

7-Factor Location Scoring Worksheet

Rate each factor 1–5. Shareloc scores all seven automatically with live data.

ADDRESS / UNIT

CONCEPT / CATEGORY

MONTHLY RENT (€/MO)

EVALUATION DATE

FACTOR SCORING — RATE 1 (POOR) TO 5 (EXCELLENT)

#	Factor	What to evaluate	Your score (circle or tick)	Notes / source
01	Footfall	Street-level pedestrian volume at this specific frontage — not area-level estimates.	☐ 1 = Very low ☐ 2 ☐ 3 = Moderate ☐ 4 ☐ 5 = High capture	
02	Rent efficiency	Rent relative to the footfall it buys. Not just whether the absolute price feels affordable.	☐ 1 = Overpriced ☐ 2 ☐ 3 = Acceptable ☐ 4 ☐ 5 = Strong value	
03	Permit fit	Zoning classification compatibility with your concept. Binary — works or it does not. Check first.	☐ Confirmed fit — concept permitted ☐ Blocked — zoning incompatible ☐ Not checked yet	
04	Competitor density	Same-category saturation on this street relative to demand — not total competitor count.	☐ 1 = Saturated ☐ 2 ☐ 3 = Some comp. ☐ 4 ☐ 5 = Whitespace	
05	Demographics	Catchment-level match between local population and your specific customer profile.	☐ 1 = Poor match ☐ 2 ☐ 3 = Partial ☐ 4 ☐ 5 = Strong fit	
06	Concept gap	Demand vs supply balance for your category in this catchment — is there unmet demand?	☐ 1 = Oversupplied ☐ 2 ☐ 3 = Balanced ☐ 4 ☐ 5 = Clear gap	
07	Area vitality	Trajectory of the area: vacancy trends, anchor tenants, residential pipeline, seasonality.	☐ 1 = Declining ☐ 2 ☐ 3 = Stable ☐ 4 ☐ 5 = Growing	

YOUR MANUAL SCORE

____ / 30

Self-assessed score based on manual research — not verified data. Shareloc generates the same score in seconds using street-level footfall, live permit records, category-specific competitor counts, and demographic catchment analysis for any address in our coverage cities.

SCORE THIS LOCATION WITH SHARELOC

You have the framework. Shareloc has the data.

All seven factors scored automatically for any address in our coverage cities. In seconds. With real data. Compare your full shortlist side by side instantly.

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