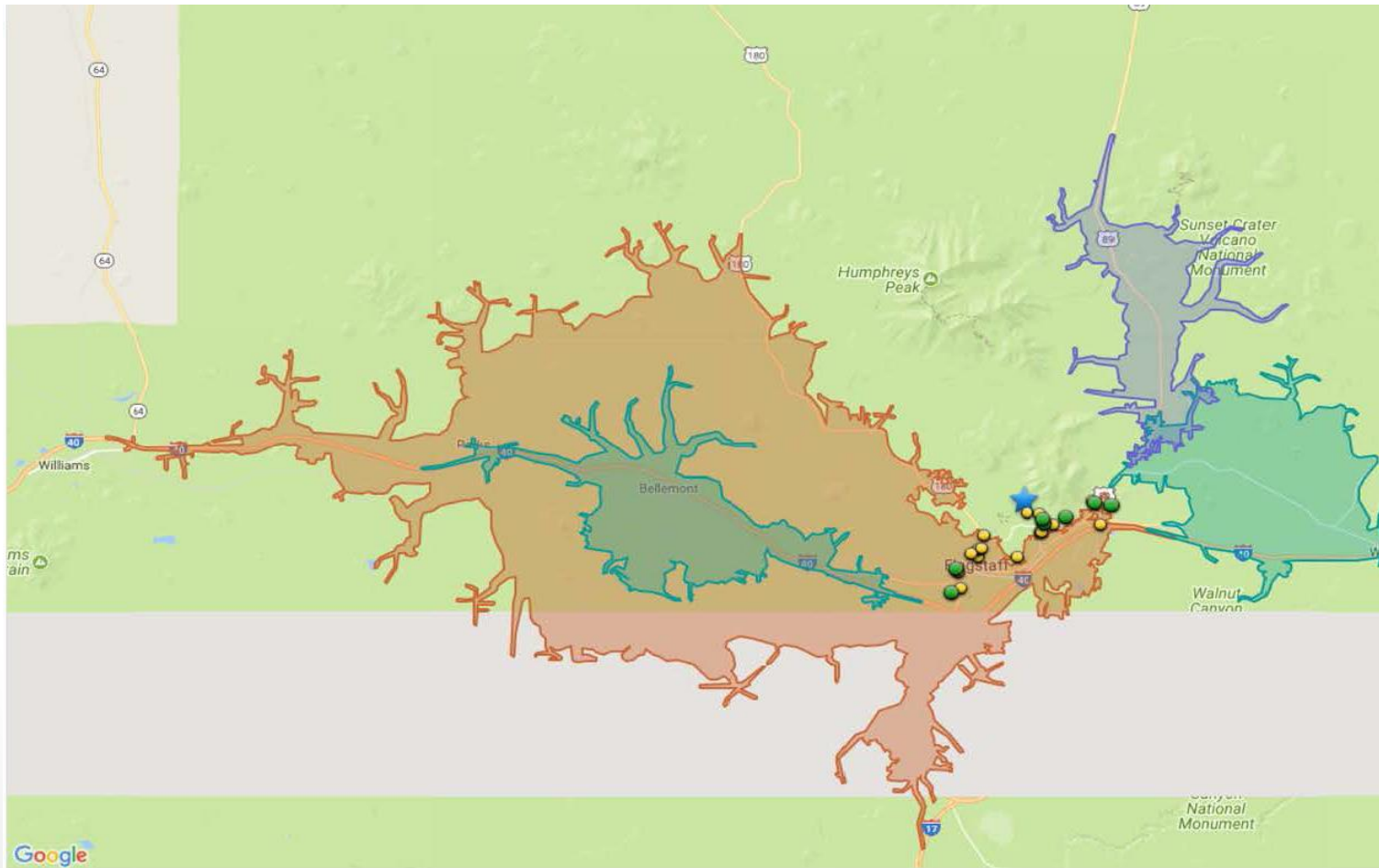
Figure 1 provides the leakage/surplus indices and following is the sales potential and estimated sales for major store types.

Figure 1. Leakage/Surplus Index and Estimated and Potential Sales by Major Store Types

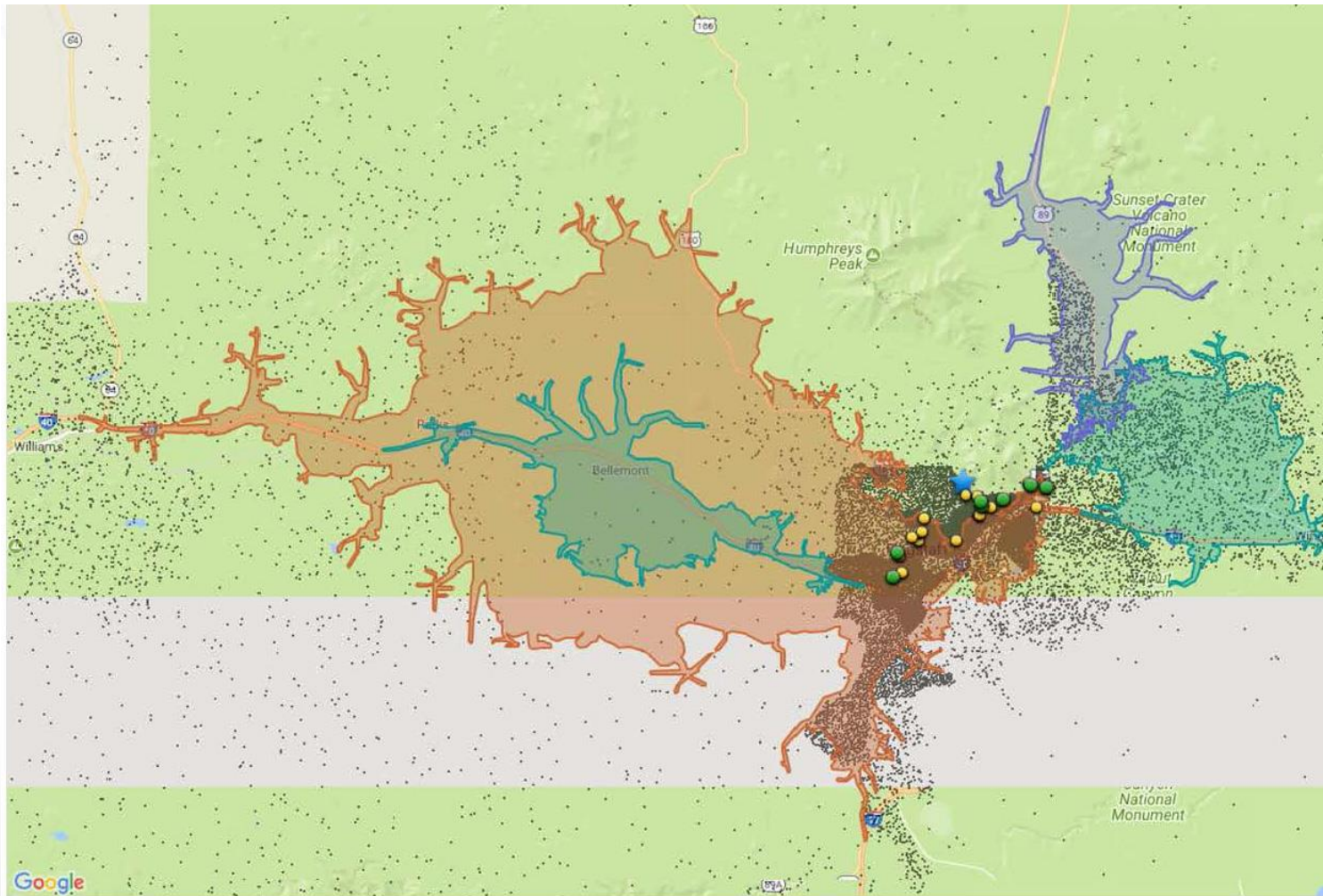


Store Type	Potential	Estimated Sales	Surplus/Leakage
Motor Vehicle Parts & Dealers	265,826,512	268,724,696	1.0
Furniture & Home Furnishing Stores	31,449,411	23,036,674	0.7
Electronics & Appliance Stores	29,409,055	31,833,637	1.1
Building Material & Garden Equipment & Supply Dealers	74,635,447	91,470,390	1.2
Food & Beverage Stores	162,419,381	280,516,405	1.7
Health & Personal Care Stores	82,434,366	52,955,262	0.6
Clothing & Clothing Accessories Stores	51,274,173	41,259,822	0.8
Sporting Goods, Hobby, Book, & Music Stores	23,096,534	47,308,322	2.0
General Merchandise Stores	167,207,431	275,749,945	1.6
Miscellaneous Store Retailers	36,050,381	33,264,235	0.9
Foodservice & Drinking Places	134,320,089	257,496,648	1.9
Total	1,058,122,780	1,403,616,036	1.3

Bellemont Drive Times



FMPO Population Density



Possible Retail Opportunities

- Dollar Store
- Hotel
- Highway Restaurant
- Fast Food
- Convenience Store / Gas
- Select Highway Retail

Questions??

