

# Site-Check<sup>®</sup> Research Group

*Powerful Site Assessment Options  
for the Gas and Convenience Industry*



Street  
Location

Gasoline/Convenience  
North Las Vegas Blvd and Cheyenne Ave  
Las Vegas, NV  
October 2007

Type of Report

City  
Location

Date



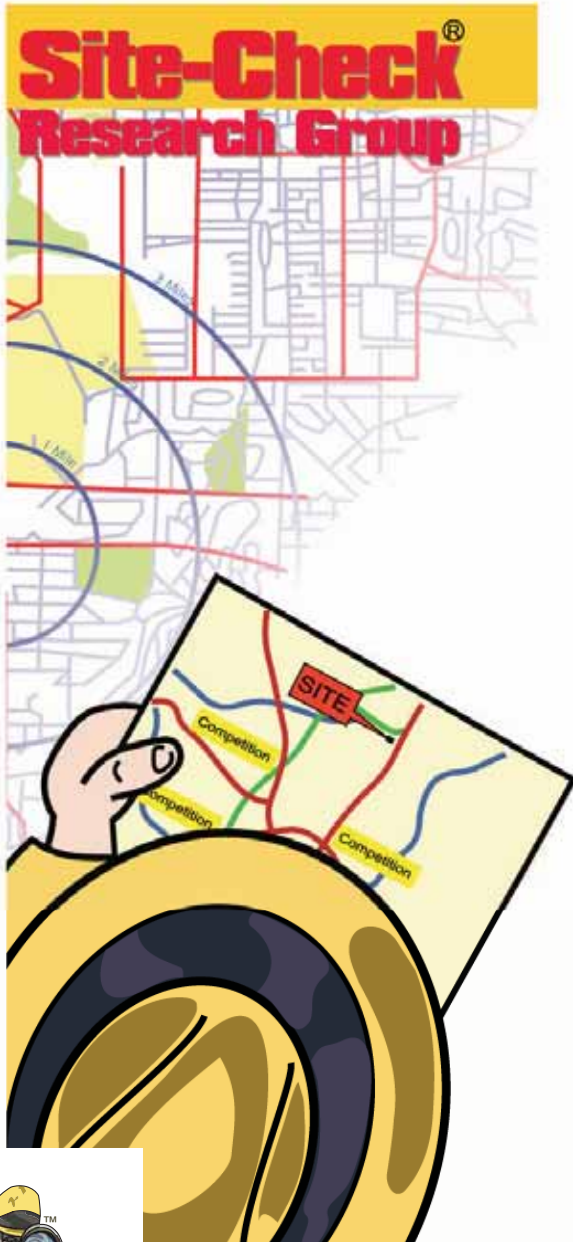
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*Powerful Site Assessment Options  
for the Gas and Convenience Industry*

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Oct 01, 2007

ABC Fuel Inc  
3115 Any Street  
Main Town, NV

Attn: Mr. John Smith – Manager Real Estate Development

**Dear Mr. Smith**

Attached you will find a “Fuel / C-Store” site evaluation for your location at North Las Vegas Blvd and Cheyenne Ave in Las Vegas, NV. The site will be a freestanding outlet in a moderate commercial area.

General  
Description

The site was evaluated to include four Multi-Product Dispensers (MPDs). There will be eight fueling positions with a bypass lane between the islands in a starting gate configuration. The store size will be approx 1,500 retail square feet with a good selection of soft drinks, beer and wine, salty snacks, coffee, sweet pre-packaged baked goods, and fountain area. The fuel pricing model has been set to below which was based on the current pricing in the trade area. There are no additional incentive programs in the projection model (additional details are shown on the projection assumption page).

Outlet  
Description

The total fuel sales for this site is 2.115 million gallons in the first year with a five year growth to 2.392 million gallons.

Sale Forecast  
Summary

The total C-Store sales for this site is \$1.042 million in the first year with a five year growth to \$1.162 million.

Demographic  
Summary

Population	Age	Daytime Pop	Ave Income	Index	Gal/Per	Index	Cstore/Per	Index	FastFood/Per	Index
23,618	31	4,191	\$48,802	76	187	63	\$153	84	\$293	59

#### One Mile Demographics Summary Page

There are 7 fuel competitors in the trade area with estimated annual volumes ranging from .8 to 2.4 (000's gallons). Similarly the “Fuel Scores” range from a low of 42 to a high of 146. There are 6 C-Store competitors with annual volumes ranging from \$.850 (000's) to \$1.350. The “C-Store Scores” range from a low of 81 to a high of 125.

Competitive  
Overview



## Know Your Options!

*(Executive Summary Continued...)*

*The traffic count on North Las Vegas is 25,189 (AADT) with easy access, optimal visibility and a median break for the crossover. There is a traffic jam choke at the intersection during peak traffic times.*

*The traffic count on Cheyenne Ave is 20,688 (AADT) with easy access, good visibility and a median break for the crossover traffic. There is a congested choke at the intersection during peak traffic times.*

*The weakness of the site is the congestion at the intersection. This may motivate potential customers to shop alternate locations with less traffic congestion. This weakness can be overcome by placing the fueling center away from the corner allowing the traffic to ease into the outlet after clearing the intersection area.*

*The strength of the site is the high visibility and the PM location in relation to the population.*

*The number of MPD's will meet accommodate the projected volume. Site-Check will often use .5 - .6 million gallons as a benchmark throughput for each MPD. One additional MPD may be considered as a diesel only pump to allow one extra gasoline fueling position.*

*The site is considered a strong site for the area and will capture the sales as indicated. The demographic indexing indicates a lower income area which is why the "Fuel Pricing" has been set to below. Caution should be used when considering the C-Store mix as the trade area is limited with low income consumers. While this often will produce a strong C-Store clientele, the mix should remain basic. Gourmet offers such as fancy coffees, pastries and fruit should remain at a minimum.*

*Sincerely,*

*Ron Conlin*

**SITE-CHECK RESEARCH GROUP**

Please note that the attached volume projections are based on the conditions as they are outlined in this report. If there are any changes in the trade area or changes to the competition, there could be significant variation between projected and actual sales. This possibility increases with the passing of time.

Traffic  
Summary at  
Site

Strengths &  
Weaknesses

Final  
Comments





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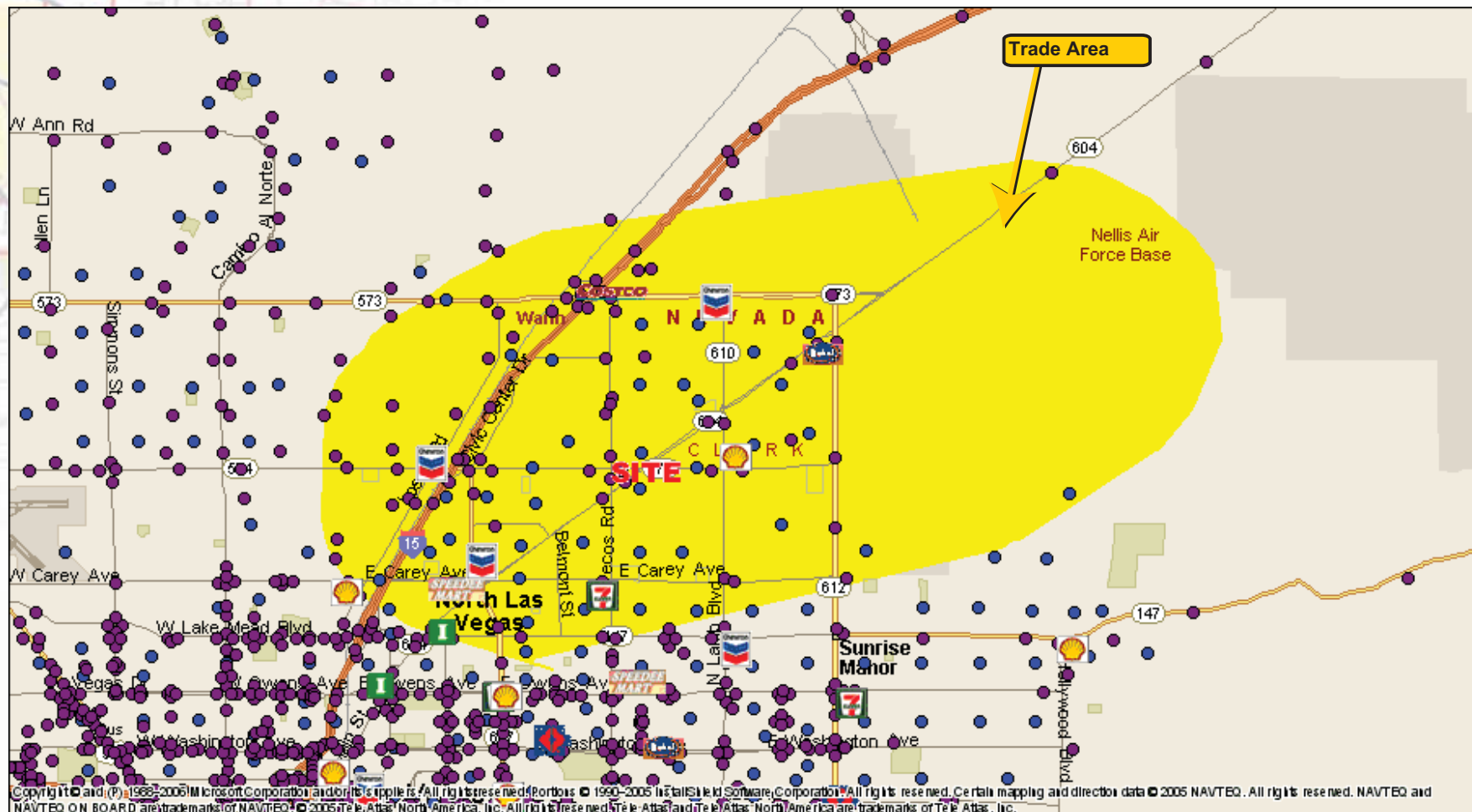
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# FUEL TRADE AREA

Powerful Site Assessment Options  
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Trade Area  
Sales Potential Study  
US TEST (FUEL)



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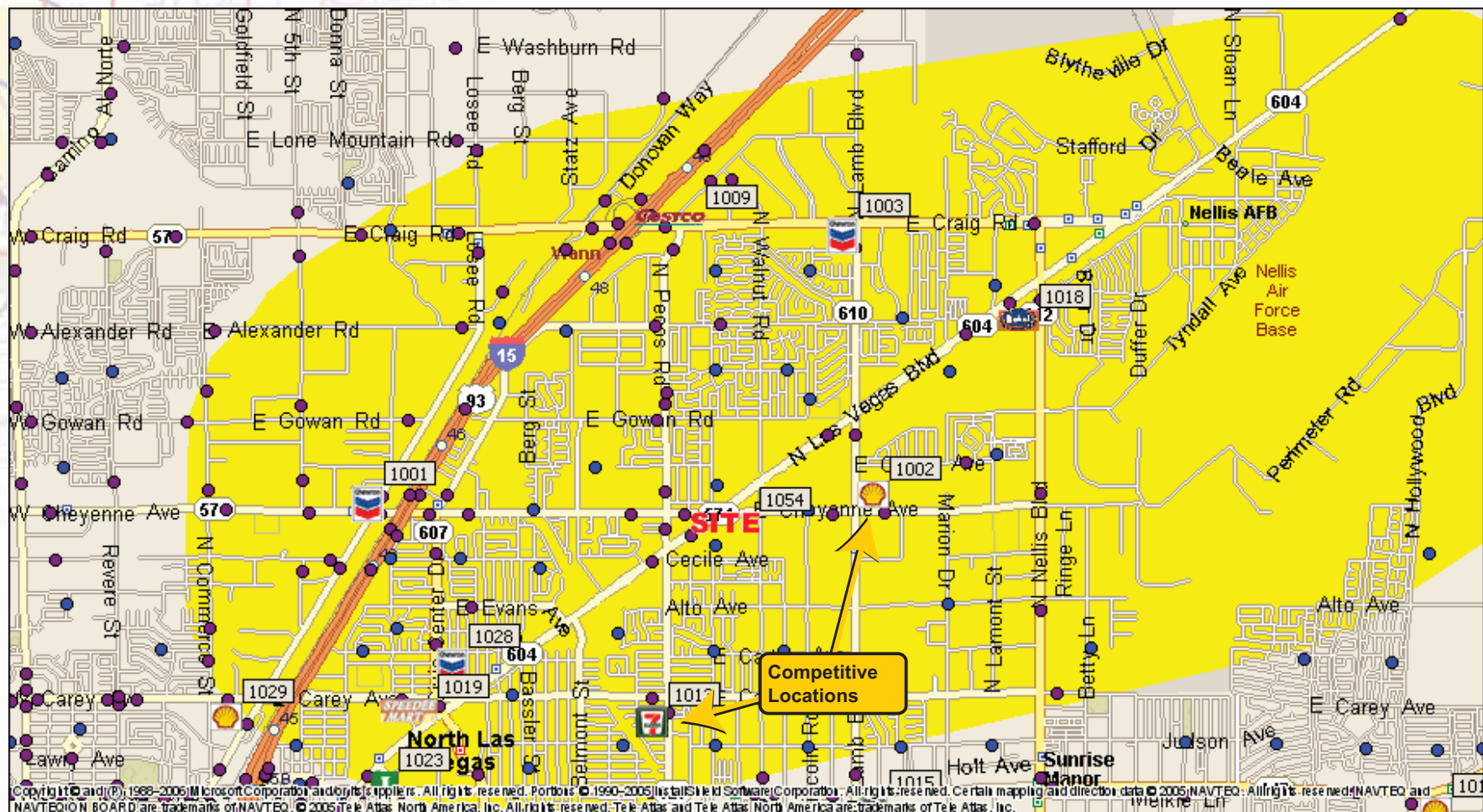
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# FUEL COMPETITION LOCATIONS

Powerful Site Assessment Options  
for the Gas and Convenience Industry

Outlet Locations  
Sales Potential Study  
US TEST (FUEL)



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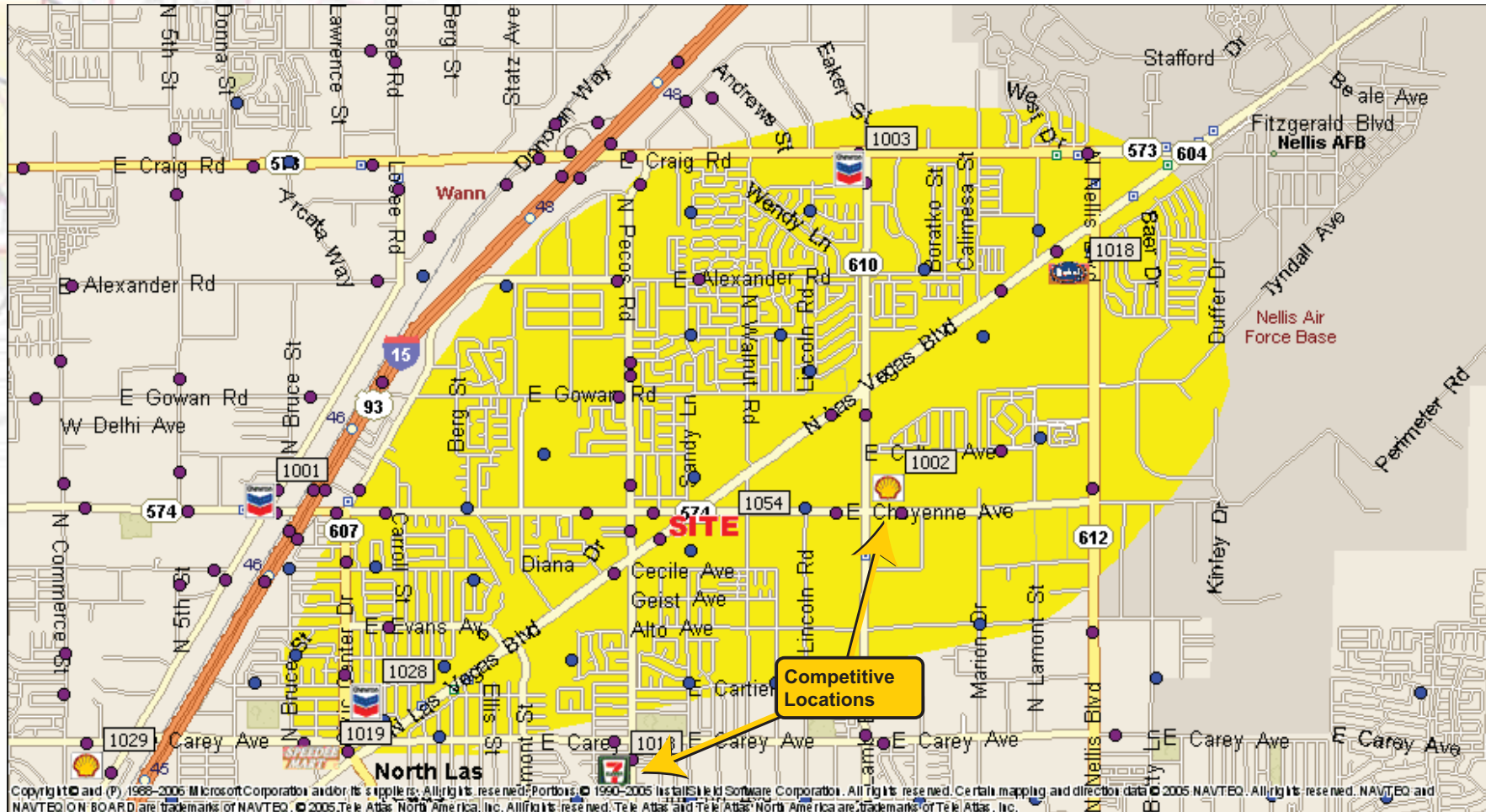
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# CSTORE COMPETITION LOCATIONS

Powerful Site Assessment Options  
for the Gas and Convenience Industry

Outlet Locations  
Sales Potential Study  
US TEST (CSTORE)



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# OUTLET PROJECTION DETAILS

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## 1054: SITE at N LAS VEGAS BLVD and CHEYENNE AVE with 44,877 Traffic, 0.000 Fuel, 0.000 Cstore, 0 Cycles

Area: US TEST DATA Mapkey: 1054 USI: 101061054 Brand: SITE Market: US TEST Retail Type: Fuel and Cstore  
State / Province: NV, USA ☒ Open 24 Hrs ☐ Hrs Unmanned Store: <SAME AS BRAND> Gathered: 10/2007 Projection Type: New Site

**Location**

General

Description: Add Site with - below pricing, car wash, 1500 sq ft store

Street Name: N LAS VEGAS BLVD

Sec Street Name: CHEYENNE AVE

Site Location: Near Corner

Site Position: Corner -- South East

Latitude: 36.2164657862299

Longitude: -115.092820333214

Location Type: Free Standing

Improvement: New

Lot

Front (feet): 175

Depth (feet): 200

Lot Area: 35,000

☐ Irregular Shape

Trade Area

☒ Residential ☐ Light Industrial

☐ Rural ☐ Heavy Industrial

☐ Warehousing ☐ Office

Commercial: Moderate

General Description  
of Site  
(will change with projections)

**Fuel**

Identity

Brand Type: Major

Annual Volume (US Gal/CDN Ltr; Millions)

Semi-Ann: 0.000 +/-

Current: 0.000 0%

Prev Yr: 0.000 0%

2 Yrs Prev: 0.000

Full: 0.000 0%

Self: 0.000 0%

Regular: 0.000 0%

Midgrade: 0.000 0%

Super: 0.000 0%

Premium: 0.000 0%

Deisel: 0.000 0%

E85: 0.000 0%

Pricing and Marketing Strategy

Pricing Position: Competitive

Program 1: <None>

Program 2: <None>

Source: <N/A>

Fueling Forecourt

Service Type: Self Serve

Island Orientation: Perpendicular

Pump Layout: Starting Gate

Pumps Full: 0

Pumps Self: 4

Total Fueling Pos'n: 8

Pump Type: MPD

Bypass Lanes: 4

Canopy Coverage: 100%

Payment Location: Sales Office

Trade Area Reach

100% Reason:

Dataload

Xref:

**Fuel Ancillary**

Car Wash

☒ Car Wash

Annual Cycles: 0

Projected Cycles: 0

☒ Automatic 1 Bay

☐ Tunnel ☒ Drive-Thru

☒ Touchless ☐ Attached

☐ SoftCloth ☒ Detached

☐ Brush

Price With Fill: \$3.99

Price With No Fill: \$4.99

☐ Wand

☐ Wand Coin Pay

Coin Bays: <N/A>

☐ Wand Time Pay

Time Bays: <N/A>

Other Onsite

Fuel Food: C-Store

☐ Quick Serve Rest 1

☐ Quick Serve Rest 2

☐ Auto Repair Bays: 0

☐ Oil Change Bays: 0

☐ Other:

**CStore**

Identity

Store Group: Full

Location

Designated Parking Stalls: 30

Retail Size Inside (sq ft): 1,500

Sales

Annual: 0.000

Monthly: 0.000

Daily: 0.000

Datasource: <N/A>

Traffic Builders

☐ High School ☐ Other:

☐ Grade School

☒ Sports Field

☐ Arena

Instore Services

☒ Coffee Area

☒ Fountain Area

Donuts/Muffins: Self Serve

Bakery: <None>

☒ Fast Food Area

☐ Deli

☐ Fried Chicken

☐ MTO Sandwiches

☐ MTO Hamburgers

☐ Postal ☐ Other:

☐ Drive Thru

☒ ATM

☐ Video Rentals

Partners

☒ Partner 1: Subway

☐ Partner 2:

Ratings

Interior Decor: Excellent

Cleanliness: Excellent

Customer Service: Excellent

Trade Area Reach

100% Reason:

**Traffic**

Street Details

N LAS VEGAS BLVD		CHEYENNE AVE	
Historic Traffic:	22,800 on: 2005	19,500 on: 2005	
Traffic Count:	24,189 <input type="checkbox"/> Est %/yr 3	20,688 <input type="checkbox"/> Est %/yr 3	
Traffic Modifier:	100% Each Year	100% Each Year	
Street Type:	City Two Way	City Two Way	
Lanes:	7 <input type="checkbox"/> Int Choke	5 <input type="checkbox"/> Int Choke	
Brkdw Lanes:	2 <input type="checkbox"/> DRHT	1 <input type="checkbox"/> DRHT	
Curb Cuts:	2	1	
Centerline:	Median	Median	
Ingress Type:	Easy	Easy	
Egress Type:	Easy	Easy	
Signage:	Optimal	Slightly Hindered	
Posted Speed:	45	35	
Peak Choke:	High (Traffic Jam)	Medium (Congested)	

Street Summary

Appearance: Excellent

Strength: PM

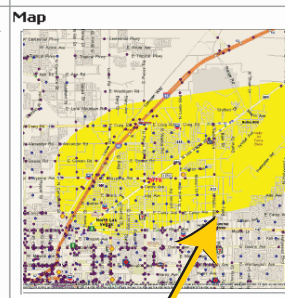
☒ Controlled Intersection

☒ Traffic Flow

	Upstream	Downstream
Center:	225	60
Spread:	45	45



Satellite View  
of Site



Location of Site  
in Trade Area



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# TRADE AREA DEMOGRAPHICS

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## Demographics

Indexed to  
State Level

Population	1 Mile / Kilometer			Trade Area			State / Province	
	Data	%	Index	Data	%	Index	Data	%
<b>Age</b>								
0-4:	2,330	10%	138	8,809	10%	144	315,931	7%
5-19:	6,764	29%	136	23,719	28%	132	930,834	21%
20-24:	1,746	7%	115	7,216	8%	131	284,328	6%
25-34:	3,551	15%	104	13,952	16%	112	641,598	15%
35-44:	3,403	14%	95	12,117	14%	93	670,144	15%
45-54:	2,526	11%	80	8,642	10%	75	592,108	13%
55-64:	1,710	7%	68	5,808	7%	64	468,933	11%
65-74:	859	4%	53	3,120	4%	53	302,920	7%
75-84:	431	2%	50	1,494	2%	48	161,498	4%
85+:	298	1%	105	737	1%	71	53,313	1%
Total Current Year	23,618	100%		85,614	100%		4,421,607	100%
Projected Year 2:	25,778	109%		91,350	107%		4,942,190	112%
Projected Year 3:	27,219	115%		95,175	111%		5,238,481	118%
Daytime Population:	4,191	18%		38,407	45%		2,420,518	55%
Average Age:	31		84	30		82	37	100%
<b>Household</b>								
Household Income								
Under \$10,000	506	7%	128	2,342	10%	164	95,877	6%
\$10,000-\$19,999	738	11%	145	2,655	11%	144	123,521	7%
\$20,000-\$29,999	966	14%	139	4,023	16%	139	169,083	10%
\$30,000-\$39,999	958	14%	146	3,483	14%	147	159,422	10%
\$40,000-\$49,999	892	13%	130	2,861	12%	115	166,411	10%
\$50,000-\$59,999	777	11%	115	2,556	10%	105	163,719	10%
\$60,000-\$69,999	451	7%	84	1,685	7%	87	130,501	8%
\$70,000-\$79,999	356	5%	76	1,322	5%	78	113,105	7%
\$80,000-\$89,999	261	4%	66	958	4%	67	95,709	6%
\$90,000-\$99,999	261	4%	66	958	4%	67	95,709	6%
\$100,000+	642	9%	46	1,785	7%	35	339,473	21%
Total Number of Households	6,808	100%		24,628	100%		1,652,531	100%
Persons Per Household	3.5		127	3.5		124	2.8	100%
Average Household Income	48,802		76	43,471		68	63,837	100%
<b>Annual Expenditures</b>								
<b>Fuel</b>								
Gasoline:	185		62	181		61	315	106%
Diesel:	2		1	2		1	4	1%
E85:	0		0	0		0	0	0%
Other:	0		0	0		0	0	0%
Total:	187		63	183		61	298	100%
Convenience Store:	\$153		84	\$150		82	\$183	100%
Fast Food:	\$293		59	\$286		57	\$498	100%

Population  
Details

Purchasing  
Power

Historical  
Expenditures



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# SIMULATED FUEL MODEL

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Fuel Balanced Matrix											
Map #	Brand	Primary Street Name	Secondary Street Name	Traffic Count	Pricing Position	Location Type	Total Fueling Positions	Carwash	Diesel	Annual Volume	% Score
1001	CHEVRON	CHEYENNE AVE	LOSEE RD	70,539	Uncompetitive	Strip Centre	16	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1,900	95 77
1002	SHELL	CHEYENNE AVE	LAMB BLVD	32,762	Uncompetitive	Strip Mall	16	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1,900	95 146
1003	CHEVRON	E CRIAG ROAD	N LAMB BLVD	53,251	Competitive	Free Standing	8	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1,500	95 103
1013	SEVEN ELEVEN	N PEWS	E CAREY	29,759	Competitive	Strip Centre	8	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	800	95 62
1018	REBEL	N NELLIS BLVD	LAS VEGAS BLVD	41,071	Competitive	Free Standing	12	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1,800	70 136
1019	SPEEDEE MART	CAREY AVE	CIVIC CENTER DRIVE	36,619	Competitive	Strip Centre	8	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	1,000	95 42
1028	CHEVRON	CAREY AVE	CIVIC CENTER DRIVE	40,920	Competitive	Free Standing	16	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	2,400	95 94



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# SIMULATED CSTORE MODEL

**Powerful Site Assessment Options  
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Reference Number	CStore Balanced Matrix											Performance of Outlet (100 is average)	
Map #	Brand	Primary Street Name	Secondary Street Name	Traffic Count	Retail Size Inside (sq ft)	Location Type	Designated Parking Stalls	Coffee Area	Fast Food	Annual Sales		%	Score
1001	CHEVRON	CHEYENNE AVE	LOSEE RD	70,539	1,500	Strip Centre	20	☑	☑	1,300		95	111
1002	SHELL	CHEYENNE AVE	LAMB BLVD	32,762	2,400	Strip Mall	20	☑	☑	850		95	79
1003	CHEVRON	E CRIAG ROAD	N LAMB BLVD	53,251	2,200	Free Standing	16	☑	☑	900		95	81
1013	SEVEN ELEVEN	N PEWS	E CAREY	29,759	2,250	Strip Centre	14	☑	☑	1,350		95	125
1018	REBEL	N NELLIS BLVD	LAS VEGAS BLVD	41,071	2,300	Free Standing	20	☑	☑	900		95	95
1028	CHEVRON	CAREY AVE	CIVIC CENTER DRIVE	40,920	1,600	Free Standing	15	☑	☑	1,200		95	109

Address

Sales

% of Volume from Within Trade Area



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# FUEL PROJECTION

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## Fuel Projection Matrix

Map #	Brand	Primary Street Name	Secondary Street Name	Traffic Count	Pricing Position	Annual Volume	%	Score	Projected Volume	Change In Volume	Projected Vol Year 2	Projected Vol Year 3
1001	CHEVRON	CHEYENNE AVE	LOSEE RD	70,539	Uncompetitive	1,900	95	77	1,602	-298	1,701	1,768
1002	SHELL	CHEYENNE AVE	LAMB BLVD	32,762	Uncompetitive	1,900	95	146	1,572	-328	1,711	1,804
1003	CHEVRON	E CRIAG ROAD	N LAMB BLVD	53,251	Competitive	1,500	95	103	1,256	-244	1,360	1,429
1013	SEVEN ELEVEN	N PEWS	E CAREY	29,759	Competitive	800	95	62	671	-129	718	749
1018	REBEL	N NELLIS BLVD	LAS VEGAS BLVD	41,071	Competitive	1,800	70	136	1,595	-205	1,717	1,798
1019	SPEEDEE MART	CAREY AVE	CIVIC CENTER DRIVE	36,619	Competitive	1,000	95	42	854	-146	906	940
1028	CHEVRON	CAREY AVE	CIVIC CENTER DRIVE	40,920	Competitive	2,400	95	94	2,043	-357	2,168	2,252
1054	SITE	N LAS VEGAS BLVD	CHEYENNE AVE	44,877	Below	0	95	120	2,115	2,009	2,281	2,392

Address

Site Information  
is Bold

Applied  
Score

Current Year  
Volume  
Projection

Competitive  
Impact

Projected  
Volume Year 2

Projected  
Volume Year 3



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# CSTORE PROJECTION

*Powerful Site Assessment Options  
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## CStore Projection Matrix

Map #	Brand	Primary Street Name	Secondary Street Name	Traffic Count	Retail Area Inside (sq ft)	Annual Volume	%	Score	Projected Volume	Change In Volume	Projected Vol Year 3	Projected Vol Year 5
1001	CHEVRON	CHEYENNE AVE	LOSEE RD	70,539	1,500	1,300	95	111	1,300	0	1,381	1,435
1002	SHELL	CHEYENNE AVE	LAMB BLVD	32,762	2,400	850	95	79	850	0	912	954
1003	CHEVRON	E CRIAG ROAD	N LAMB BLVD	53,251	2,200	900	95	81	900	0	963	1,005
1013	SEVEN ELEVEN	N PEWS	E CAREY	29,759	2,250	1,350	95	125	1,350	0	1,436	1,494
1018	REBEL	N NELLIS BLVD	LAS VEGAS BLVD	41,071	2,300	900	95	95	900	0	962	1,004
1028	CHEVRON	CAREY AVE	CIVIC CENTER DRIVE	40,920	1,600	1,200	95	109	1,200	0	1,273	1,321
1054	SITE	N LAS VEGAS BLVD	CHEYENNE AVE	44,877	1,500	0	95	100	1,042	990	1,114	1,162

Site Information  
is Bold

Address

Store  
Size

Applied  
Score

Current Year  
Volume  
Projection

Projected  
Volume Year 3

Projected  
Volume Year 5



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## Appendix

### Characteristics of Competition

This section will include photographs of the existing gasoline stations in the trade area. Various details of information are included with each unit, relating to the site characteristics, facility characteristics and the operational characteristics.

While the analyst visited each operation, he observed several factors that were later used in the evaluation of the “drawing power of each station” These include, for site characteristics: traffic counts, median configuration, ingress, egress, visibility, lot flow, lot size, grade, intersection choking, and traffic strength. The type of facility characteristics would be the presence of a car wash, auto repair bays, convenience store and size, type of site location, # of pumps, # of positions, type of pumps and any other ancillary business that would affect the site. The operational characteristics would include appearance, cleanliness, pricing, coupons, hours of operation and service.




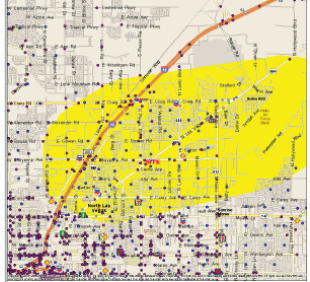


# COMPETITIVE DETAILS

Powerful Site Assessment Options  
for the Gas and Convenience Industry

## 1001: CHEVRON at CHEYENNE AVE and LOSEE RD with 70,539 Traffic, 1.900 Fuel, 1.300 Cstore, 0 Cycles

Area:  Mapkey:  USI:  Brand:  Market:  Retail Type:   
State / Province:  ☒ Open 24 Hrs  Hrs Unmanned Store:  Gathered:  Projection Type:

Location		Fuel		Fuel Ancillary		CStore																																																																		
<b>General</b> Description: <input type="text" value="&lt;Enter Address&gt;"/>  Pri Street Name: <input type="text" value="CHEYENNE AVE"/> Sec Street Name: <input type="text" value="LOSEE RD"/> Site Location: <input type="text" value="Near Corner"/> Site Position: <input type="text" value="Corner -- North West"/> Latitude: <input type="text" value="36.2184151110703"/> Longitude: <input type="text" value="-115.127515971731"/> Location Type: <input type="text" value="Strip Centre"/> Improvement: <input type="text" value="&lt;N/A&gt;"/>  <b>Lot</b> Front (feet): <input type="text" value="200"/> Depth (feet): <input type="text" value="200"/> Lot Area: <input type="text" value="40,000"/> <input type="checkbox"/> Irregular Shape  <b>Trade Area</b> <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Light Industrial <input type="checkbox"/> Rural <input type="checkbox"/> Heavy Industrial <input type="checkbox"/> Warehousing <input type="checkbox"/> Office Commercial: <input type="text" value="Moderate"/>		<b>Identity</b> Brand Type: <input type="text" value="Major"/>  Current Price (US\$/Gal; CDN\$/Ltr) <table border="1"><thead><tr><th></th><th>Full</th><th>Self</th></tr></thead><tbody><tr><td>Regular:</td><td>0.0</td><td>273.9</td></tr><tr><td>Midgrade:</td><td>0.0</td><td>283.9</td></tr><tr><td>Super:</td><td>0.0</td><td>293.9</td></tr><tr><td>Premium:</td><td>0.0</td><td>0.0</td></tr><tr><td>Deisel:</td><td>0.0</td><td>285.9</td></tr><tr><td>E85:</td><td>0.0</td><td>0.0</td></tr></tbody></table> <b>Pricing and Marketing Strategy</b> Pricing Position: <input type="text" value="Uncompetitive"/> Program 1: <input type="text" value="&lt;None&gt;"/> Program 2: <input type="text" value="&lt;None&gt;"/>  <b>Fueling Forecourt</b> Service Type: <input type="text" value="Self Serve"/> Island Orientation: <input type="text" value="Perpendicular"/> Pump Layout: <input type="text" value="Rectangle"/> Pumps Full: <input type="text" value="0"/> Pumps Self: <input type="text" value="8"/> Total Fueling Pos'n: <input type="text" value="16"/> Pump Type: <input type="text" value="MPD"/> Bypass Lanes: <input type="text" value="5"/> Canopy Coverage: <input type="text" value="100%"/> Payment Location: <input type="text" value="Sales Office"/>  <b>Trade Area Reach</b> <input type="text" value="100"/> % Reason: <input type="text"/>  <b>Photo</b> 			Full	Self	Regular:	0.0	273.9	Midgrade:	0.0	283.9	Super:	0.0	293.9	Premium:	0.0	0.0	Deisel:	0.0	285.9	E85:	0.0	0.0	<b>Annual Volume</b> (US Gal/CDN Ltr; Millions) <table border="1"><thead><tr><th></th><th></th><th>+/-</th></tr></thead><tbody><tr><td>Semi-Ann:</td><td>0.000</td><td></td></tr><tr><td>Current:</td><td>1.900</td><td>0%</td></tr><tr><td>Prev Yr:</td><td>0.000</td><td>0%</td></tr><tr><td>2 Yrs Prev:</td><td>0.000</td><td></td></tr><tr><td>Full:</td><td>0.000</td><td>0%</td></tr><tr><td>Self:</td><td>1.900</td><td>100%</td></tr><tr><td>Regular:</td><td>1.900</td><td>100%</td></tr><tr><td>Midgrade:</td><td>0.000</td><td>0%</td></tr><tr><td>Super:</td><td>0.000</td><td>0%</td></tr><tr><td>Premium:</td><td>0.000</td><td>0%</td></tr><tr><td>Diesel:</td><td>0.000</td><td>0%</td></tr><tr><td>E85:</td><td>0.000</td><td>0%</td></tr><tr><td>Source:</td><td>Field Estimate</td><td></td></tr></tbody></table> <input type="checkbox"/> Auto Propane <input type="checkbox"/> Kerosene <input type="checkbox"/> PrePay <input checked="" type="checkbox"/> Pay At Pump <input type="checkbox"/> Cash Receptor <input type="checkbox"/> Other:  <b>Datalog</b> Xref: <input type="text"/>				+/-	Semi-Ann:	0.000		Current:	1.900	0%	Prev Yr:	0.000	0%	2 Yrs Prev:	0.000		Full:	0.000	0%	Self:	1.900	100%	Regular:	1.900	100%	Midgrade:	0.000	0%	Super:	0.000	0%	Premium:	0.000	0%	Diesel:	0.000	0%	E85:	0.000	0%	Source:	Field Estimate		<b>Car Wash</b> <input type="checkbox"/> Car Wash Annual Cycles: <input type="text" value="0"/> Projected Cycles: <input type="text" value="0"/> <input type="checkbox"/> Automatic <input type="text" value="&lt;N/A&gt;"/> <input type="checkbox"/> Tunnel <input type="checkbox"/> Drive-Thru <input type="checkbox"/> Touchless <input type="checkbox"/> Attached <input type="checkbox"/> SoftCloth <input type="checkbox"/> Detached <input type="checkbox"/> Brush Price With Fill: <input type="text" value="\$0.00"/> Price With No Fill: <input type="text" value="\$0.00"/> <input type="checkbox"/> Wand <input type="checkbox"/> Wand Coin Pay Coin Bays: <input type="text" value="&lt;N/A&gt;"/> <input type="checkbox"/> Wand Time Pay Time Bays: <input type="text" value="&lt;N/A&gt;"/>  <b>Other Onsite</b> Fuel Food: <input type="text" value="Cstore"/> <input checked="" type="checkbox"/> Quick Serve Rest 1 <input type="text" value="MACDONALD"/> <input checked="" type="checkbox"/> Quick Serve Rest 2 <input type="text" value="TACO BELL"/> <input type="checkbox"/> Auto Repair Bays: <input type="text" value="0"/> <input type="checkbox"/> Oil Change Bays: <input type="text" value="0"/> <input type="checkbox"/> Other:  <b>Map</b> 		<b>Identity</b> Store Group: <input type="text" value="&lt;N/A&gt;"/>  <b>Location</b> Designated Parking Stalls: <input type="text" value="20"/> Retail Size Inside (sq ft): <input type="text" value="1,500"/>  <b>Sales</b> Annual: <input type="text" value="1.300000"/> Monthly: <input type="text" value="0.108333"/> Daily: <input type="text" value="0.003562"/> Datasource: <input type="text" value="Field Estimate"/>  <b>Traffic Builders</b> <input type="checkbox"/> High School <input type="checkbox"/> Other: <input type="checkbox"/> Grade School <input type="checkbox"/> Sports Field <input type="checkbox"/> Arena  <b>Instore Services</b> <input checked="" type="checkbox"/> Coffee Area <input checked="" type="checkbox"/> Fountain Area Donuts/Muffins: <input type="text" value="Satellite"/> Bakery: <input type="text" value="&lt;None&gt;"/> <input type="checkbox"/> Fast Food Area <input type="checkbox"/> Deli <input type="checkbox"/> Fried Chicken <input type="checkbox"/> MTO Sandwiches <input type="checkbox"/> MTO Hamburgers <input type="checkbox"/> Postal <input type="checkbox"/> Other: <input type="checkbox"/> Drive Thru <input checked="" type="checkbox"/> ATM <input type="checkbox"/> Video Rentals  <b>Partners</b> <input type="checkbox"/> Partner 1: <input type="text"/> <input type="checkbox"/> Partner 2: <input type="text"/>  <b>Ratings</b> Interior Decor: <input type="text" value="Excellent"/> Cleanliness: <input type="text" value="Excellent"/> Customer Service: <input type="text" value="Above Average"/>  <b>Trade Area Reach</b> <input type="text" value="100"/> % Reason: <input type="text"/>	
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Source:	Field Estimate																																																																							

Traffic											
<b>Street Details</b>											
<b>CHEYENNE AVE</b> Historic Traffic: <input type="text" value="45,800"/> on: <input type="text" value="2005"/> Traffic Count: <input type="text" value="47,650"/> <input type="checkbox"/> Est %/yr <input type="text" value="2"/> Traffic Modifier: <input type="text" value="100%"/> <input type="text" value="Each Year"/> Street Type: <input type="text" value="City Two Way"/> Lanes: <input type="text" value="8"/> <input type="checkbox"/> Int Choke Brkdwn Lanes: <input type="text" value="2"/> <input type="checkbox"/> DRHT Curb Cuts: <input type="text" value="1"/> Centerline: <input type="text" value="Median"/> Ingress Type: <input type="text" value="Easy"/> Egress Type: <input type="text" value="Easy"/> Signage: <input type="text" value="Slightly Hindered"/> Posted Speed: <input type="text" value="45"/> Peak Choke: <input type="text" value="High (Traffic Jam)"/>	<b>LOSEE RD</b> Historic Traffic: <input type="text" value="22,000"/> on: <input type="text" value="2005"/> Traffic Count: <input type="text" value="22,889"/> <input type="checkbox"/> Est %/yr <input type="text" value="2"/> Traffic Modifier: <input type="text" value="100%"/> <input type="text" value="Each Year"/> Street Type: <input type="text" value="City Two Way"/> Lanes: <input type="text" value="7"/> <input type="checkbox"/> Int Choke Brkdwn Lanes: <input type="text" value="2"/> <input type="checkbox"/> DRHT Curb Cuts: <input type="text" value="1"/> Centerline: <input type="text" value="Median"/> Ingress Type: <input type="text" value="Easy"/> Egress Type: <input type="text" value="Easy"/> Signage: <input type="text" value="Optimal"/> Posted Speed: <input type="text" value="35"/> Peak Choke: <input type="text" value="Low (Heavy)"/>										
<b>Street Summary</b> Appearance: <input type="text" value="Excellent"/> Strength: <input type="text" value="Mixed"/> <input checked="" type="checkbox"/> Controlled Intersection		<b>Traffic Flow</b> <table border="1"><thead><tr><th></th><th>Upstream</th><th>Downstream</th></tr></thead><tbody><tr><td>Center:</td><td><input type="text" value="225"/></td><td><input type="text" value="45"/></td></tr><tr><td>Spread:</td><td><input type="text" value="45"/></td><td><input type="text" value="45"/></td></tr></tbody></table>		Upstream	Downstream	Center:	<input type="text" value="225"/>	<input type="text" value="45"/>	Spread:	<input type="text" value="45"/>	<input type="text" value="45"/>
	Upstream	Downstream									
Center:	<input type="text" value="225"/>	<input type="text" value="45"/>									
Spread:	<input type="text" value="45"/>	<input type="text" value="45"/>									



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## Source Documentation

Statistics  
Provider

Location

AGS.....	Thousand Oaks, CA
Spatial Insights.....	Bethesda, MD
NVDOT.....	WWW

