

Retail Void Analysis Report

Generated on: 2025-05-28

Executive Summary

This report identifies 171 retail voids across 6 retail categories in Chicago.

The total annual revenue potential for these retail voids is estimated at **\$11,963,196,721**.

Top Retail Voids

ZIP Code	Retail Category	Void Score	Business Count	Leakage Ratio	Annual Revenue Potential
60601	grocery	3.7	0	90.0%	\$46,758,027
60605	grocery	4.8	0	90.0%	\$77,162,617
60605	restaurant	3.7	0	90.0%	\$46,297,570
60607	grocery	3.9	0	90.0%	\$54,156,571
60608	general	1.3	1	75.0%	\$33,624,033
60608	grocery	4.9	0	90.0%	\$80,697,678
60608	restaurant	3.7	0	90.0%	\$48,418,607
60609	general	3.5	0	90.0%	\$43,094,343
60609	grocery	5.1	0	90.0%	\$86,188,686

ZIP Code	Retail Category	Void Score	Business Count	Leakage Ratio	Annual Revenue Potential
60609	restaurant	3.9	0	90.0%	\$51,713,212
60610	clothing	3.4	0	90.0%	\$38,207,804
60610	grocery	5.4	0	90.0%	\$95,519,510
60610	restaurant	4.1	0	90.0%	\$57,311,706
60611	clothing	3.6	0	90.0%	\$44,053,256
60611	grocery	6.0	0	90.0%	\$110,133,140
60611	restaurant	4.4	0	90.0%	\$66,079,884
60612	grocery	4.0	0	90.0%	\$56,316,987
60613	clothing	3.8	0	90.0%	\$49,988,971
60613	electronics	3.3	0	90.0%	\$37,491,728
60613	general	4.2	0	90.0%	\$62,486,214
60613	grocery	6.5	0	90.0%	\$124,972,428
60613	restaurant	4.7	0	90.0%	\$74,983,457
60614	clothing	5.2	0	90.0%	\$88,994,232
60614	electronics	4.4	0	90.0%	\$66,745,674
60614	furniture	3.6	0	90.0%	\$44,497,116
60614	grocery	10.0	0	90.0%	\$222,485,580
60614	restaurant	6.8	0	90.0%	\$133,491,348
60615	general	1.3	1	75.0%	\$32,655,357

ZIP Code	Retail Category	Void Score	Business Count	Leakage Ratio	Annual Revenue Potential
60615	grocery	4.8	0	90.0%	\$78,372,858
60615	restaurant	3.7	0	90.0%	\$47,023,715
60616	clothing	3.5	0	90.0%	\$40,342,143
60616	general	1.6	1	75.0%	\$42,023,065
60616	grocery	5.6	0	90.0%	\$100,855,356
60616	restaurant	4.2	0	90.0%	\$60,513,214
60617	clothing	3.4	0	90.0%	\$39,568,002
60617	general	3.8	0	90.0%	\$49,460,003
60617	grocery	5.6	0	90.0%	\$98,920,006
60617	restaurant	4.1	0	90.0%	\$59,352,004
60618	clothing	4.9	0	90.0%	\$80,648,818
60618	electronics	4.2	0	90.0%	\$60,486,614
60618	furniture	3.4	0	90.0%	\$40,324,409
60618	general	5.6	0	90.0%	\$100,811,023
60618	grocery	9.2	0	90.0%	\$201,622,045
60618	restaurant	6.3	0	90.0%	\$120,973,227
60619	general	3.4	0	90.0%	\$38,386,342
60619	grocery	4.8	0	90.0%	\$76,772,684
60619	restaurant	3.7	0	90.0%	\$46,063,610

ZIP Code	Retail Category	Void Score	Business Count	Leakage Ratio	Annual Revenue Potential
60620	clothing	3.4	0	90.0%	\$38,874,642
60620	general	3.7	0	90.0%	\$48,593,303
60620	grocery	5.5	0	90.0%	\$97,186,606
60620	restaurant	4.1	0	90.0%	\$58,311,964
60621	grocery	3.5	0	90.0%	\$40,791,193
60622	clothing	3.7	0	90.0%	\$48,309,078
60622	grocery	6.3	0	90.0%	\$120,772,694
60622	restaurant	4.6	0	90.0%	\$72,463,616
60623	clothing	3.6	0	90.0%	\$44,538,225
60623	general	4.0	0	90.0%	\$55,672,782
60623	grocery	6.0	0	90.0%	\$111,345,563
60623	restaurant	4.4	0	90.0%	\$66,807,338
60624	grocery	3.4	0	90.0%	\$40,028,180
60625	clothing	4.2	0	90.0%	\$61,697,408
60625	electronics	3.7	0	90.0%	\$46,273,056
60625	general	2.5	1	75.0%	\$64,268,133
60625	grocery	7.5	0	90.0%	\$154,243,519
60625	restaurant	5.3	0	90.0%	\$92,546,111
60626	clothing	3.3	0	90.0%	\$36,575,742

ZIP Code	Retail Category	Void Score	Business Count	Leakage Ratio	Annual Revenue Potential
60626	general	3.6	0	90.0%	\$45,719,677
60626	grocery	5.3	0	90.0%	\$91,439,354
60626	restaurant	4.0	0	90.0%	\$54,863,612
60628	general	3.6	0	90.0%	\$44,634,139
60628	grocery	5.2	0	90.0%	\$89,268,277
60628	restaurant	3.9	0	90.0%	\$53,560,966
60629	clothing	4.1	0	90.0%	\$58,681,346
60629	electronics	3.6	0	90.0%	\$44,011,009
60629	general	4.6	0	90.0%	\$73,351,682
60629	grocery	7.3	0	90.0%	\$146,703,364
60629	restaurant	5.2	0	90.0%	\$88,022,019
60630	clothing	3.7	0	90.0%	\$46,326,144
60630	general	4.1	0	90.0%	\$57,907,680
60630	grocery	6.2	0	90.0%	\$115,815,360
60630	restaurant	4.5	0	90.0%	\$69,489,216
60631	grocery	4.6	0	90.0%	\$71,720,206
60631	restaurant	3.5	0	90.0%	\$43,032,124
60632	clothing	3.9	0	90.0%	\$52,662,145
60632	electronics	3.4	0	90.0%	\$39,496,609

ZIP Code	Retail Category	Void Score	Business Count	Leakage Ratio	Annual Revenue Potential
60632	general	4.4	0	90.0%	\$65,827,682
60632	grocery	6.7	0	90.0%	\$131,655,363
60632	restaurant	4.8	0	90.0%	\$78,993,218
60634	clothing	4.2	0	90.0%	\$61,697,408
60634	electronics	3.7	0	90.0%	\$46,273,056
60634	general	4.8	0	90.0%	\$77,121,759
60634	grocery	7.5	0	90.0%	\$154,243,519
60634	restaurant	5.3	0	90.0%	\$92,546,111
60636	grocery	3.9	0	90.0%	\$52,224,343
60637	grocery	4.5	0	90.0%	\$68,920,306
60637	restaurant	3.5	0	90.0%	\$41,352,184
60638	clothing	3.6	0	90.0%	\$43,642,532
60638	general	4.0	0	90.0%	\$54,553,166
60638	grocery	5.9	0	90.0%	\$109,106,331
60638	restaurant	4.4	0	90.0%	\$65,463,799
60639	clothing	3.9	0	90.0%	\$51,866,734
60639	electronics	3.4	0	90.0%	\$38,900,050
60639	general	4.3	0	90.0%	\$64,833,417
60639	grocery	6.7	0	90.0%	\$129,666,835

ZIP Code	Retail Category	Void Score	Business Count	Leakage Ratio	Annual Revenue Potential
60639	restaurant	4.8	0	90.0%	\$77,800,101
60640	clothing	3.9	0	90.0%	\$53,727,882
60640	electronics	3.4	0	90.0%	\$40,295,912
60640	grocery	6.8	0	90.0%	\$134,319,706
60640	restaurant	4.9	0	90.0%	\$80,591,824
60641	clothing	4.2	0	90.0%	\$61,154,502
60641	electronics	3.6	0	90.0%	\$45,865,877
60641	general	4.7	0	90.0%	\$76,443,128
60641	grocery	7.5	0	90.0%	\$152,886,256
60641	restaurant	5.3	0	90.0%	\$91,731,754
60642	grocery	3.8	0	90.0%	\$50,039,781
60643	clothing	3.5	0	90.0%	\$42,442,410
60643	general	3.9	0	90.0%	\$53,053,012
60643	grocery	5.8	0	90.0%	\$106,106,024
60643	restaurant	4.3	0	90.0%	\$63,663,614
60644	grocery	4.3	0	90.0%	\$64,206,681
60644	restaurant	3.4	0	90.0%	\$38,524,009
60645	clothing	3.5	0	90.0%	\$42,175,032
60645	general	3.9	0	90.0%	\$52,718,790

ZIP Code	Retail Category	Void Score	Business Count	Leakage Ratio	Annual Revenue Potential
60645	grocery	5.8	0	90.0%	\$105,437,581
60645	restaurant	4.3	0	90.0%	\$63,262,548
60646	general	3.5	0	90.0%	\$40,461,516
60646	grocery	4.9	0	90.0%	\$80,923,032
60646	restaurant	3.7	0	90.0%	\$48,553,819
60647	clothing	4.7	0	90.0%	\$74,753,260
60647	electronics	4.0	0	90.0%	\$56,064,945
60647	furniture	3.3	0	90.0%	\$37,376,630
60647	general	3.0	1	75.0%	\$77,867,979
60647	grocery	8.7	0	90.0%	\$186,883,149
60647	restaurant	6.0	0	90.0%	\$112,129,889
60649	grocery	4.6	0	90.0%	\$71,522,016
60649	restaurant	3.5	0	90.0%	\$42,913,210
60651	clothing	3.4	0	90.0%	\$38,874,642
60651	general	3.7	0	90.0%	\$48,593,303
60651	grocery	5.5	0	90.0%	\$97,186,606
60651	restaurant	4.1	0	90.0%	\$58,311,964
60652	general	3.4	0	90.0%	\$38,445,231
60652	grocery	4.8	0	90.0%	\$76,890,463

ZIP Code	Retail Category	Void Score	Business Count	Leakage Ratio	Annual Revenue Potential
60652	restaurant	3.7	0	90.0%	\$46,134,278
60653	grocery	3.7	0	90.0%	\$48,438,421
60654	grocery	4.5	0	90.0%	\$68,446,051
60654	restaurant	3.5	0	90.0%	\$41,067,631
60655	grocery	4.3	0	90.0%	\$63,953,656
60655	restaurant	3.4	0	90.0%	\$38,372,194
60656	general	3.6	0	90.0%	\$45,140,934
60656	grocery	5.2	0	90.0%	\$90,281,869
60656	restaurant	3.9	0	90.0%	\$54,169,121
60657	clothing	4.8	0	90.0%	\$78,736,792
60657	electronics	4.1	0	90.0%	\$59,052,594
60657	furniture	3.4	0	90.0%	\$39,368,396
60657	general	3.2	1	75.0%	\$82,017,492
60657	grocery	9.1	0	90.0%	\$196,841,981
60657	restaurant	6.2	0	90.0%	\$118,105,188
60659	clothing	3.5	0	90.0%	\$42,175,032
60659	general	3.9	0	90.0%	\$52,718,790
60659	grocery	5.8	0	90.0%	\$105,437,581
60659	restaurant	4.3	0	90.0%	\$63,262,548

ZIP Code	Retail Category	Void Score	Business Count	Leakage Ratio	Annual Revenue Potential
60660	clothing	3.5	0	90.0%	\$42,442,410
60660	general	3.9	0	90.0%	\$53,053,012
60660	grocery	5.8	0	90.0%	\$106,106,024
60660	restaurant	4.3	0	90.0%	\$63,663,614
60661	grocery	3.3	0	90.0%	\$36,253,006
60706	grocery	4.2	0	90.0%	\$61,328,562
60706	restaurant	3.3	0	90.0%	\$36,797,137
60707	general	3.5	0	90.0%	\$41,356,562
60707	grocery	5.0	0	90.0%	\$82,713,124
60707	restaurant	3.8	0	90.0%	\$49,627,874

Top Void Categories

Retail Category	Void Count
grocery	53
restaurant	44
general	31
clothing	27
electronics	12
furniture	4

Visualizations

Top Retail Voids by Void Score

Top Retail Voids by Void Score

Top Retail Voids by Annual Revenue Potential

Top Retail Voids by Annual Revenue Potential

Retail Void Count by Category

Retail Void Count by Category

Spending Leakage vs. Potential

Spending Leakage vs. Potential

Analysis Methodology

This analysis identifies retail voids by analyzing spending leakage and business counts. Areas with high spending potential but few businesses are flagged as having retail voids.

The void score is calculated based on:

- Leakage dollars (weight: 50%)
- Spending potential (weight: 30%)
- Inverse business count (weight: 20%)

Annual revenue potential is estimated as 30% of current spending leakage.