

RMP Opportunity Gap - Retail Stores

Prepared For:
Project Code: Crown Farm

Order #: 963947363
Site: 01

SAM EIG HWY AT FIELDS RD, GAITHERSBURG, MD 20877, 0.00 - 5.00 Miles, Total

Retail Stores	Demand (Consumer Expenditures)	Supply (Retail Sales)	Opportunity Gap/Surplus
Non-Store Retailers-454	279,059,803	190,945,361	88,114,442
Electronic Shopping, Mail-Order Houses-4541	179,307,011	102,054,940	77,252,071
Vending Machine Operators-4542	20,299,182	36,938,997	(16,639,815)
Direct Selling Establishments-4543	79,453,610	51,951,424	27,502,186
Foodservice and Drinking Places-722	476,521,218	448,204,275	28,316,943
Full-Service Restaurants-7221	196,578,738	225,747,665	(29,168,927)
Limited-Service Eating Places-7222	203,175,486	163,949,579	39,225,907
Special Foodservices-7223	36,160,608	57,308,200	(21,147,592)
Drinking Places -Alcoholic Beverages-7224	40,606,385	1,198,831	39,407,554
GAFO *	1,296,121,560	1,298,582,488	(2,460,928)
General Merchandise Stores-452	611,494,214	616,377,798	(4,883,584)
Clothing and Clothing Accessories Stores-448	256,852,900	171,664,399	85,188,501
Furniture and Home Furnishings Stores-442	145,287,332	140,340,447	4,946,885
Electronics and Appliance Stores-443	126,772,305	212,466,825	(85,694,520)
Sporting Goods, Hobby, Book, Music Stores-451	99,675,527	116,889,340	(17,213,813)
Office Supplies, Stationery, Gift Stores-4532	56,039,283	40,843,679	15,195,604

* GAFO (General merchandise, Apparel, Furniture and Other) represents sales at stores that sell merchandise normally sold in department stores. This category is not included in Total Retail Sales Including Eating and Drinking Places.

Claritas' RMP data is derived from two major sources of information. The demand data is derived from the Consumer Expenditure Survey (CE Survey), which is fielded by the U.S. Bureau of Labor Statistics (BLS). The supply data is derived from the Census of Retail Trade (CRT), which is made available by the U.S. Census.

The difference between demand and supply represents the opportunity gap or surplus available for each retail outlet in the specified reporting geography. When the demand is greater than (less than) the supply, there is an opportunity gap (surplus) for that retail outlet. For example, a positive value signifies an opportunity gap, while a negative value signifies a surplus.



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Appendix: Area Listing

Area Name:

Type: Radius

Reporting Detail: Aggregate

Reporting Level: Block Group

Radius Definition:

SAM EIG HWY AT FIELDS RD
GAITHERSBURG, MD 20877

Center Point: 39.116150 -77.208350
Circle/Band: 0.00 - 1.00

Area Name:

Type: Radius

Reporting Detail: Aggregate

Reporting Level: Block Group

Radius Definition:

SAM EIG HWY AT FIELDS RD
GAITHERSBURG, MD 20877

Center Point: 39.116150 -77.208350
Circle/Band: 0.00 - 3.00

Area Name:

Type: Radius

Reporting Detail: Aggregate

Reporting Level: Block Group

Radius Definition:

SAM EIG HWY AT FIELDS RD
GAITHERSBURG, MD 20877

Center Point: 39.116150 -77.208350
Circle/Band: 0.00 - 5.00



ATTACHMENT 2

TENANT LISTING
NEARBY SHOPPING CENTERS

Fallsgrove Village Center		
521 Fallsgrove Blvd, Rockville MD 20850		
Property Manager:Lerner Corporation		
Total Gross Floor Area (sf)	215,558	
Center Type	Community	
<u>Tenant Name</u>	<u>Store Type</u>	<u>S.F.</u>
Chevy Chase Bank	Bank	
PNC Bank	Bank	
Montgomery County Wine & Liquor	Beer, Wine and Liquor Stores	
Ritz Camera	Camera & Photographic Supplies	
Color Works	Cosmetics & Beauty Supplies	
Hair Cuttery 240.3	Cosmetics & Beauty Supplies	
Posh Beauty Lounge	Cosmetics & Beauty Supplies	
Spalon	Cosmetics & Beauty Supplies	
EB Games	Electronics	
Nextel	Electronics	
Wing Stop	Electronics	
KaBloom Flower Market	Florist	
Phillips Famous Seafood	Full Service Restaurant	
Taipei Tokyo	Full Service Ethnic Restaurant	
TownHouse European Seating	Full Service Ethnic Restaurant	
Mamma Lucia	Full Service Restaurant	
Art and Framing Depot	Gift, Novelty, Souvenir	
Safeway	Grocery Store	
Palm Beach Tanning	Health & Personal Care	
Fallsgrove Dry Cleaners	Laundry	
My Eye Dr.	Optical Goods	
CheeBurger CheeBurger	Quick Service Restaurant	
Chipotle Mexican Grill	Quick Service Restaurant	
Häagen Dazs	Quick Service Restaurant	
Jerry's Subs and Pizza	Quick Service Restaurant	
Krispy Kreme	Quick Service Restaurant	
Panera Bread	Quick Service Restaurant	
Smoothie King	Quick Service Restaurant	
Starbucks	Quick Service Restaurant	
Long & Foster	Real Estate	

King Farm Village Center		
800 Pleasant Dr, Rockville MD 20850		
Property Manager: Regency Centers		
Total Gross Floor Area (sf)	143,267	
Center Type	Community	
Tenant Name	Store Type	S.F.
Montgomery Printing Svc LLC	Books & Periodicals	1,599
Hair Cuttery	Cosmetics & Beauty Salon	1,304
Lifestyles for Hair	Cosmetics & Beauty Salon	1,353
Verizon Wireless	Electronics	1,226
Kicks Karate	Fitness & Recreation	1,902
The Flower Shop	Florist	850
Kardo Meditteranean	Full Service Ethnic Restaurant	2,000
Nagoya Sushi	Full Service Ethnic Restaurant	1,500
Eastern Café	Full Service Restaurant	1,000
King Farm Mobil	Gasoline Stations	1,304
Safeway	Grocery Stores	53,754
Advanced Spine & Wellness Ctr	Health & Personal Care	1,119
Aveda Day Spa	Health & Personal Care	3,473
Curves	Health & Personal Care	1,864
Family Health Care	Health & Personal Care	2,066
South Beach Tanning	Health & Personal Care	1,670
State of the Art Dental Group	Health & Personal Care	3,693
King Farm Flooring	Home Furnishings	1,436
King Farm Cleaners	Laundry	992
Parcel Plus	Office Supplies & Stationery	1,083
Ryden Optik	Optical Goods	1,570
Baja Fresh Mexican Grill	Quick Service Restaurant	3,112
Fontina Grille	Quick Service Restaurant	4,414
L Oustalet Inc	Quick Service Restaurant	1,455
Maggie Moo's	Quick Service Restaurant	1,200
Mayorga	Quick Service Restaurant	1,607
Quiznos Sub	Quick Service Restaurant	1,336
B B & T	Real Estate & Financial Services	2,194
Chevy Chase Bank	Real Estate & Financial Services	3,182
Long & Foster Realtors	Real Estate & Financial Services	4,929
Fabric Friends	Sewing, Needlework, & Piece Goods	1,040
Woolwinders	Sewing, Needlework, & Piece Goods	1,066
King Farm Beer	Wine, Beer & Liquor Stores	3,632

Festival @ Muddy Branch		
203 Muddy Branch RD, Gaithersburg MD 20878		
Property Manager: JBG Rosenfeld Retail		
Total Gross Floor Area (sf)	184,709	
Center Type	Community	
<u>Tenant Name</u>	<u>Store Type</u>	<u>S.F.</u>
Fast Signs	Auto Parts & Accessories	
Brighton Beer & Wine	Beer, Wine, & Liquor	
Jackie Nails	Cosmetics & Beauty Salon	
Barber Shop	Cosmetics & Beauty Salon	
Mirror Mirror	Cosmetics & Beauty Salon	
Dollar & More Store	Discount Store	
Gold's Gym	Fitness & Recreation	
Motion Mania	Fitness & Recreation	
Everything Dance	Fitness & Recreation	
Champion Karate	Fitness & Recreation	
Dragon Chinese Restaurant	Full Service Ethnic Restaurant	
India Bistro	Full Service Ethnic Restaurant	
Il Porto	Full Service Ethnic Restaurant	
Gigi's Stores	General Merchandise	
Tina's Consignment Shop	General Merchandise	
Tuesday Morning	Gifts, Novelty, & Souvenir	
Grand Market	Grocery Stores	
Relaxing Alternatives	Health & Personal Care	
Accurate Physical Medicine	Health & Personal Care	
Festival Floors	Home Furnishings	
Hoover Vacuum Center	Home Furnishings	
Rent-a-Center	Household Appliances	
Muddy Branch Clearers	Laundry	
Muddy Branch Laundramat	Laundry	
Obec's	Miscellaneous	
Katz Animal Clinic	Pet & Pet Supplies	
Sushi Chalet	Quick Service Restaurant	
Pizza Hut	Quick Service Restaurant	
Wells Fargo	Real Estate & Financial Services	
Jackson Hewitt	Real Estate & Financial Services	
Ski Chalet	Sporting Goods	
Atlantic Edge Scuba	Sporting Goods	
Performance Bikes	Sporting Goods	
Blockbuster Video	Video, Compact Disc, & Music	

Travilah Square Shopping Center		
10016-10024 Darnestown Rd, Rockville MD 20850		
Property Manager: McShea and Company		
Total Gross Floor Area	63,577 sf	
Center Type	Neighborhood	
<u>Tenant Name</u>	<u>Store Type</u>	<u>S.F.</u>
Amazing Art Studio	Art Dealer	
Travilah Beer & Wine	Beer, Wine and Liquor Stores	
Brooklyn Deli & Catering	Cafeteria	
Green Tea Cafe	Cafeteria	
7-Eleven	Convenience	
Travilah Hair Design	Cosmetics & Beauty Supplies	
Victoria Nails	Cosmetics & Beauty Supplies	
Kimo Sushi & Wrap	Fish & Seafood Market	
El Mexicano	Full Service Ethnic Restaurant	
Gui Lin Restaurant	Full Service Ethnic Restaurant	
Ledo Pizza	Full Service Restaurant	
Art & Frame World	Gift, Novelty, & Souvenir	
Bikram Yoga	Health and Personal Care	
Cabin John Water	Health and Personal Care	
Milestone Cleaners	Laundry	
Michael's Noodles	Limited Service Restaurant	
PakMail	Office Supplies	
Flavors Restaurant	Specialty Food Store	
International Market	Specialty Food Store	
New Asia Market	Specialty Food Store	

Washingtonian Center		
203 Muddy Branch RD, Gaithersburg MD 20878		
Property Manager: JBG Rosenfeld Retail		
Total Gross Floor Area (sf)	460,000	
Center Type	Regional	
<u>Tenant Name</u>	<u>Store Type</u>	<u>S.F.</u>
Ann Taylor Loft	Women's Clothing	6,360
Asian Bistro	Full Service Ethnic Restaurant	3,478
Barnes & Noble	Books, Periodical, Music	27,050
Bath & Body Works	Health & Personal Care	2,784
Cahra Hair Salon	Cosmetics & Beauty Salon	2,968
California Pizza Kitchen	Quick Service Restaurants	5,963
Celebrity Kids Portrait Studio	Photo Studios	2,335
Chico's	Women's Clothing	2,684
Comfort One Shoes	Shoe Stores	2,771
Dick's Sporting Goods	Sporting Goods	100,000
General Nutrition Centers	Health & Personal Care	1,388
Joe's Crab Shack	Full Service Restaurant	10,349
Jos A Banks	Men's Clothing	3,772
Kohl's	Department Store	93,000
Lane Bryant	Women's Clothing	5,050
Lindt Chocolate	Confectionery & Nut	1,637
Love Your Eyes	Optical Goods	1,240
Macaroni Grill	Full Service Restaurant	10,000
Maggiano's Corner Bakery	Baked Goods	4,283
Maggie Moos	Quick Service Restaurants	1,124
Pier 1 Imports	Home Furnishings	9,137
Potbelly Sandwich	Quick Service Restaurants	2,014
Rio Grande Café	Full Service Restaurant	9,000
Rock Canyon Grill	Full Service Restaurant	7,000
Starbucks	Quick Service Restaurants	1,506
Storehouse	Home Furnishings	6,847
Suisse MediSpa	Health & Personal Care	3,135
Swenson's Ice Cream	Quick Service Restaurants	1,252
Target	Department Store	153,000
VoiceStream Wireless	Electronics	1,494

Kentlands Square Shopping Center		
41 Merchant Place, Gaithersburg MD 20878		
Property Manager: Saul Centers		
Total Gross Floor Area (sf)	753,241	
Center Type	Regional	
Tenant Name	Store Type	S.F.
Wine Harvest Ltd	Beer, Wine & Liquor Stores	
Lowe's	Building Materials & Supplies	
Fashion Bug	Clothing	
Annie Rose	Confectionery & Nut Store	
Hair Cuttery	Cosmetics & Beauty Salons	
Personal Touch Salon	Cosmetics & Beauty Salons	
Pro Nails	Cosmetics & Beauty Salons	
Profiles Hair Studio	Cosmetics & Beauty Salons	
Kids Cuts	Cosmetics & Beauty Salons	
Lifestyles for Hair	Cosmetics & Beauty Salons	
Kmart	Discount Department Store	
Clock Shop	Electronics	
It's About Games	Electronics	
Prime Communications	Electronics	
Bally's Total Fitness	Fitness & Recreation	
Florist	Florist	
Buca Di Beppo	Full Service Ethnic Restaurant	
Chicken-Out Rotisserie	Full Service Restaurant	
Noodles & Co	Full Service Restaurant	
O'Donnell's Seafood Restaurant	Full Service Restaurant	
Flaps Restaurant	Full Service Restaurant	
Kentlands Diner	Full Service Restaurant	
Moby Dick	Full Service Restaurant	
England Custom Furniture Dirct	Furniture	
Kentlands Mobil	Gasoline Stations	
Banner's Hallmark	Gifts, Novelty, & Souvenir	
Party City	Gifts, Novelty, & Souvenir	
Giant Food	Grocery Stores	
Whole Foods Market	Grocery Stores	
GNC	Health & Personal Care	
Hollywood Tans	Health & Personal Care	
Kentlands Dental Care	Health & Personal Care	
Moisture Jamzz Inc	Health & Personal Care	
Mind & Body Spa	Health & Personal Care	
C C Fellowship Windows	Home Furnishings	
Floor Rio & Carpets Inc	Home Furnishings	
Mattress Discounters	Home Furnishings	
Rio Carpet	Home Furnishings	
Oreck Floor Care Center	Home Furnishings	
Next Day Blinds	Home Furnishings	
Crest Cleaners	Laundry	
Omaha Steaks Stores	Meat Markets	
Barbeques Galore	Miscellaneous	
Image Ace	Miscellaneous	
Score! Educational Ctr	Miscellaneous	
Kentlands Stadium 8	Miscellaneous	
Zany Brains	Miscellaneous	
Halcyon Times LTD	Newspapers	
Parcel Plus	Office Supplies & Stationery	
Hour Eyes	Optical Goods	
Pet Smart	Pet and Pet Supplies	
Bob Rood Dog Patch	Pet and Pet Supplies	
Giant Discount Drug	Pharmacy & Drug Stores	
Giuseppi's Pizza Plus	Quick Service Restaurant	
Good Fortune Cafe	Quick Service Restaurant	
Little Caesars Pizza	Quick Service Restaurant	
Subway Sandwiches & Salads	Quick Service Restaurant	
Pizza Zone	Quick Service Restaurant	
Seattle's Best Coffee	Quick Service Restaurant	
Liberty Tax Svc	Real Estate & Financial Services	
B B & T	Real Estate & Financial Services	
Kentlands Financial Group	Real Estate & Financial Services	
Beneficial Maryland Inc	Real Estate & Financial Services	
Chevy Chase Bank	Real Estate & Financial Services	
H & R Block Tax Svc	Real Estate & Financial Services	
House & Home Realtors Inc	Real Estate & Financial Services	
Long & Foster Realtors	Real Estate & Financial Services	
Universal Title	Real Estate & Financial Services	
Village Settlements Inc	Real Estate & Financial Services	
Coldwell Banker	Real Estate & Financial Services	
Kentlands Custom Tailor	Sewing, Needlework, Piece Goods	
Payless Shoe Source	Shoe Stores	
Kentlands Gourmet	Specialty Food Store	
2 Golf	Sporting Goods	
Sunny's Great Outdoors	Sporting Goods	
Tinder Box	Tobacco	
Blockbuster Video	Video, CD, Tape, and Record Stores	