The Importance of Inventories

What you can measure you can manage.

Types of Inventories

- Properties, including vacant land
- Businesses
- Market Snapshot
- Parking
- Residential Units
- Building Photographs

Why We Do Inventories

- Best way to understand the total makeup of a downtown/uptown district
- Very helpful for reporting statistics
- Key component of business recruitment
- Valuable information for attracting developers
- Powerful tool to sell your program

Why We Do Inventories

- SAVES TIME!!!

Property Inventory

- Address
- Tax map parcel ID number, with hyperlink to county tax record
- Square footage per floor
- Use per floor/space, note if any are vacant
- Tax value broken out by land and buildings
- Acreage

Property Inventory

- Owner's name, address, phone number, and email
- Management company contact info if applicable
- # of storefronts
- Historic status (in NR and/or local historic district, contributing or non contributing)

Business Inventory

- Address
- Business name
- Business phone number
- Square feet of space
- Type of use (retail, rest., office, service)
- Annual rent per square foot

Business Inventory

- ▶ Business website and social media sites with hyperlinks to each
- ▶ Year opened
- ▶ Number of full-time and part-time employees
- ▶ Business owner's name, email, and cell-phone number

Market Snapshot

- A service of the NC Main Street staff!
- Take advantage of this!

Parking Inventory

- # of on-street parking spaces and location (block, side of block)
- # of spaces in public parking lots
- # of spaces in private parking lots

Parking Inventory

- Break down spaces in lots by striped lots and un-striped lots, with an explanation of how the # of spaces in unstriped lots were figured (150 spaces/acre)

Residential Inventory

- ➤ # of units
- ➤ Type of unit (rental vs condo)
- ➤ Rent per sf for apartments
- ➤ Hotel and motel rooms, Air BNBs
- ➤ Year developed
- ➤ Links to any websites for the above units
  - ➤ Note – owner and/or management information would be found on the Building Inventory, can duplicate here if helpful

Building Photograph Inventory

- File for each building
- Photo of each façade
- Photo of significant architectural elements

Building Photograph Inventory

- Representative photos of interior
- Label the above photos with the year
- Historic photos