



Economic Conditions in

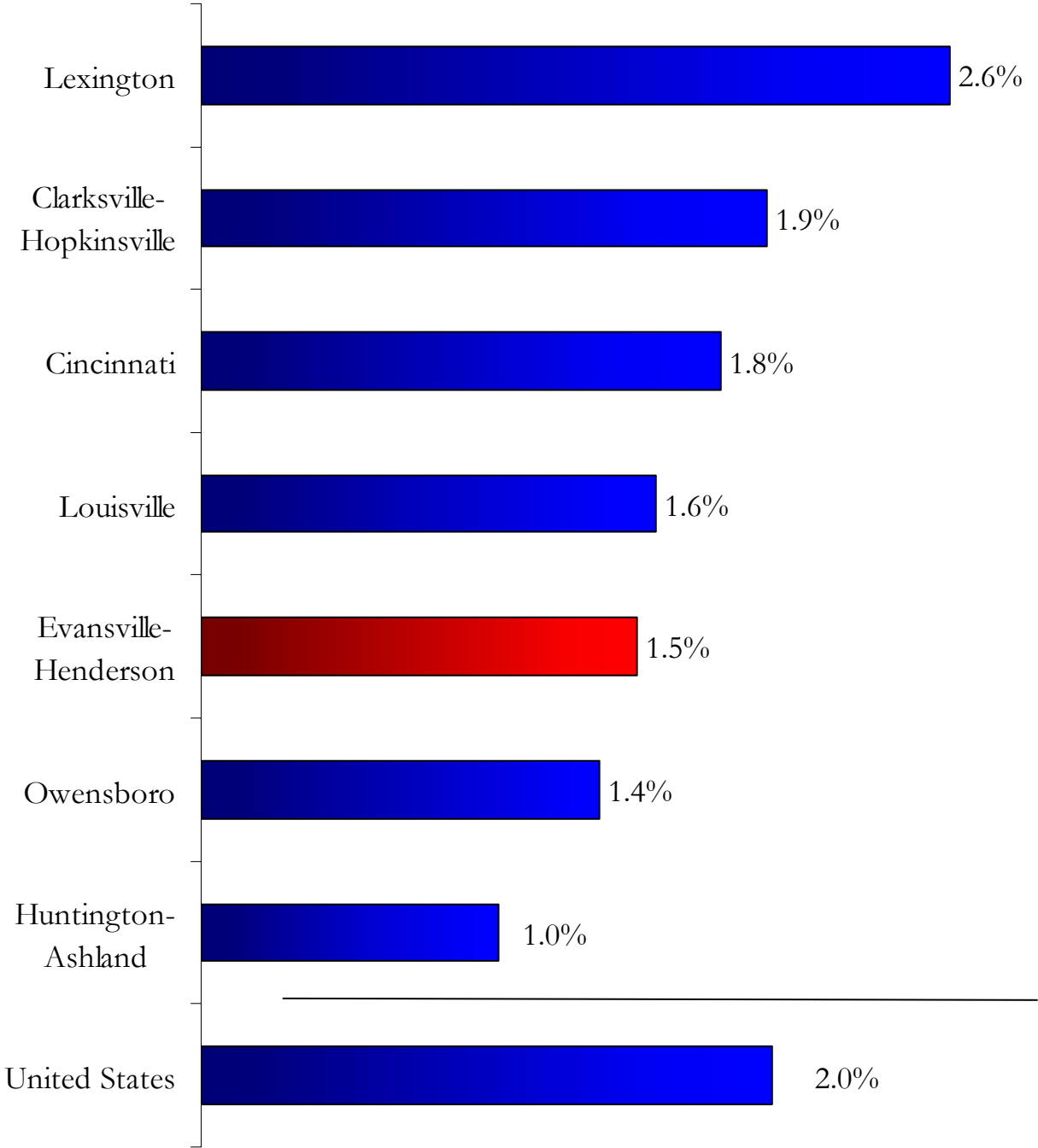
HENDERSON, KY
A Small Town Where Big Things Happen.

Paul Coomes, Ph.D.
Professor of Economics, and
National City Research Fellow
October 25, 2000

Job Growth Rate

Metro Areas Containing KY Counties, 1969-98

average annual compound growth rate

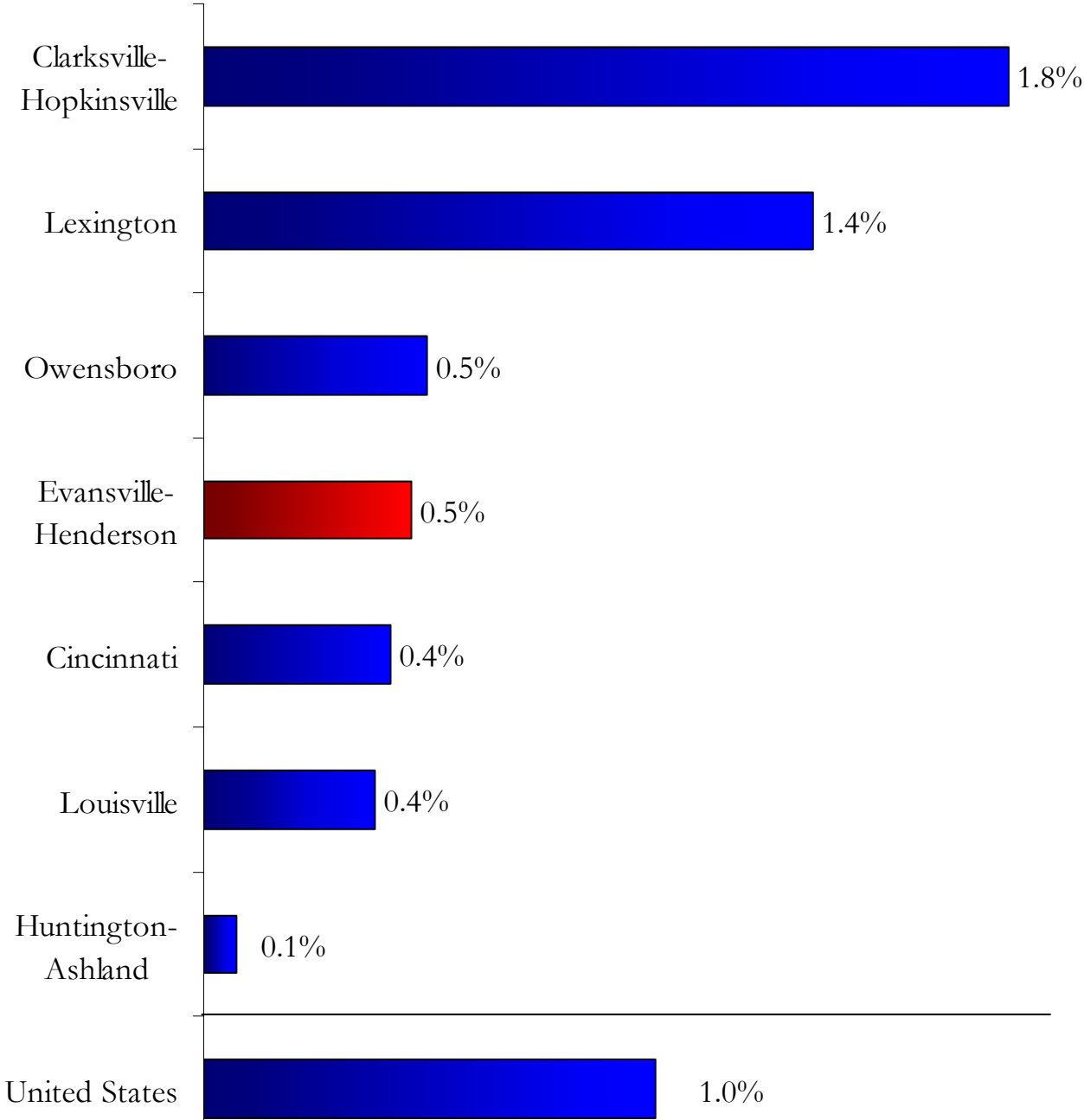


Source: US Bureau of Economic Analysis, *Regional Economic Information System, 1969-98*,

Population Growth Rate

Metro Areas Containing KY Counties, 1969-98

average annual compound growth rate

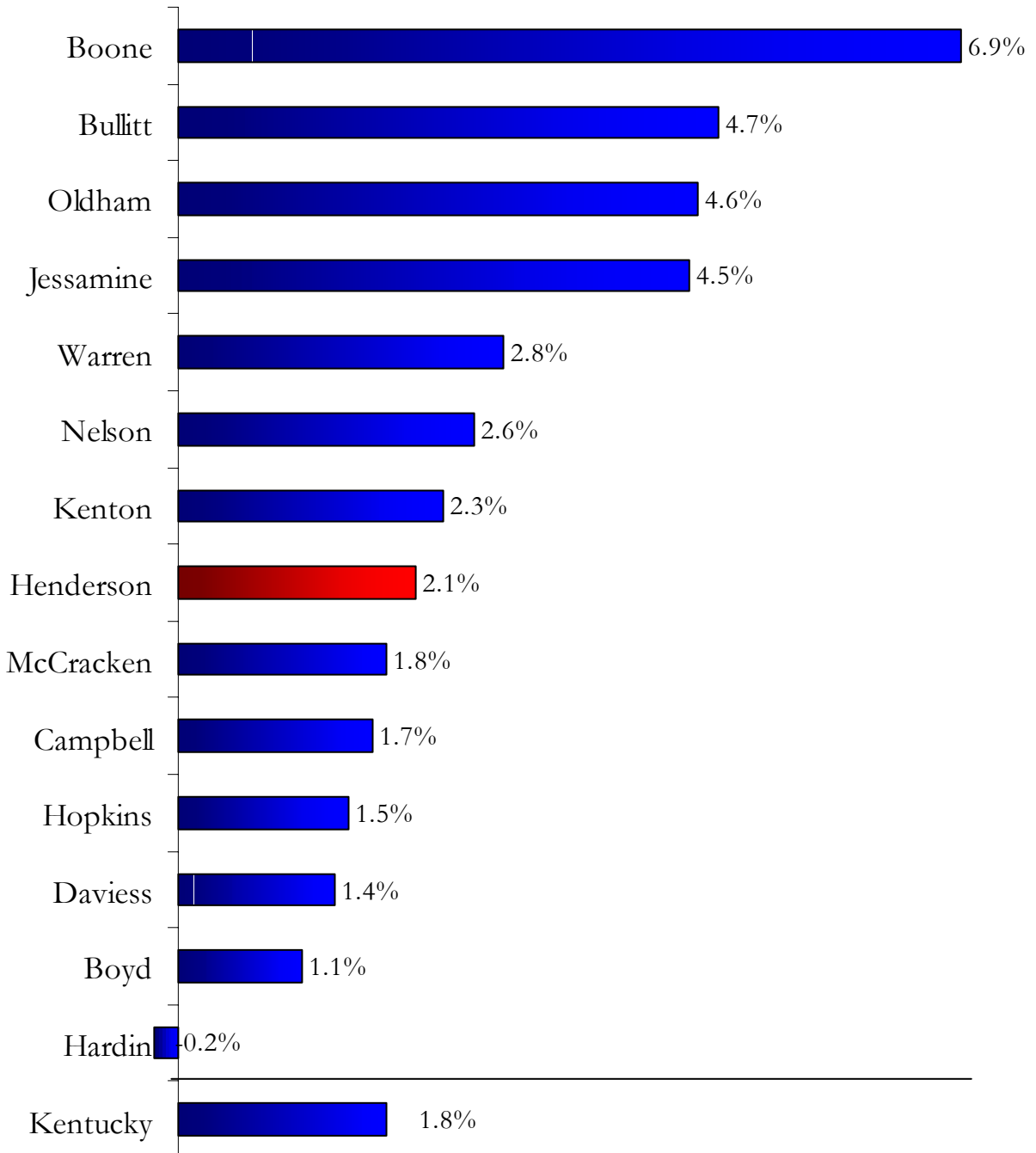


Source: US Bureau of Economic Analysis, *Regional Economic Information System, 1969-98*, June 2000.

Job Growth Rate

Mid-Sized Kentucky Counties, 1969-98

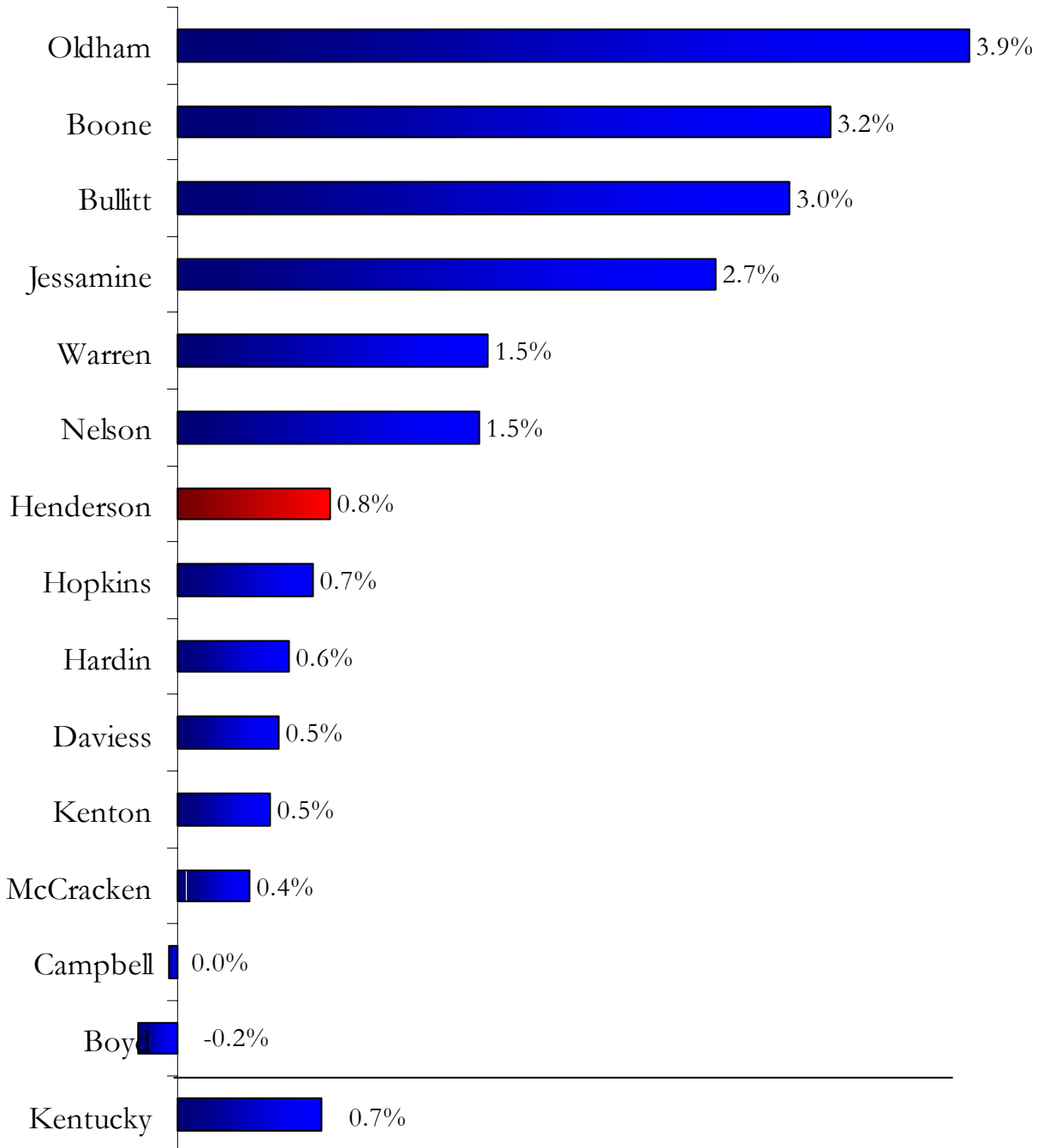
average annual compound growth rate



Source: US Bureau of Economic Analysis, *Regional Economic Information System, 1969-98*,
1999

Population Growth Rate Mid-Sized Kentucky Counties, 1969-98

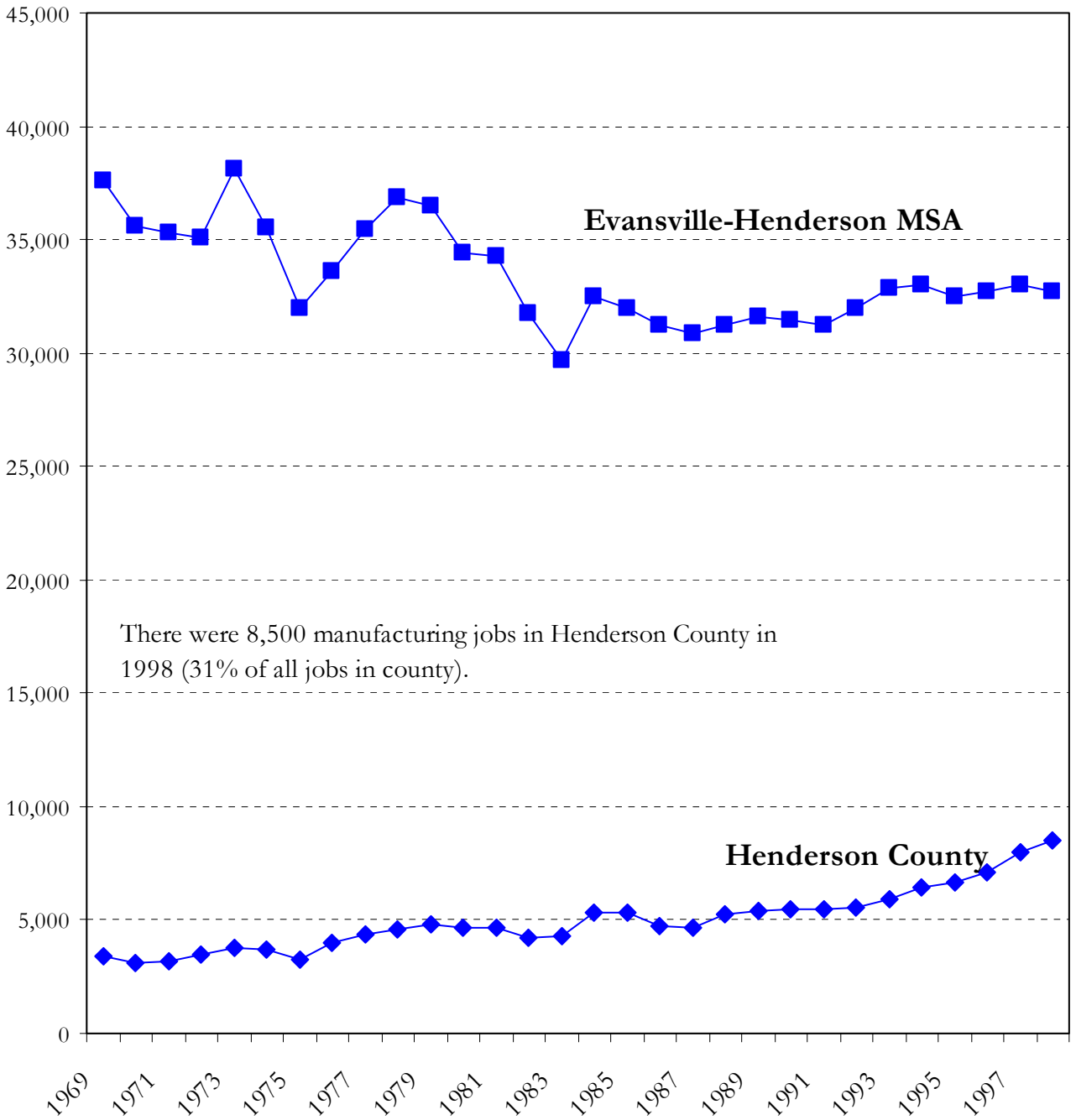
average annual compound growth rate



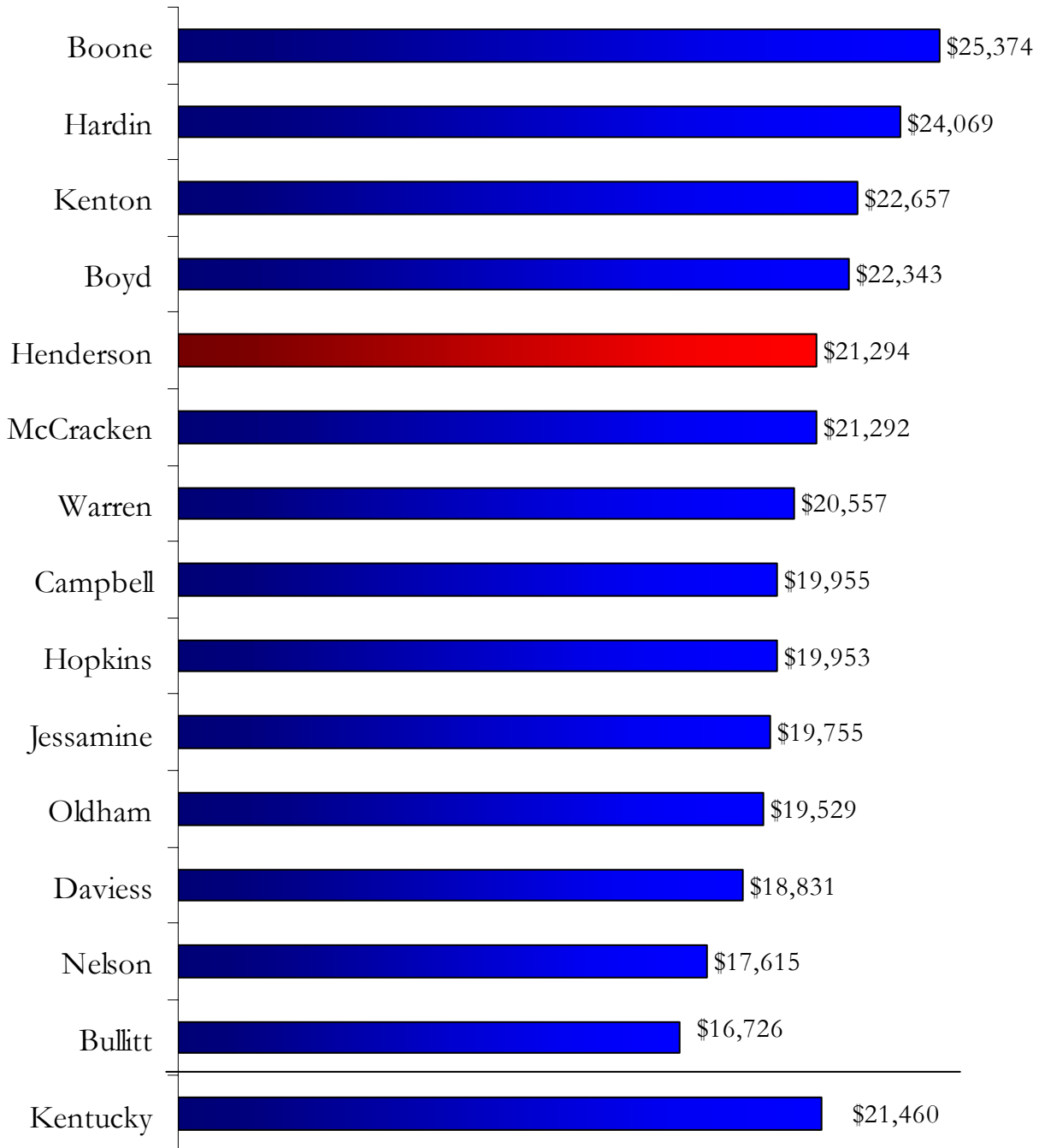
Source: US Bureau of Economic Analysis, *Regional Economic Information System, 1969-98*,

Manufacturing Jobs

Henderson County and Evansville-Henderson MSA 1969-98



Average Annual Earnings per Job, 1998 Mid-Sized Kentucky Counties



Source: US Bureau of Economic Analysis, *Regional Economic Information System, 1969-98*, June 2000.



Super Wal-marts and empty storefronts downtown

It's a national trend, has
been for 25 years, and we
chose it

Economies of scale in
purchasing, inventory
management, marketing

+

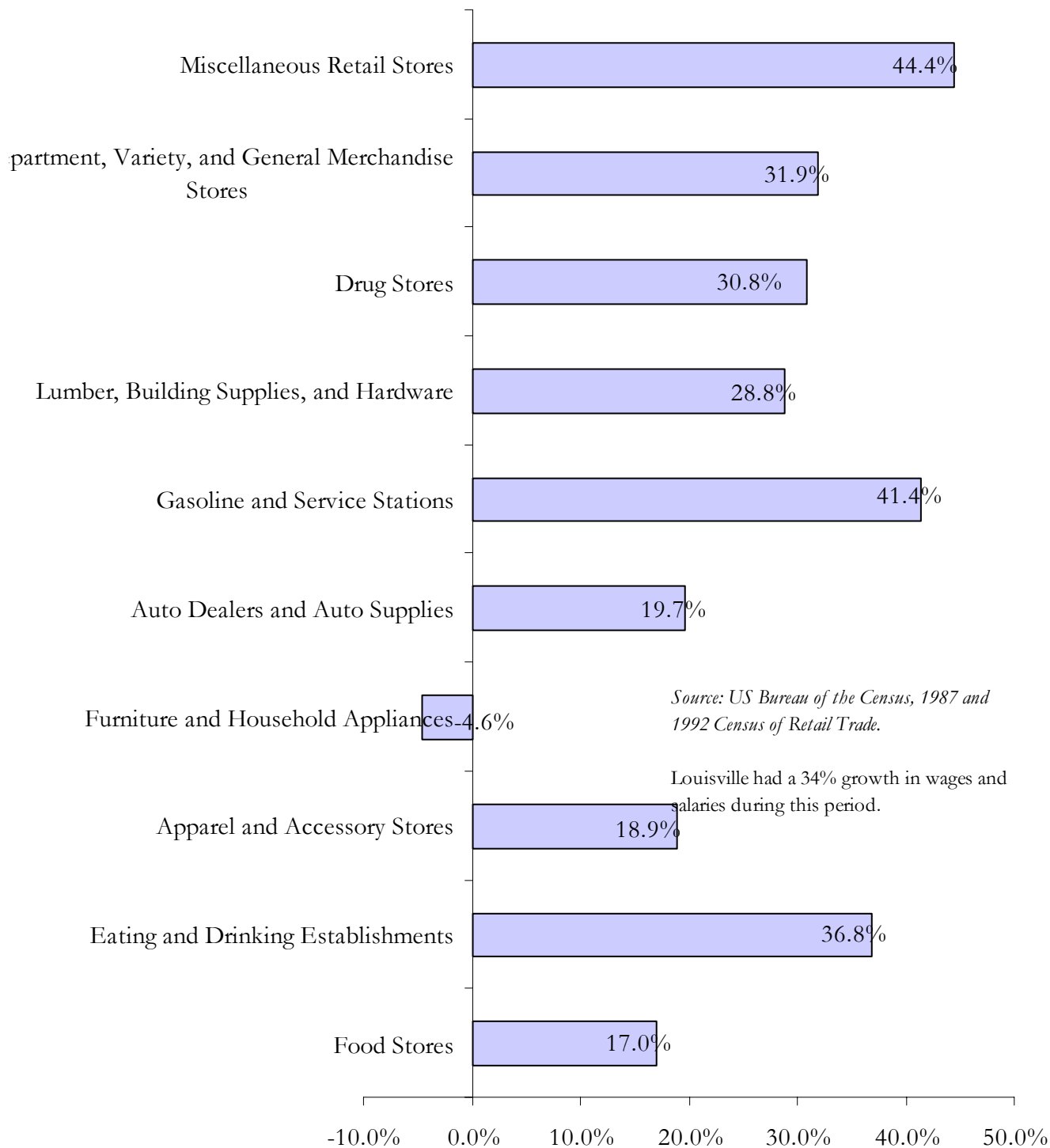
Economies of scope
(hardware, paint, appliances,
pharmacies, candy, clothes,
electronics, garden stuff
using one payroll, building,
parking lot, management,
accounting system, 24 hrs)

+

Cheaper transportation
(more freeways, higher
speed limit, better MPG)

Growth in Retail Sales, 1987-92

Louisville MSA Market



Change in Number of Stores, 1987-92 Louisville MSA Market

