

3.2 RETAIL TRADE AND SERVICES continued

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businesses also purchase from the retail sector. For example, approximately 5 percent of construction expenditures are made in the retail sector.

In the services sector, substantial increases are also expected. Nearly \$22 million in increased activity, both directly and indirectly, will flow through the services sector. In addition to this amount, approximately \$1.7 million per year can be expected from the professional engineering portion (usually classified as a business service) of the construction activity. Thus, \$22 million is an anticipated minimum flow which could increase by \$6.8 million ($4 \times \1.7 million) during the four to five year construction period if professional engineering services are included.

As a final note, it should be pointed out that this impact assumes that the construction phase demand for goods and services takes advantage of those goods and services available in the area, and that the variety of goods and services offered in the area receives no substantial change in the construction period.

Beginning in 1984 it is estimated that the addition to retail sales in the area will amount to \$3.8 million annually. This is, by far, the greatest impact on any identified sector. Therefore, much of the impact in the operation phase will flow into the secondary and tertiary industries, not into the manufacturing or basic-type industries. This is further justified by the fact that the increase in wholesale trade is expected to be approximately \$1.9 million, while the annual impact going to finance, insurance and real estate is expected to be approximately \$2.2 million. The services sector will enjoy a substantial increase also--just over \$3.2 million per year annually.