

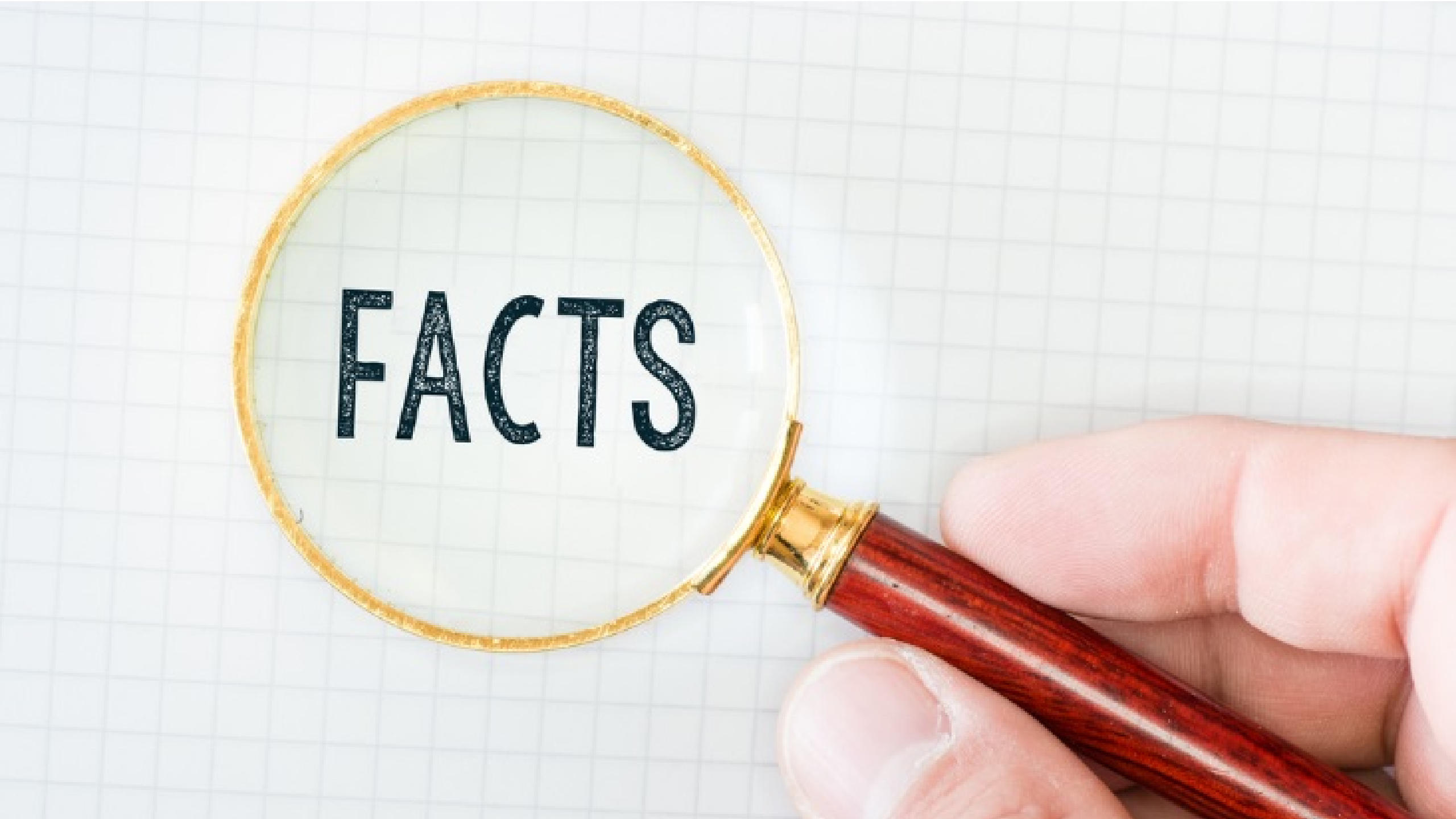
UNIZO Retail 2020

Bart Wallays

Directeur UNIZO Nationaal

What's
going on



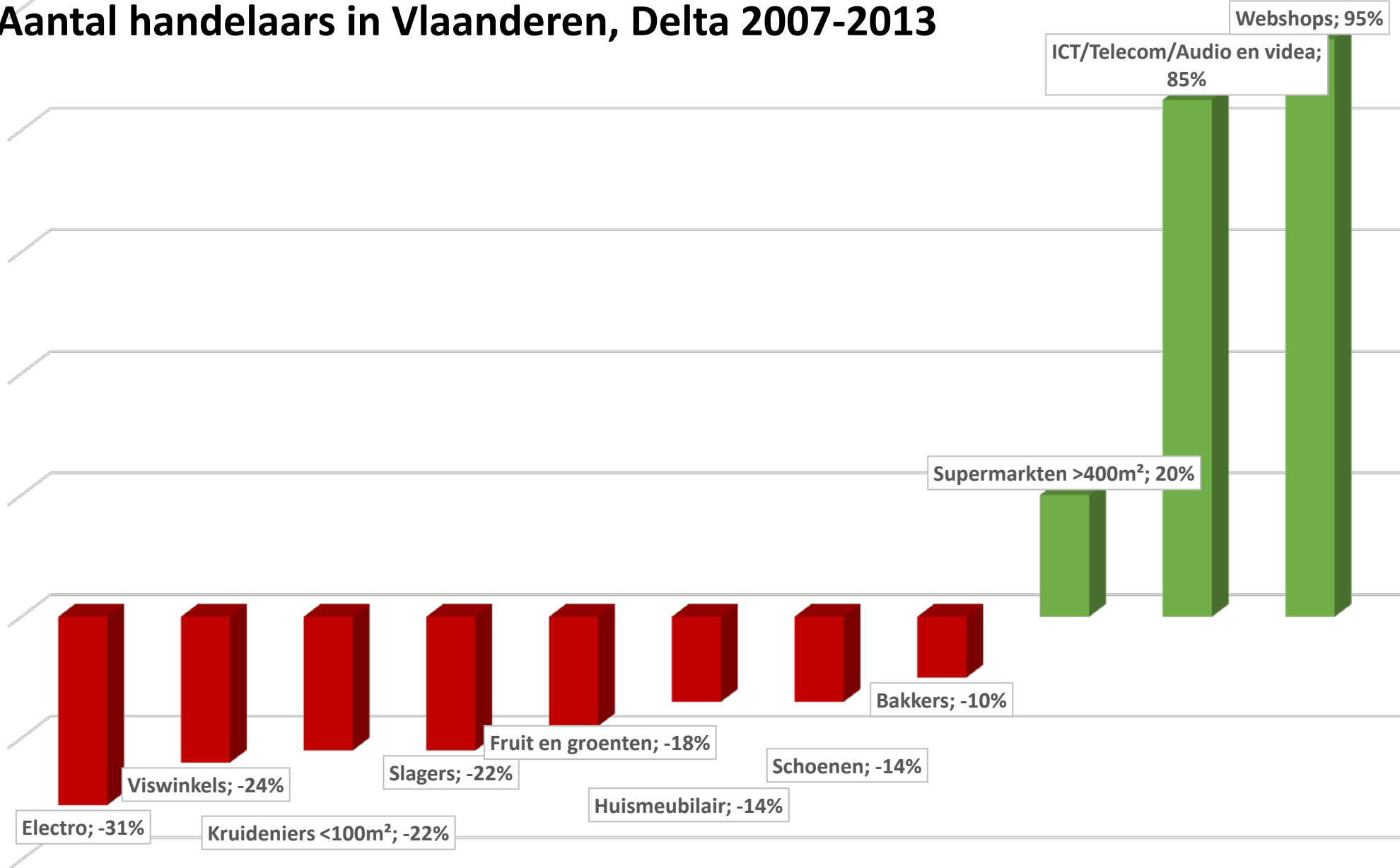
A hand holds a magnifying glass with a gold-colored frame and a dark red wooden handle. The lens of the magnifying glass is positioned over the word "FACTS", which is printed in a large, bold, black, serif font on a sheet of white graph paper with a light gray grid. The word "FACTS" is centered within the circular lens, and the magnifying effect is clearly visible. The background of the graph paper extends beyond the lens, showing the grid pattern. The hand holding the handle is visible on the right side of the frame, with the thumb and index finger gripping it.

FACTS

A hand holding a magnifying glass with a gold-colored frame and a dark red handle. The magnifying glass is positioned over a white grid background. The text "Daling van het aantal handelszaken" is centered within the lens of the magnifying glass.

Daling
van het aantal
handelszaken

Aantal handelaars in Vlaanderen, Delta 2007-2013

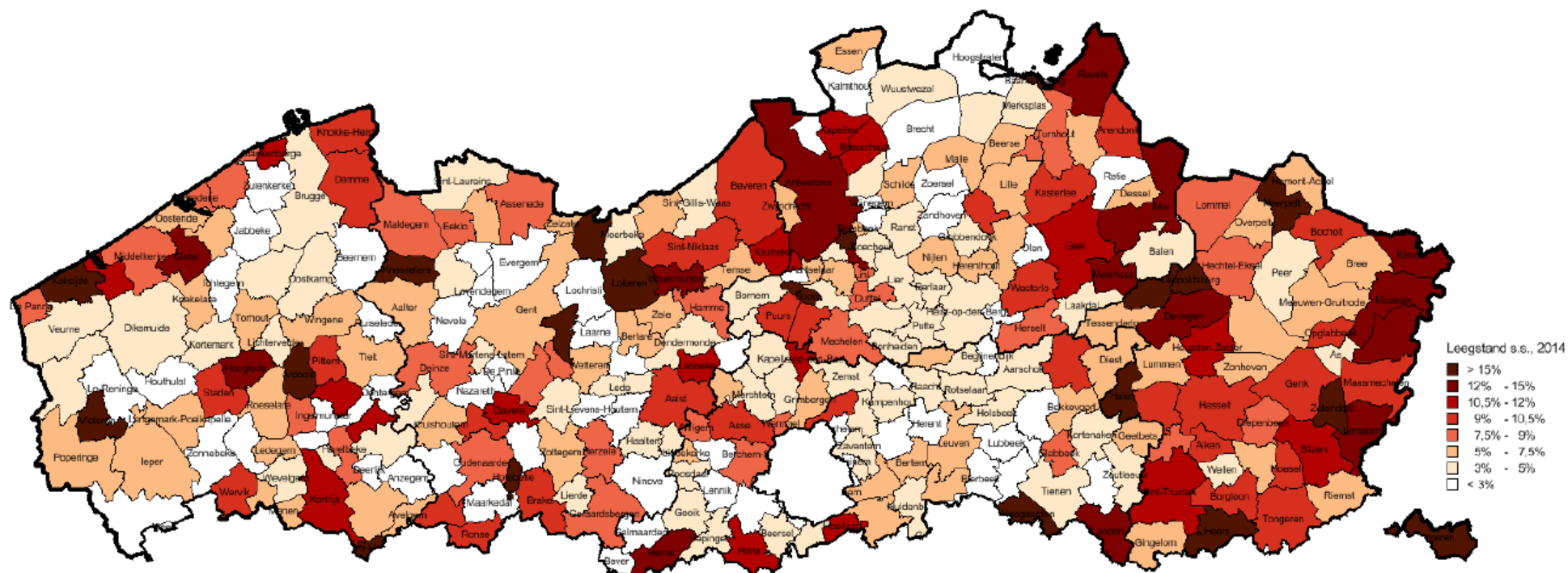


A hand holding a magnifying glass with a gold-colored frame and a dark red handle. The lens is focused on a white circular area containing text. The background is a light gray grid pattern.

Exponentiële
stijging
winkelleegstand

Leegstand in Vlaanderen (2014)

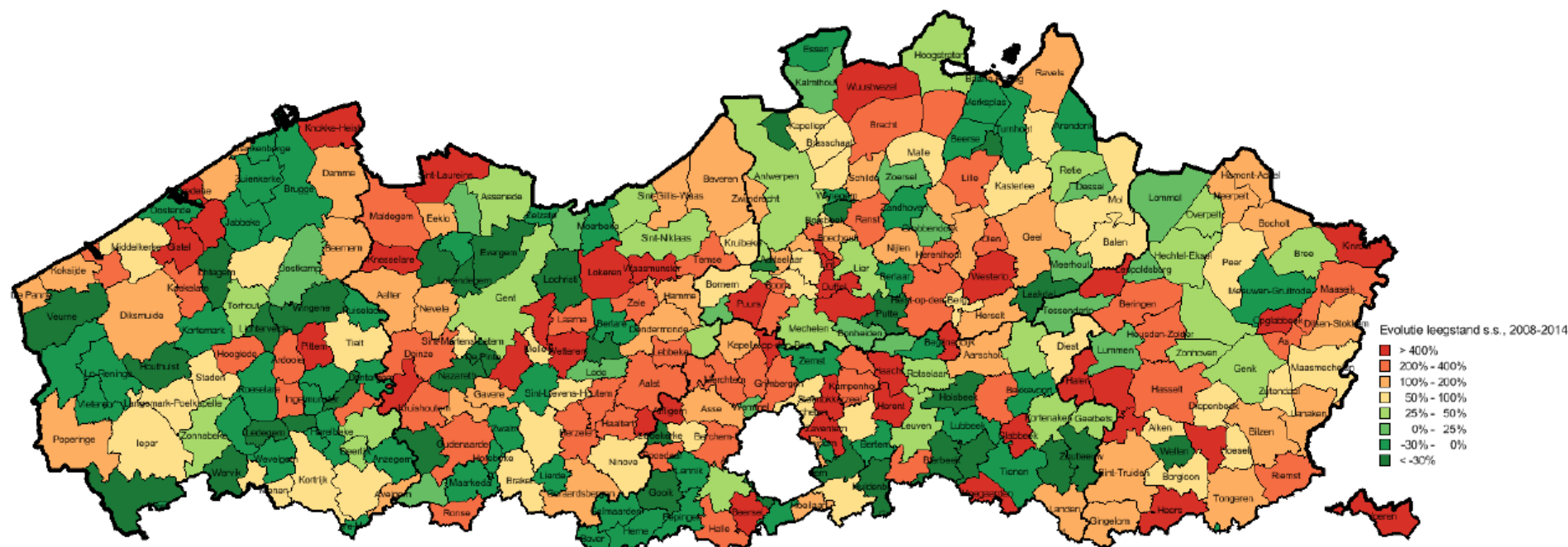
Figuur 16: Leegstand s.s. (%) in 2014



Bron gegevens: Locatus - Kaart: IDEA Consult

Evolutie leegstand in Vlaanderen (2008-2014)

Figuur 17: Evolutie van de leegstand s.s. 2008-2014 (%)



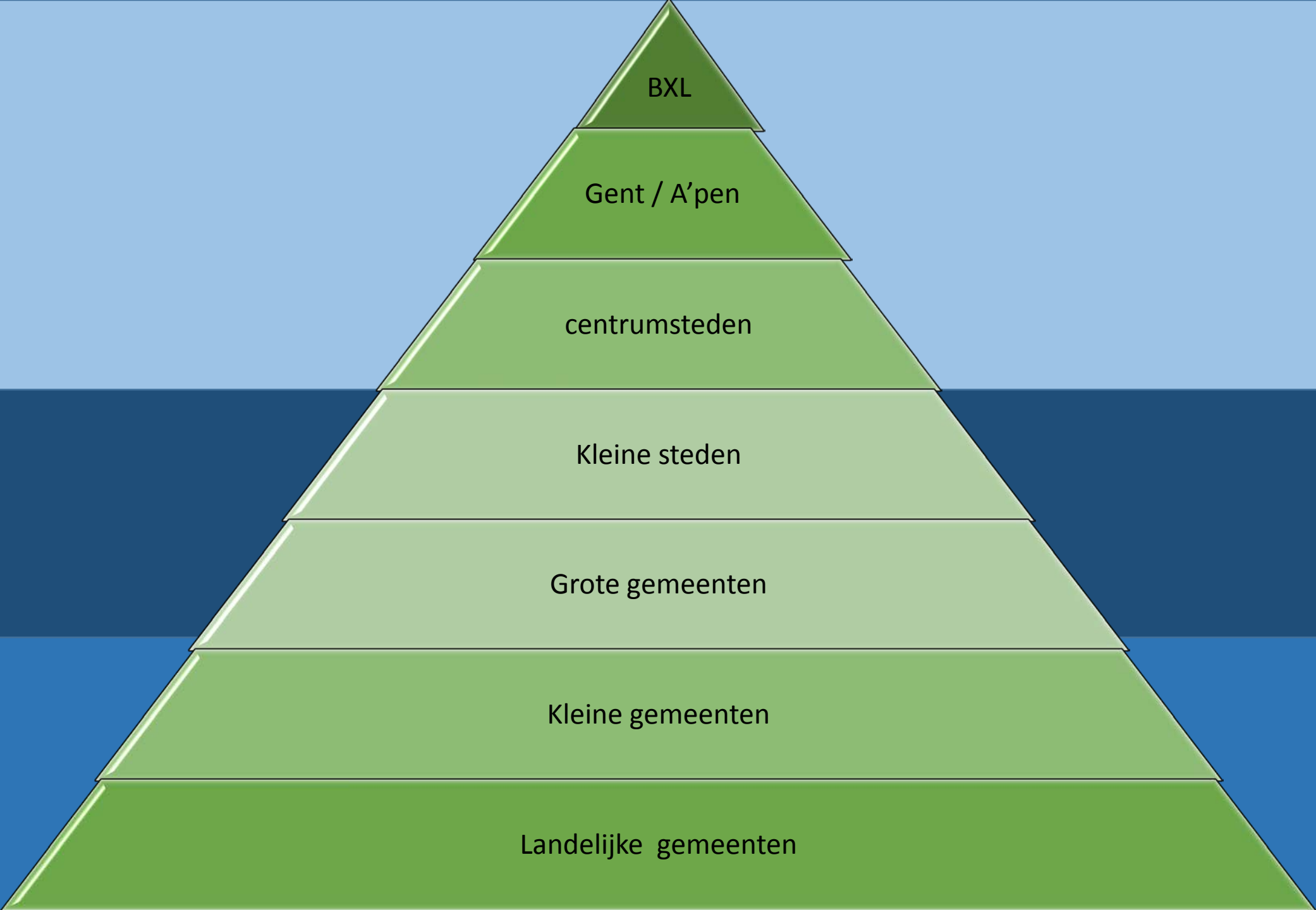
Bron gegevens: Locatus - Kaart: IDEA Consult

A hand holds a magnifying glass with a gold-colored frame and a dark red wooden handle. The lens of the magnifying glass is positioned over the word "EVOLUTIES", which is printed in a bold, black, sans-serif font on a sheet of white graph paper with a light gray grid. The magnifying glass enlarges the word, making it the central focus of the image. The background consists of the graph paper grid, which is visible both inside and outside the magnifying glass's lens.

EVOLUTIES

A hand holding a magnifying glass with a gold-colored frame and a dark red handle. The magnifying glass is positioned over a white grid background. The text is centered within the lens of the magnifying glass.

Ontstaan
hiërarchie van
steden
en gemeenten



BXL

Gent / A'pen

centrumsteden

Kleine steden

Grote gemeenten

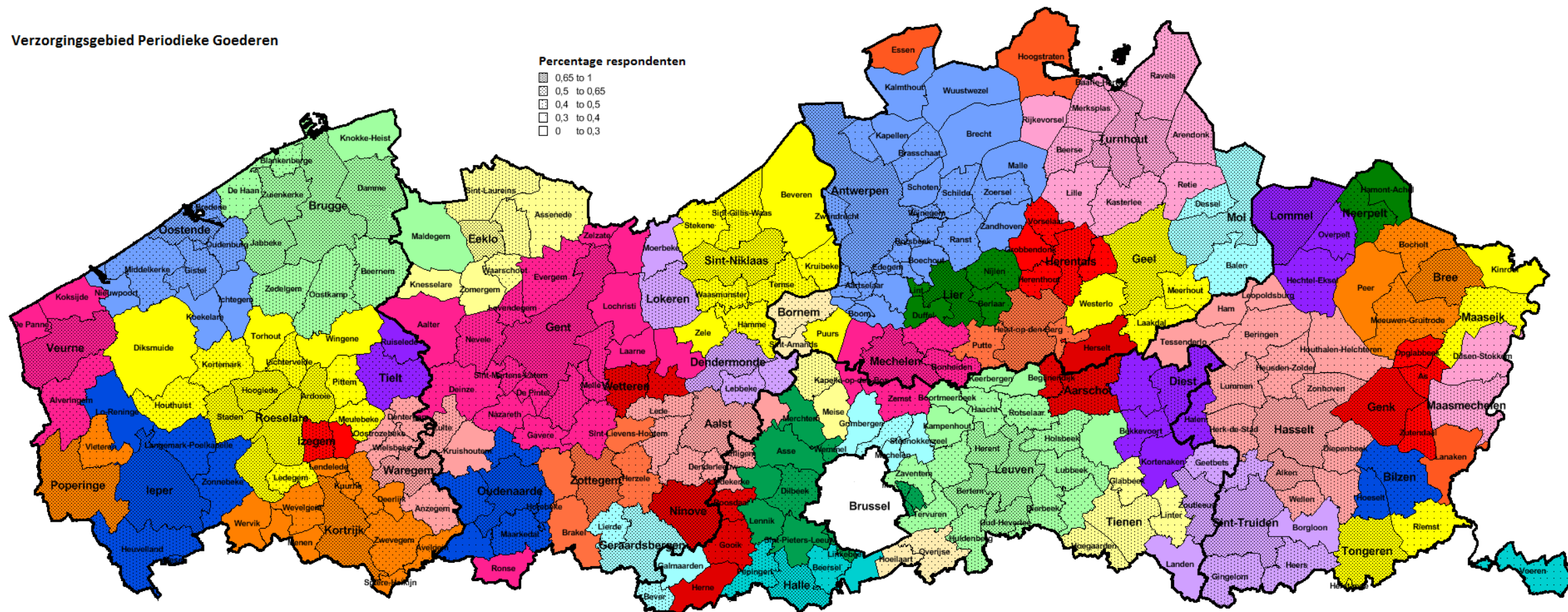
Kleine gemeenten

Landelijke gemeenten



Verzorgingsgebied voor shopping goederen (Vlaams Gewest, 2013)

Verzorgingsgebied Periodieke Goederen



Bron gegevens: Locatus – Bewerking gegevens en kaart: IDEA Consult

A hand holding a magnifying glass with a gold-colored frame and a dark red handle. The magnifying glass is positioned over a white grid background. The text is centered within the lens of the magnifying glass.

Balans handel in
de kern - in de
rand uit evenwicht

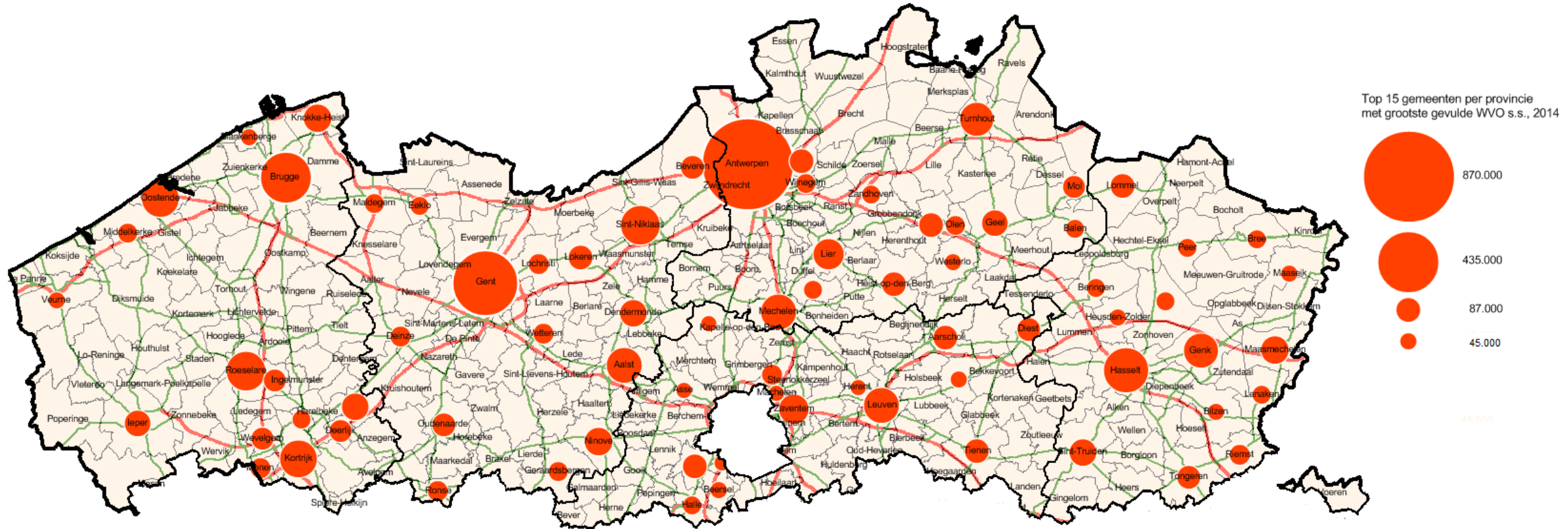
Tabel 46: Top 15 van grootste aanbodclusters in Vlaanderen in 2014 en hun evolutie²⁷
(uitgedrukt in m² gevulde panden, detailhandel s.s.)

Gemeente	Jaar							Evolutie '08-'14
	2008	2009	2010	2011	2012	2013	2014	
1 Centrum Antwerpen	212.352	217.471	220.219	217.526	218.956	227.976	219.777	3,5%
➔ 2 A12 Wilrijk/Aartselaar/Schelle	100.521	101.800	98.381	102.673	108.762	136.480	133.986	33,3%
3 Centrum Gent	77.683	102.879	101.247	101.563	93.501	91.641	98.193	26,4%
4 Centrum Leuven	83.712	79.063	80.346	74.402	75.932	75.668	77.206	-7,8%
5 Centrum Hasselt	76.612	75.326	80.696	83.324	82.775	79.900	75.181	-1,9%
➔ 6 Baanconcentr. Sint-Pieters-Leeuw	48.208	48.208	51.106	44.110	58.290	56.666	72.283	49,9%
➔ 7 Baanconcentr. Brugsestw., Roeselare	47.309	47.564	50.451	50.613	51.503	57.055	64.618	36,6%
8 Centrum Knokke	47.643	52.822	56.622	57.529	60.215	61.448	62.465	31,1%
➔ 9 Zaventem Zuid, Zaventem	13.670	25.320	61.120	61.440	63.240	61.960	62.440	356,8%
10 Centrum Brugge	60.562	64.803	68.723	72.485	57.742	63.272	62.076	2,5%
➔ 11 Baanconcentr. Torhoutsestw., Oostende	N.B.	28.394	32.166	59.577	59.765	60.660	62.038	118,5%
➔ 12 Hasseltweg, Genk	43.825	44.405	47.495	49.192	57.367	56.222	61.992	41,5%
➔ 13 Steenweg op Gierle, Turnhout	9.720	10.360	10.575	8.898	8.898	16.520	54.507	460,8%
14 Centrum Kortrijk	36.693	38.520	35.870	54.634	54.216	56.146	52.970	44,4%
15 Centrum Aalst	N.B.	45.790	46.193	47.496	48.096	52.230	51.625	12,7%

Bron: Locatus . Verwerking: IDEA Consult 2014

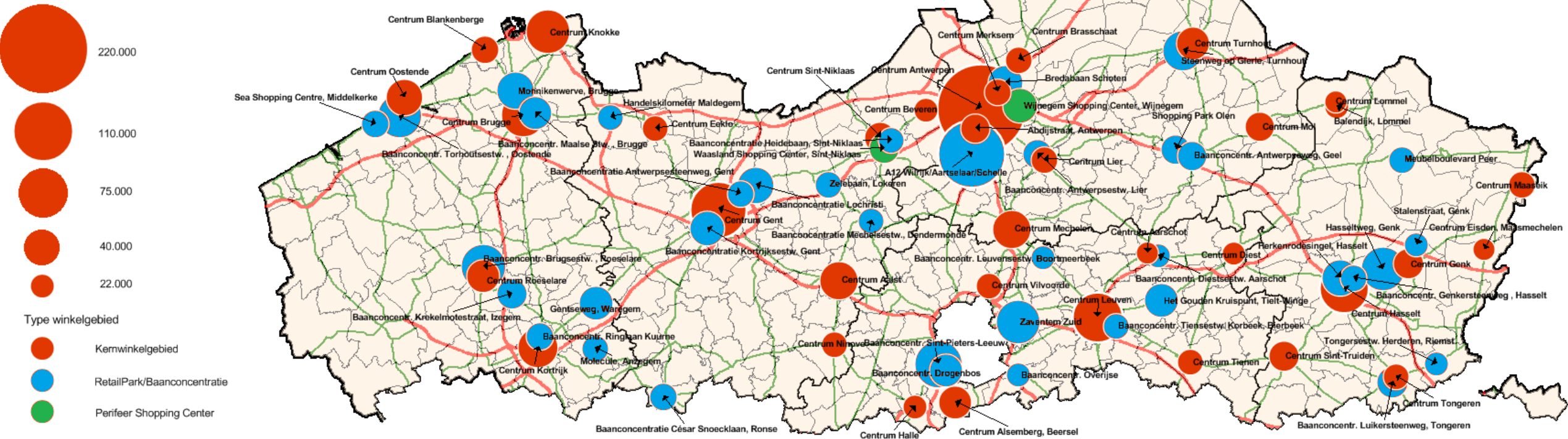
Wijnegem Shopping Center = 58.000 m²
 Waasland Shopping Center = 45.000 m²
 K van Kortrijk = 34.000 m²

Top-15 gemeenten per provincie naar winkelvloeroppervlakte (2014)

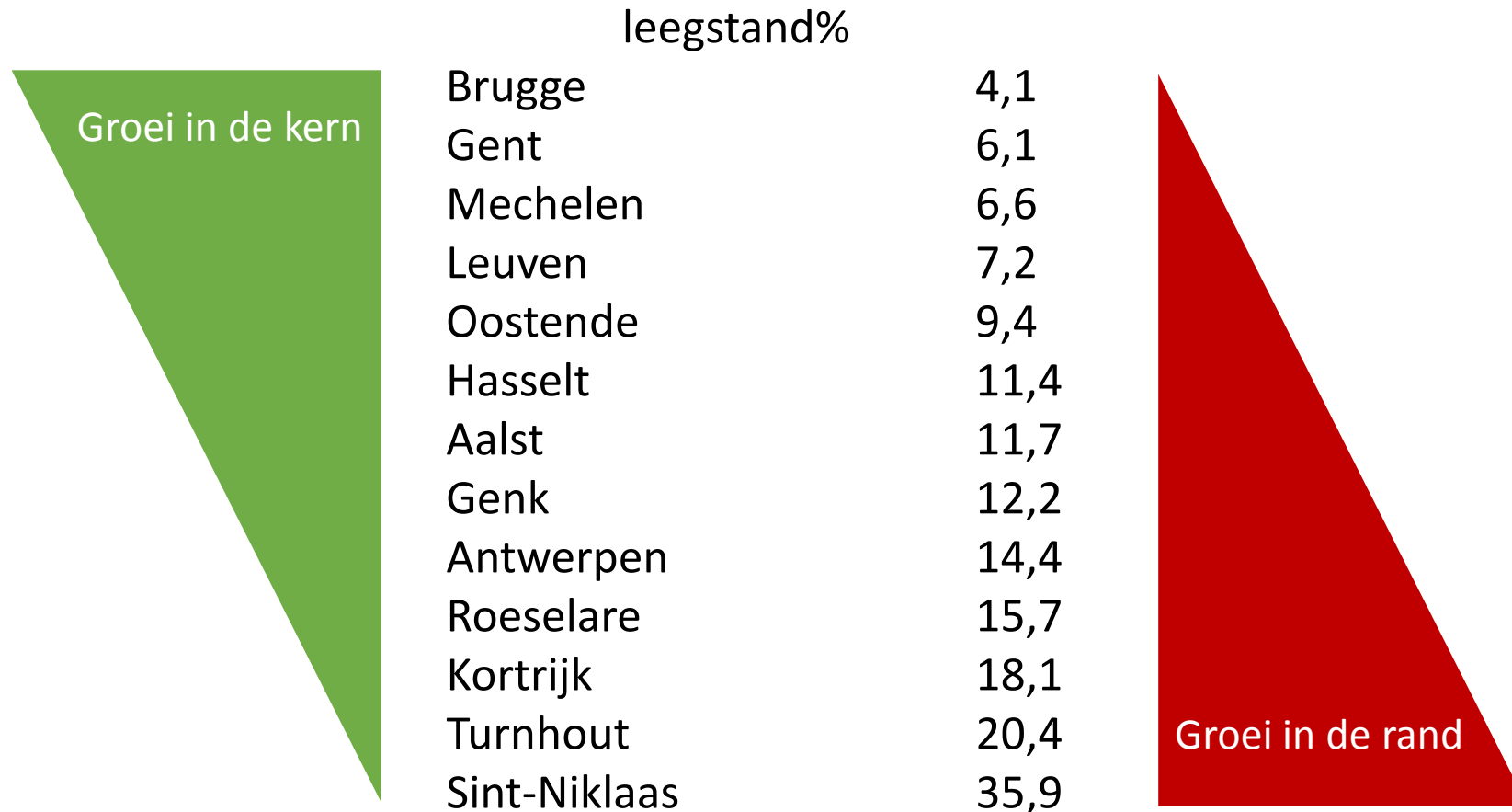


Top-15 winkelgebieden per provincie naar totale winkelvloeroppervlakte (2014)

Top 15 winkelgebieden per provincie met grootste gevulde WVO s.s. (2014)

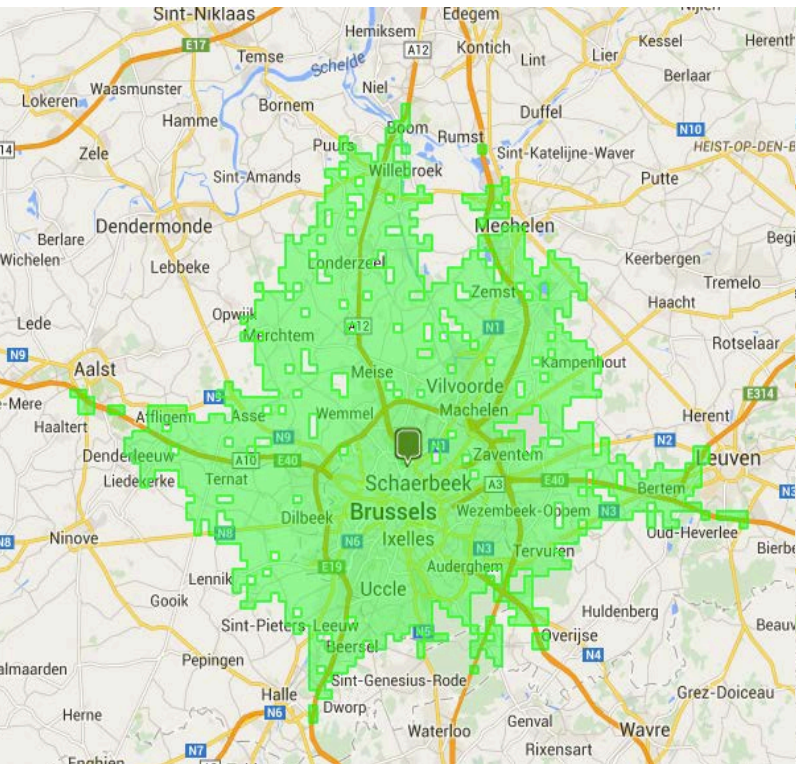


Leegstand in handelscentrum Vlaamse centrumsteden

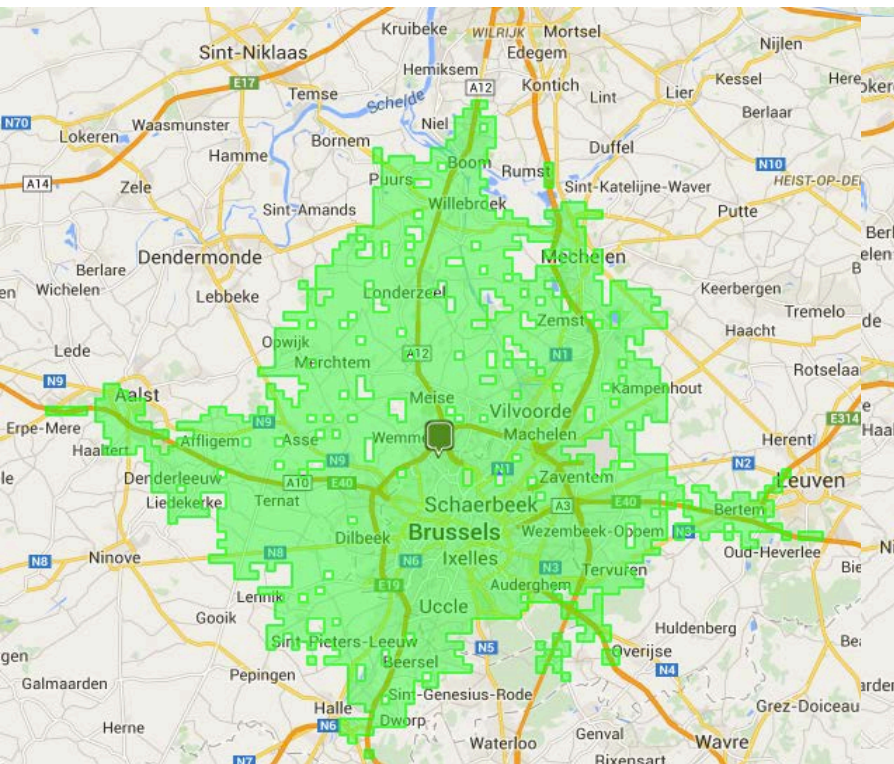


SIMULATIE: op een zaterdag shoppen in een shoppingcentrum rond Brussel
Actieradius van potentiële consumenten op een half uurtje rijden

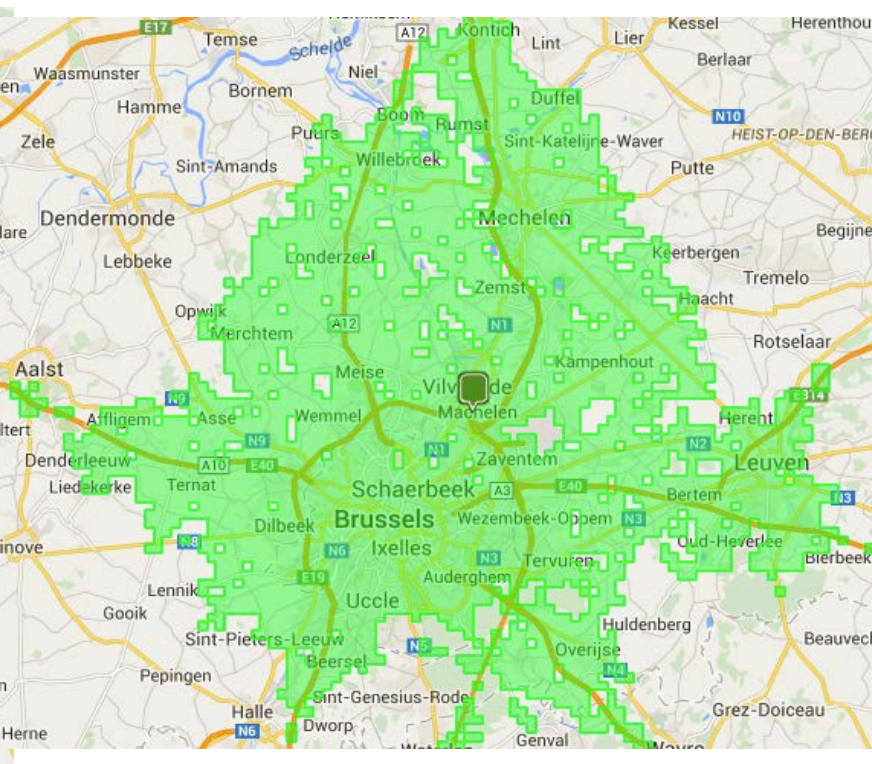
DOCKX



NEO



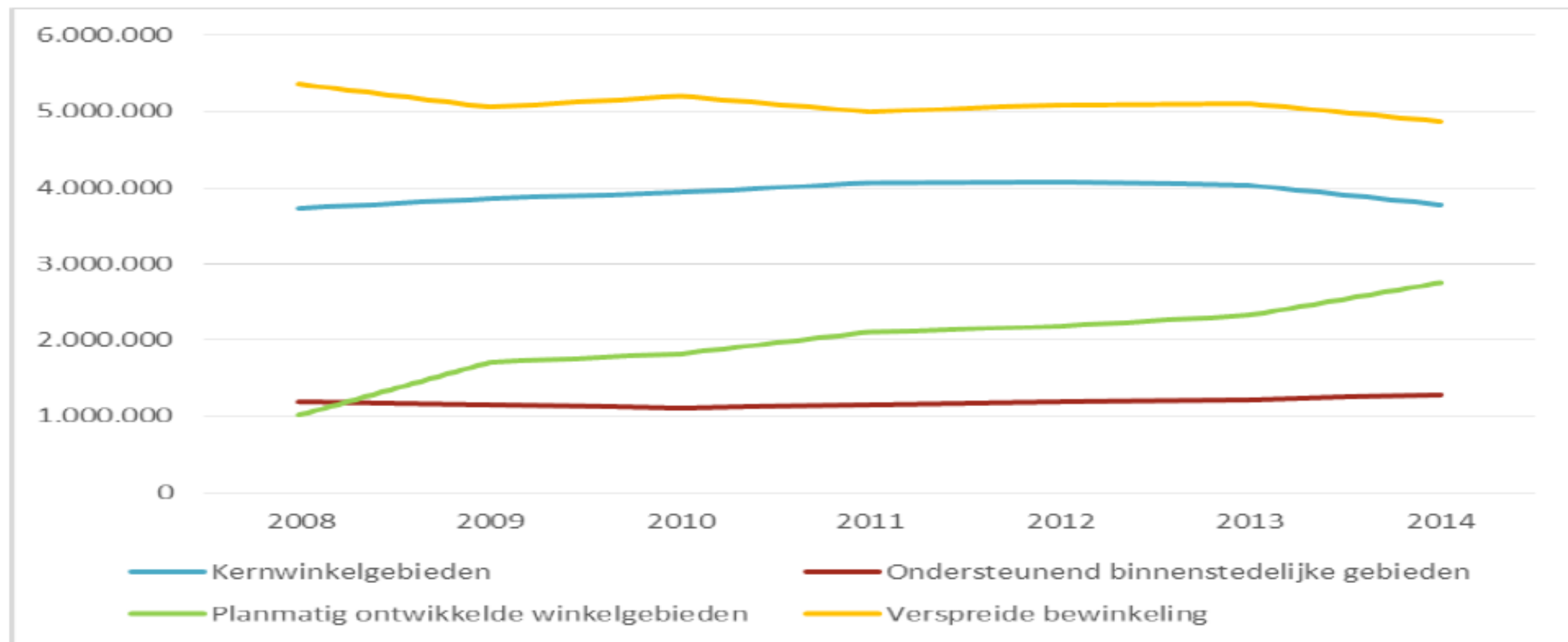
UPLACE



A hand holding a magnifying glass with a gold-colored frame and a dark red handle. The lens is focused on a white circular area containing text. The background is a light gray grid pattern.

Stijging van het
aantal m^2
handels-
oppervlakte

Figuur 12: Evolutie aanbodvolume per winkelgebiedstype op Vlaams niveau

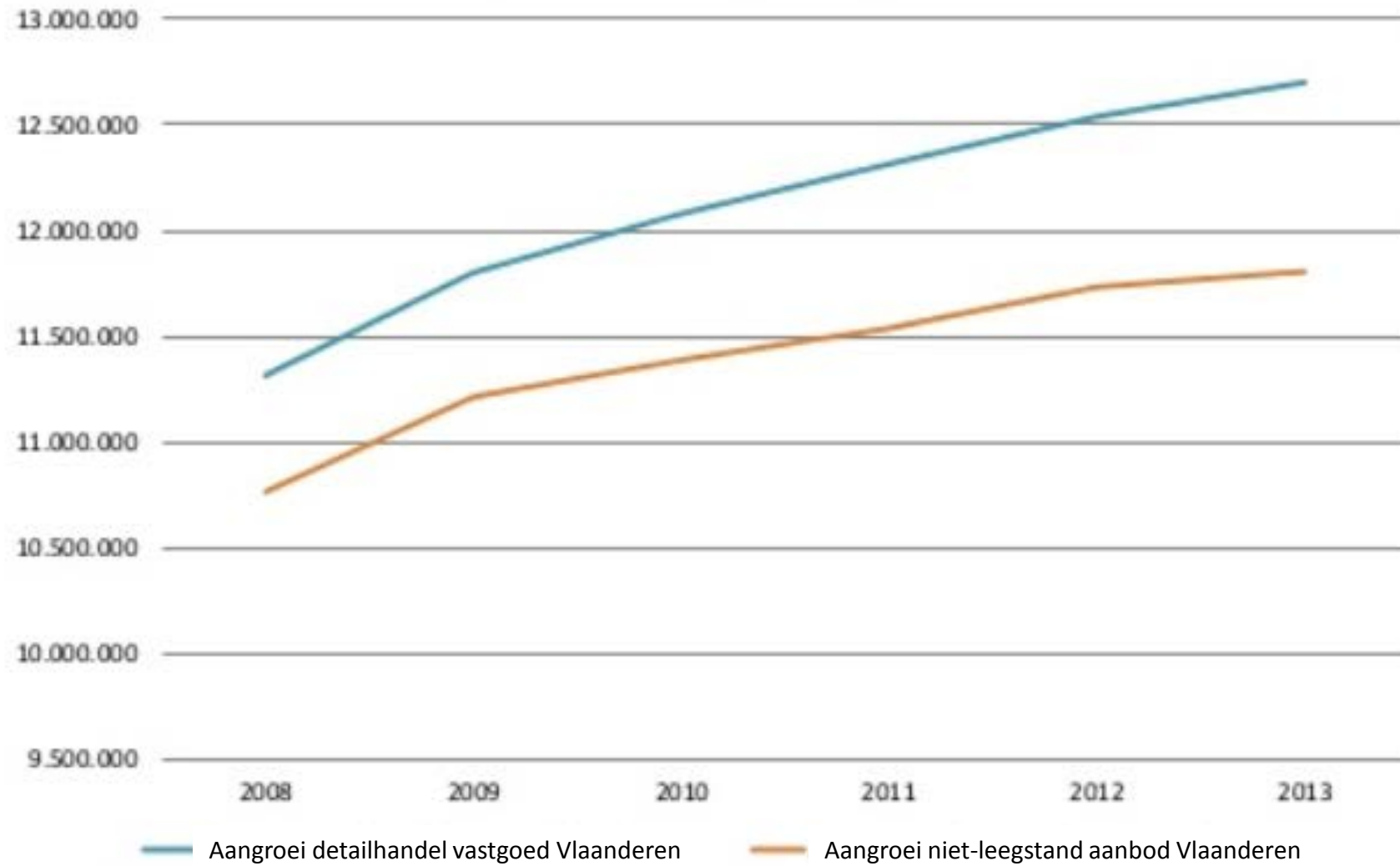


Bron: Locatus. Verwerking: IDEA Consult, 2014

2008: handelsoppervlakte in 13 Vlaamse centrumsteden = 3.150.000 m²

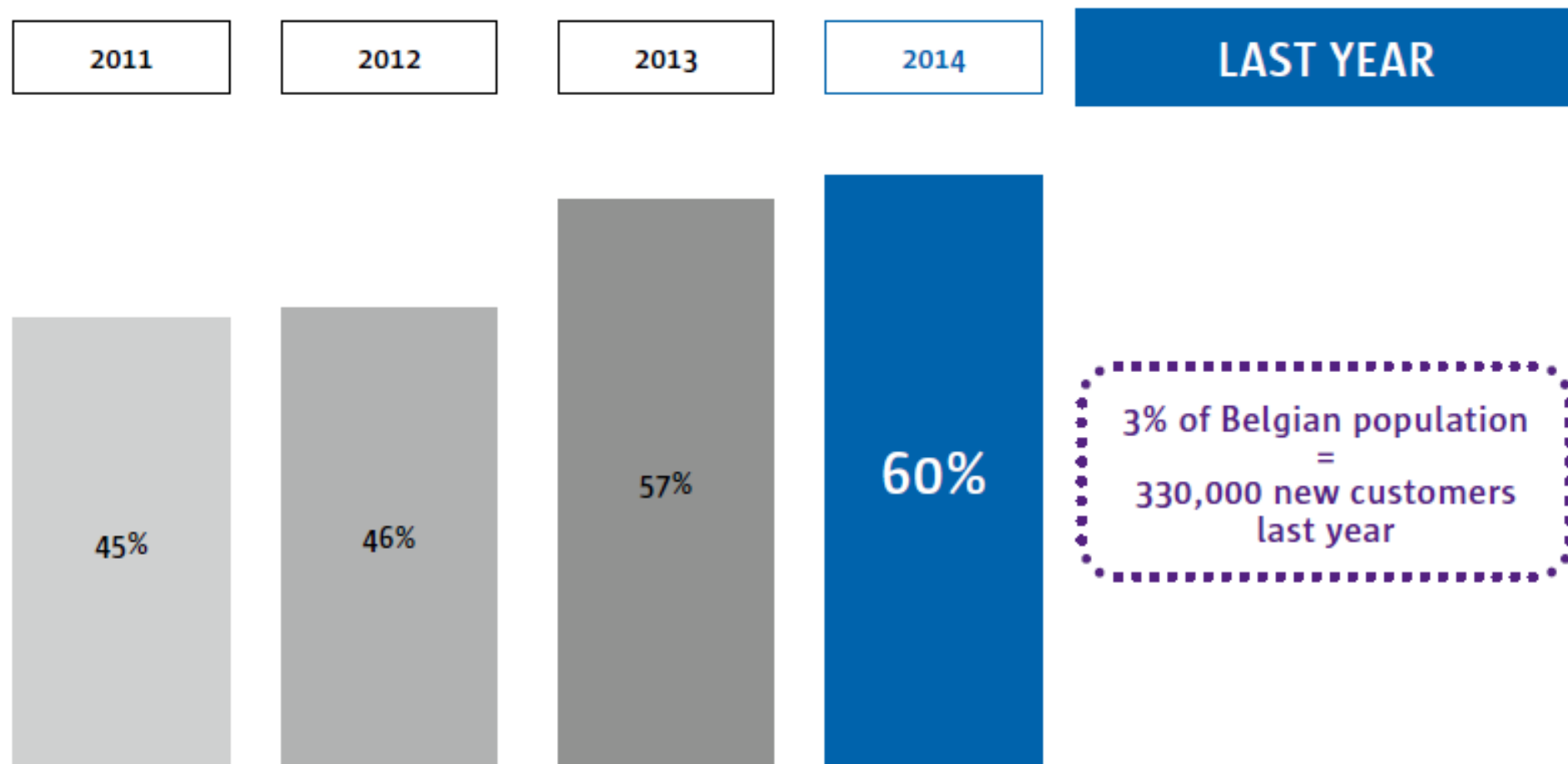
2014: handelsoppervlakte in 13 Vlaamse centrumsteden = 3.500.000 m²

Toename detailhandelsvastgoed in m²



A hand holding a magnifying glass with a gold-colored frame and a dark red wooden handle. The magnifying glass is positioned over a white grid background. The lens of the magnifying glass is focused on the text 'Continue groei van e-commerce', which is centered within the lens. The text is in a black, sans-serif font. The hand holding the handle is visible on the right side of the image, with the thumb and index finger gripping it. The background is a white surface with a light gray grid pattern.

Continue groei
van e-commerce



... of the Belgian population has made an online purchase in the last year

E-commerce studie Comeos van 2014s

Het effect van de stijging van e-commerce op het aantal m² fysieke winkeloppervlakte (2014 – 2024)

Uitbreidingsruimte fysieke winkels 2024 in m ² wvo	dagelijkse goederen	periodieke goederen	uitzonderlijke goederen
Provincie Antwerpen			
gematigde stijging belang e-commerce	-61.770	-155.340	-687.304
sterke stijging belang e-commerce	-128.586	-314.516	-810.071
Provincie Limburg			
gematigde stijging belang e-commerce	-116.082	-203.418	-520.988
sterke stijging belang e-commerce	-145.846	-269.219	-574.699
Provincie Oost-Vlaanderen			
gematigde stijging belang e-commerce	-72.758	-142.125	-639.297
sterke stijging belang e-commerce	-126.789	-266.752	-739.940
Provincie West-Vlaanderen			
gematigde stijging belang e-commerce	-154.737	-343.374	-641.324
sterke stijging belang e-commerce	-196.338	-442.494	-715.763
Provincie Vlaams-Brabant			
gematigde stijging belang e-commerce	-40.396	-87.372	-490.169
sterke stijging belang e-commerce	-117.401	-154.705	-553.694



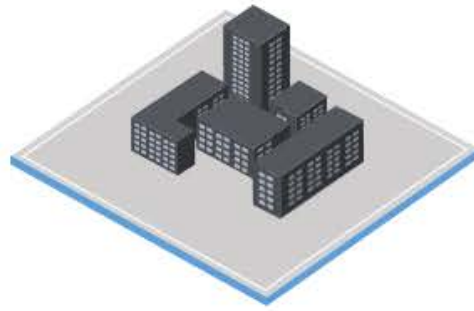
Opbouw van de modellen

4 soorten kernen



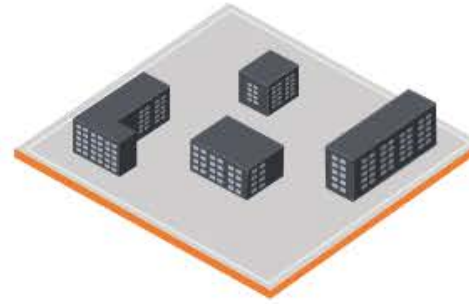
Funshoppingkern

Grote steden, centrumsteden,
enkele grotere gemeenten



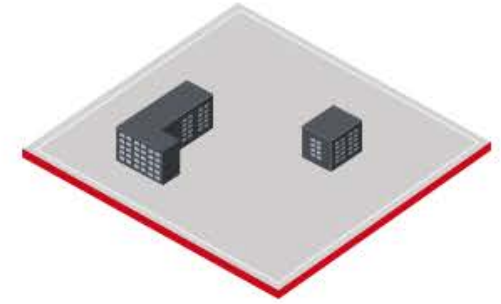
Fun&Runshoppingkern

Kleinere steden, gemeenten
met een groot/sterk
verzorgings-
/aantrekkingsgebied



Runshoppingkern

Grote gemeenten, en kleine
gemeenten met een ruim
verzorgingsgebied



Runshoppingwinkels

Kleine gemeenten, sommige
landelijke gemeenten



DE BEDRIJVIGE KERN

EEN DUURZAME OPLOSSING VOOR KERNEN IN STEDEN EN GEMEENTEN



VERSTERKT ONDERNEMERS