

## CHAPTER 2

# BUSINESS INVENTORY

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Properties within the Study Area, excluding the Florence Mall proper, were inventoried and a master list was created including the identification and type of business(es) located on each property. This information was provided to the Planning Commission's Market Consultant for use in his analysis. The list notes the following:

- A. Number of businesses.
- B. Types of businesses.
- C. Vacancies

Properties are classified with the following land use designations:

- 1. Residential
- 2. Office/Service
- 3. Retail
- 3A. Automotive/Auto Sales
- 3B. Restaurants
- 3C. Apparel
- 3D. Electronics
- 3E. General Merchandise
- 3F. Recreation/Entertainment
- 3G. Furniture
- 3H. Education
- 3I. Groceries/Gasoline Sales

This list outlines the number of business establishments within the Study Area as follows:

1. Residential	3*
2. Office/Service	59
3. Retail (3A through 3I combined)	112
3A. Automotive/Auto Sales	8
3B. Restaurants	23
3C. Apparel	14
3D. Electronics	9
3E. General Merchandise	32
3F. Recreation/Entertainment	3
3G. Furniture	14
3H. Education	3
3I. Groceries/Gasoline Sales	6

\* 2 multi-family developments in Areas 4 and 7 and 1 single family residence in Area 3.

The Paddock Club apartments have 200 units with an approximate 10% vacancy, and the Brook Run apartments have 146 units and did not disclose their vacancy rate.

The proportion of the number of business establishments in each use category is as follows:

1.	Residential	1.4%
2.	Office/Service	28.5%
3.	Retail (3A through 3I combined)	54.1%
3A.	Automotive/Auto Sales	3.9%
3B.	Restaurants	11.1%
3C.	Apparel	6.8%
3D.	Electronics	4.3%
3E.	General Merchandise	15.5%
3F.	Recreation/Entertainment	1.4%
3G.	Furniture	6.8%
3H.	Education	1.4%
3I.	Groceries/Gasoline Sales	2.9%
	Vacancies	15.9%

The information was collected in the summer months of 2010.

The Business Inventory Table is included as Appendix B. Additional analysis and demographic data is provided in the Market Consultant's report.