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The Impact of Simpang Limun Market Revitalization on Traders Income : A Review of Islamic Economics

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Abstract

This research aims to analyze the impact of the revitalization of Simpang Limun Market on traders' income from an Islamic economic perspective. Market revitalization is an effort to improve the quality of infrastructure and governance of traditional markets to make them more competitive and efficient. This research uses a qualitative method with a descriptive approach, where data is obtained through interviews with traders and analysis of related documents. The research results show that market revitalization has had various impacts on traders. Some merchants experienced an increase in income, especially those who were able to utilize digital technology in marketing, while others experienced a decrease in income due to changes in location and increased competition, both in the market and with online merchants. From an Islamic economic perspective, market revitalization should fulfill the principles of justice (Al-'Adl), desire (Al-Mashlahah), honesty and transparency (Ash-Shidq & Al-Amanah), as well as striving for freedom (Hurriyyah Tijariyyah). However, in practice, the distribution of revitalization benefits has not been evenly distributed, so some traders have difficulty adapting to the new system.

Keywords: Market Revitalization, Income, Local Economic Growth

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INTRODUCTION

Traditional markets are places where sellers and buyers meet to conduct direct transactions for goods or services. Traditional markets have become an essential part of people's lives, particularly in providing daily necessities such as food, clothing, and household supplies (Nengsih & Kurniawan, 2021). Traditional markets have distinctive characteristics, such as price bargaining systems, strategic locations within communities, and a bustling atmosphere with social interaction between buyers and sellers. Traditional markets are managed by local governments or the private sector, providing facilities such as kiosks, stalls, or stalls used by vendors (Saidi et al., 2021). In addition to being centers of economic activity, traditional markets also possess cultural values that reflect the character of the local community. Markets can be classified into several types based on certain aspects, such as the type of goods sold, the nature of activities, location, and sales methods.

Based on the type of goods sold, markets are divided into staple goods markets and non-staple goods markets. Staple goods markets serve the sale of ingredients such as

vegetables, fruits, fish, meat, and other foodstuffs. Meanwhile, non-essential goods markets provide items such as clothing, electronics, crafts, and household appliances. Based on the nature of their activities, there are permanent markets that operate daily with fixed facilities such as kiosks and stalls, and temporary markets that only operate at certain times, such as night markets or seasonal markets (Hasibuan et al., 2022). Based on location, markets can be divided into village markets and city markets. Village markets are typically located in rural areas and serve the needs of the local community, while city markets are located in urban areas with a broader range of services. Furthermore, traditional markets also differ from modern markets in terms of their sales methods (Mokalu et al., 2021). Traditional markets prioritize direct interaction between sellers and buyers with flexible pricing systems, while modern markets, such as supermarkets or minimarkets, offer fixed prices with more organized facilities.

Government policies regarding markets, particularly traditional markets, aim to support economic stability, improve the welfare of small-scale traders, and ensure equitable distribution of goods needed by the community. One frequently implemented policy is the traditional market revitalization program, which includes improving facilities, increasing cleanliness, and adopting more modern management. This policy aims to increase the competitiveness of traditional markets so they can compete with modern markets such as supermarkets and minimarkets. Furthermore, the government provides financial support, such as loans for micro, small, and medium enterprises (MSMEs), and provides training for traders to become more adaptable to changing times. Furthermore, regulations are implemented to control the development of modern markets to prevent them from becoming too dominant, thus maintaining the economic balance between traditional and modern markets. The government, through relevant ministries, frequently issues regulations on zoning modern markets to prevent them from being too close to traditional markets, thus preserving business opportunities for small-scale traders. Furthermore, subsidies and certain tax exemptions are often implemented to ease the burden on traditional market traders.

Simpang Limun Market is a traditional market located in Medan, North Sumatra. This market has a long-standing history as a trading center and plays a vital role in the surrounding economy. The history of Simpang Limun Market began in the 1980s, when vendors began operating on a plot of land in the city center. Over time, the market developed into a vital economic hub for the surrounding community, providing daily necessities and serving as a vital social gathering place. However, in 2008, a major change occurred when the former landowners decided to evict the vendors from their original location. This decision forced vendors to seek new locations along the roadside, disrupting not only traffic but also triggering various social problems (Dayu et al., 2023). The blockage of access to public facilities such as places of worship, schools, and cemeteries due to the accumulation of merchandise along the road created inconvenience for residents seeking to carry out their daily activities. Furthermore, this disorganized condition made the market vulnerable to crime, including pickpocketing, further exacerbating the situation. In this limited and chaotic situation, vendors began voicing

their grievances to the city government, hoping for a solution that would provide them with a more suitable place to trade. However, despite several attempts, the city government has been unable to provide adequate new land. This situation attracted the attention of investors, who then arrived to provide new, better land (Yuannisa et al., 2023). Prior to the revitalization, the number of vendors at Simpang Limun Market was estimated at around 1,200, including both official vendors and street vendors or illegal vendors occupying the area around the market without official permits. After the revitalization was completed and the official market resumed operations, the number of vendors occupying permanent stalls or kiosks was adjusted to around 800. This arrangement aimed to reduce crowding and improve the overall quality of market services. With the revitalization carried out by investors, Simpang Limun Market underwent a major transformation. Therefore, with the revitalization in 2018, Simpang Limun Market underwent a significant transformation. Now, this market is not only a more comfortable and orderly place to sell but also provides comfort and security for visitors and vendors (Habibie et al., 2022). This revitalization successfully addressed various problems that had previously plagued it, making Simpang Limun Market a more efficient, safe, and comfortable economic center for all parties involved.

Therefore, traditional markets are a crucial element in the economic structure of Indonesian society, including Simpang Limun Market in Medan, which has a long history as a center of commerce and social life. Ideally, traditional markets serve as safe and comfortable transaction venues that support the well-being of both traders and visitors. With revitalization, traditional markets are expected to be able to compete with modern markets, provide adequate facilities, and reflect Islamic economic values such as justice, transparency, and maslahah muhammah (community welfare). However, before the revitalization, Simpang Limun Market faced various problems, such as disorganized market conditions, disruption to surrounding community activities due to inadequate facilities, and increased social insecurity such as crime. Although the revitalization in 2018 brought significant changes, there has been no in-depth study examining its impact on vendor income from an Islamic economic perspective. This research is crucial to determine the extent to which this revitalization has succeeded in creating a balance between improving vendors' economic well-being and implementing Sharia values in market transactions.

In Islam, markets hold a crucial position as centers of economic activity, serving not only to fulfill material needs but also as a platform for implementing sharia values. Market revitalization from an Islamic perspective focuses not only on physical improvements or infrastructure, but also on the application of Islamic economic principles, such as justice, transparency, and the elimination of harmful practices, such as usury, gharar (uncertainty), and maysir (gambling) (Wulandari & Zulqah, 2020). Market revitalization in Islam emphasizes the importance of ethical transactions, such as prohibitions on hoarding (ihtikar), price manipulation, and fraud. Markets are also viewed as places that must support the public good (maslahah ammah), where every individual, both traders and buyers, receive fair rights and no one is disadvantaged (Edi et al., 2022). In Islamic

history, the Prophet Muhammad (peace be upon him) once carried out market reforms in Medina to create a market free from unethical practices. The Medina Market serves as a model for Islamic markets, where traders are given freedom to operate but remain supervised to ensure transactions are conducted in accordance with sharia. Market revitalization in Islam also includes creating a clean, comfortable, and welcoming market environment for all visitors, thus encouraging blessed transactions (Mukaromah & Wijaya, 2020). In Islam, the blessing of a business is not solely assessed by material gains, but also by the methods and ethics used to generate that income. Allah SWT says:

اَلَّذِيْنَ يَأْكُلُوْنَ الرِّبٰوا لَا يَقُوْمُوْنَ اِلَّا كَمَا يَقُوْمُ الَّذِيْ يَتَخَبَّطُهُ الشَّيْطٰنُ مِنَ الْمَسِّۗ ذٰلِكَ بِاَنَّهُمْ قَالُوْٓا اِنَّمَا الْبَيْعُ
مِثْلُ الرِّبٰواۘ وَاَحَلَّ اللّٰهُ الْبَيْعَ وَحَرَّمَ الرِّبٰواۗ فَمَنْ جَاۤءَهٗ مَوْعِظَةٌ مِّنْ رَّبِّهٖ فَانْتَهٰى فَلَهٗ مَا سَلَفَۗ وَاَمْرُهٗٓ اِلَى اللّٰهِۗ وَمَنْ عَادَ
فَاُولٰۤىِٕكَ اَصْحٰبُ النَّارِۚ هُمْ فِيْهَا خٰلِدُوْنَ ٢٧٥

Meaning:

Those who consume (transact in) usury cannot stand except as one staggering due to a devil's possession. This is because they say that buying and selling is the same as usury. Yet, Allah has permitted buying and selling and forbidden usury. Whoever receives a reminder from his Lord (regarding usury), then he desists until what he has acquired becomes his, and his affair is with Allah. Whoever repeats (usury transactions), those are the inmates of Hell, they will abide therein forever.

This verse confirms that buying and selling is a permissible economic activity, as long as it does not involve prohibited elements such as usury, gharar, and maysir. Therefore, market revitalization, which provides business space for traders, must be maintained in accordance with the principles of halal (permissible) and fairness.

The Prophet Muhammad (peace be upon him) also said: "An honest and trustworthy trader will be with the prophets, the truthful, and the martyrs." (Narrated by At-Tirmidhi, no. 1209). This hadith demonstrates the noble position of a trader who upholds the principles of honesty and responsibility in running his business.

Prior research on traditional market revitalization and management reveals a complex, often conflicting relationship between structural upgrades and market traders' economic outcomes. Several studies document a negative economic impact following revitalization efforts. For instance, Aprilia (2021) found that despite cleaner and tidier facilities at Bulu Market in Semarang, traders' average monthly incomes significantly dropped from Rp 5,280,000 to Rp 3,366,000. Similarly, Lubis, Arif, and Nurbaiti (2021) observed income declines at the Jalan Pasar VII Tembung market due to non-strategic stall allocations, rising trader operational expenses, and stagnant market management systems. On the other hand, traditional market management can also falter due to poor infrastructure; Superti (2023) notes that sub-optimal management at the Simpang Agung Market hurt small traders' incomes and failed to meet Islamic economic principles like honesty, openness, and fair competition. Conversely, structural updates do not always

lead to financial loss. Hartono, Rudiyanto, and As'jari (2020) demonstrated a positive impact in Bulubrangsi Village, where market improvements simultaneously elevated cleanliness, organization, and trader revenues. Finally, the execution process itself plays a vital role in navigating these outcomes. Silitonga and Mulyadi (2021) highlight that while the Tanggul Market project faced intense community friction regarding kiosk allocations and fear of slow sales, these barriers were ultimately resolved through transparent bureaucratic structures and strategic communication.

Based on previous research, this study fills the existing gap by analyzing the impact of the revitalization of Simpang Limun Market on traders' income within an Islamic economic framework. This study can serve as an important reference for policymakers in designing traditional market management strategies in accordance with sharia principles. The research problem formulation includes the impact of market revitalization on traders' income, the obstacles faced by traders after revitalization, and how the revitalization of Simpang Limun Market is viewed from an Islamic economic perspective. Therefore, this study aims to understand how market revitalization affects business sustainability and traders' welfare, while also contributing to the development of inclusive and sustainable market policies.

RESEARCH METHODS

This study uses a qualitative research type with a descriptive method. According to Lexy J. Moleong (2018), qualitative research aims to understand phenomena experienced by research subjects, such as behavior, perceptions, motivations, and actions, holistically and descriptively in the form of words or language, in a specific natural context. This research was chosen because it is suitable for understanding social phenomena in depth, particularly related to the impact of the revitalization of Simpang Limun Market on traders' incomes from an Islamic economic perspective. In addition, this approach is suitable for analyzing the application of Islamic economic principles, such as justice (Al-'Adl) and sustainability (Al-Mashlahah), in market governance. The flexibility of qualitative methods can help capture socio-economic dynamics more comprehensively than quantitative approaches. Data collection techniques were carried out through in-depth interviews with market managers, namely Mr. Muhammad Arifin Siregar, ST, and traders as key informants on December 21, 2024. Interviews with market managers aimed to obtain information regarding the revitalization process, objectives, and implementation of policies carried out post-revitalization (Hendara & Berlina, 2024). The focus of these interviews was on the efforts of market managers and revenue managers in implementing Islamic economic values such as justice, transparency, and maslahah ammah (community welfare) in market management.

Meanwhile, interviews with traders aimed to explore their experiences after market revitalization, including changes in income, challenges faced, and their views on the application of Islamic economic values in daily transactions. The traders were selected using purposive sampling to ensure variations in experiences based on business type and length of time trading in the market (Ramli & Syafrudin, 2022). Data obtained from the interviews will be analyzed thematically. Thematic analysis was conducted by identifying key patterns or themes from the data related to the impact of revitalization on traders'

income and the application of Islamic economic principles (Waruwu, 2023). The results of this analysis will be used to provide a comprehensive overview of the revitalization's success in supporting traders' welfare while encouraging the implementation of Sharia values in market economic activities.

RESULT AND DISCUSSION

Simpang Limun Market, located at Jl. M. Nawi Harahap No. 48, Sitirejo III, Medan Amplas District, Medan City, North Sumatra, has long been an important trading center for the people of Medan since the 1980s. Before its revitalization, the market developed naturally, with vendors occupying the available space, despite inadequate facilities and a disorganized layout. This situation worsened in 2008 when vendors were evicted from their original location, forcing many to sell on the roadside. This situation not only disrupted traffic flow but also created various social and economic problems. Despite this, vendors persisted due to the high flow of customers. The following table shows the number of vendors at the new Simpang Limun market.

Table 1. Data on the Number of Vendors in the Wet Block of the Simpang Limun Paru Market, 2018–2024nefits. (Ajuna, 2019).

No	Years	Total Table	Table type Dry table/stand	
			Used	Unused
1	2018	131	97	34
2	2019	131	112	19
3	2020	131	128	3
4	2021	131	128	3
5	2022	170	152	18
6	2023	170	154	16
7	2024	170	158	12

Secondary Data from Simpang Limun Market 2018-2024

Table 2. Data on the Number of Dry Block Traders at Paru Simpang Limun Market 2018 – 2024

No	Years	Total Table	Table type Dry table/stand	
			Used	Unused
1	2018	169	96	73
2	2019	169	96	73
3	2020	169	100	69
4	2021	169	128	41
5	2022	230	202	28
6	2023	230	202	28
7	2024	230	204	26

Secondary Data from Simpang Limun Market 2018-2024

Table usage trends at Simpang Limun Market show significant changes before and after revitalization. Before the revitalization (2018–2021), many tables were unused, especially in the Dry Block, reflecting the market's low attractiveness to vendors. However, after the revitalization (2022–2024), the number of tables in use increased significantly, indicating a positive impact on vendor presence within the market. While the Wet Block experienced a more steady increase in vendors, the changes in the Dry

Block were more pronounced after the revitalization, with more tables occupied year after year.

Interviews with vendors at Simpang Limun Market revealed that the revitalization had a varied impact on their income. Before the revitalization in 2018, vendors with regular customers earned between Rp 5,000,000 and Rp 7,000,000 per month, while small vendors relying solely on daily customers earned around Rp 2,500,000 and Rp 4,000,000 per month. After the revitalization, vendors who were able to adapt to the new system, such as utilizing digital marketing and better facilities, experienced an increase in income of up to IDR 6,000,000–IDR 8,500,000 per month. However, some vendors who struggled to adapt, primarily due to changes in trading locations and increased operational costs, experienced a decrease in income to IDR 2,000,000–IDR 3,500,000 per month. These findings indicate that the revitalization did not have an equal impact on all vendors, with adapting to market changes being a key factor in maintaining or increasing their income.

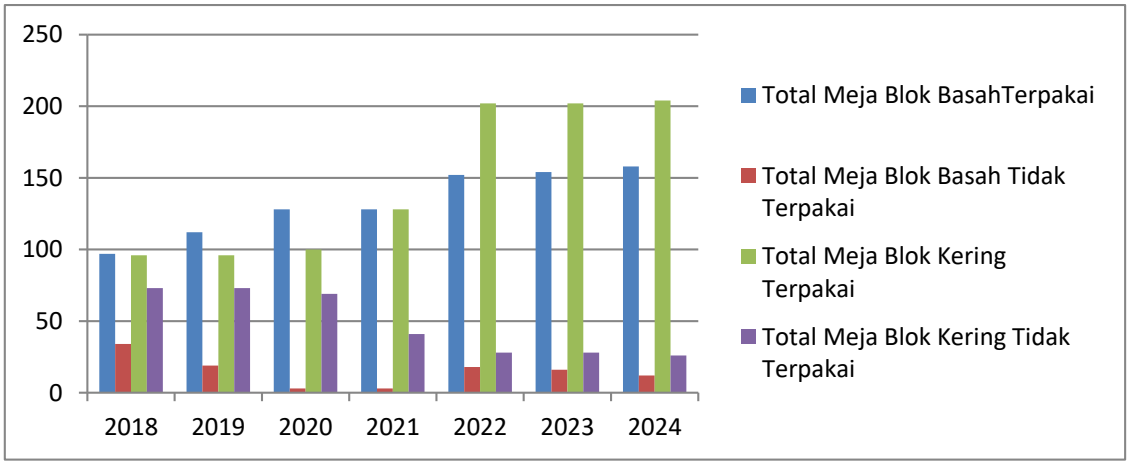
After the revitalization in 2018, market management became more structured with the implementation of more modern systems. The government and market investors began implementing zoning policies, or dividing trading areas based on the types of goods sold, creating a neater and more organized trading environment. Furthermore, market facilities underwent improvements, including the construction of more suitable kiosks, improved drainage systems to prevent flooding, the provision of more spacious parking areas, and increased security with the installation of CCTV and the presence of market security officers. The revitalization also introduced a more formal kiosk rental system with written agreements, providing vendors with legal certainty over their stalls. While the improved facilities brought benefits to both vendors and visitors, the new policy also presented challenges, particularly related to higher kiosk rental fees and daily levies compared to before the revitalization. Some vendors felt these additional costs were a significant burden, especially for those who previously sold in open areas without having to pay formal kiosk rent. Furthermore, the implementation of stricter regulations regarding sales locations forced some vendors to relocate, resulting in a decrease in their number of regular customers.

This increase in operational costs has made it difficult for some vendors to maintain their businesses, leading some to choose to sell outside the market to avoid the additional costs. Furthermore, changing their trading location has also presented challenges for vendors who previously had established regular customers at their previous locations. The market restructuring has resulted in some vendors being relocated to less strategic locations, resulting in lower customer flow. Following the market revitalization, some vendors within the market experienced a decline in income due to changing consumer consumption patterns, with consumers preferring to shop outside the market or through online platforms. Conversely, grocery vendors who were able to adapt to online sales systems experienced increased income due to broader customer access. Meanwhile,

fish vendors did not experience significant changes, as their merchandise still relies on direct purchases at the market. However, for vendors who were able to adapt, particularly by utilizing more modern market facilities and utilizing digital marketing strategies, this revitalization presented an opportunity to increase their competitiveness amidst changing consumer consumption patterns.

1. Impact of Market Revitalization on Vendor Income

The revitalization of Simpang Limun Market has brought significant changes to the number of vendors remaining open and the income they earn. Based on data on the number of occupied and unoccupied tables before and after revitalization, it appears that revitalization has increased the market's attractiveness to vendors, although the impact is not felt equally by all vendors. The findings regarding changes in vendor income after the revitalization of Simpang Limun Market align with previous research, which shows that market revitalization can have both positive and negative impacts depending on the vendors' readiness to adapt. Within the context of François Perroux's growth pole theory, revitalization should create centers of economic growth that drive improved vendor welfare. However, in practice, the impact of revitalization is uneven, with only vendors capable of adapting to modern marketing strategies increasing their income, while those less adaptive experience a decline. Furthermore, from an Islamic economic perspective, revitalization should fulfill the principles of justice (Al-'Adl) and sustainability (Al-Mashlahah) by providing equal opportunities for all vendors. However, rising operational costs, such as kiosk rentals and daily fees, pose a barrier for small traders, contradicting the principles of Islamic economic balance. Therefore, more inclusive policies, such as subsidies for small traders or digitalization training, are needed to ensure that market revitalization truly provides equitable benefits in accordance with Islamic economic principles.



Graph 1. Number of Wet Block and Dry Block Traders at Paru Simpang Limun Market 2018 – 2024

Secondary Data from Simpang Limun Market Manager 2018-2024

Based on the comparison chart of the number of used and unused tables, it can be seen that in the Wet Block, the number of used tables increased from 97 in 2018 to 158 in 2024, with only 12 unused tables. This indicates that the revitalization has successfully increased the market's attractiveness for vendors selling products such as fish, meat, and fresh produce. On the other hand, in the Dry Block, the number of used tables increased from 96 in 2018 to 204 in 2024, while the number of unused tables decreased from 73 to just 26. This indicates that the revitalization has had a positive impact, with an increase in the number of vendors choosing to sell inside the market. However, not all vendors experienced the same impact. Interviews revealed that some existing vendors struggled to adapt to the new system, primarily due to increased kiosk rental fees and changes in trading locations. Some opted to sell outside the market, where customer traffic was higher and operational costs lower. In contrast, new vendors are capitalizing on this opportunity by leveraging improved facilities and digital marketing systems to attract customers. From the perspective of Local Economic Development Theory, market revitalization aims to create more competitive centers of economic growth. According to François Perroux's "growth pole" theory, economic development is not evenly distributed, but rather concentrated in strategic locations with high economic appeal (Qarni et al., 2022). The revitalization of Simpang Limun Market aims to make this market a more modern and efficient economic center, thereby increasing the competitiveness of local vendors. Compared to conditions before revitalization, the efficiency of market governance after revitalization can be assessed from two main aspects: market land use and changes in trading patterns.

The graphical data shows a significant increase in the number of occupied tables, indicating that the revitalization has successfully optimized market land use. Before revitalization, many tables were unused due to the market's unattractive conditions. However, after the market was renovated with better facilities, the number of empty tables decreased dramatically, indicating that the revitalization has succeeded in increasing vendor interest in returning to the market. Furthermore, Paul Romer's "endogenous growth" theory emphasizes that innovation and investment in infrastructure can accelerate local economic growth. In the context of Simpang Limun Market, revitalization has had varying impacts on vendors. Vendors who are able to adapt to new systems and utilize digital technology tend to experience increased income. Conversely, vendors who still rely on conventional sales methods face challenges, particularly with increased competition in the now more organized market (Nawawi et al., 2022). Although market revitalization has increased the number of vendors and optimized market land use, several aspects still need improvement. One such aspect is the equitable distribution of revitalization benefits to all vendors, especially those who have struggled to adapt. Therefore, supporting policies such as market digitalization training programs, rental subsidies for small vendors, and regular evaluation of kiosk governance need to be considered to ensure that revitalization truly provides equitable and sustainable benefits to all vendors.

Previous studies have shown that the impact of market revitalization on vendor income in Indonesia tends to vary, depending on the local context and vendor characteristics. At Bulu Market in Semarang, revitalization led to a decrease in vendor income, with average income dropping from IDR 5,280,000 to IDR 3,366,000 (Aprilia, 2021). Conversely, at Pasar Baru in Gresik, 81% of vendors experienced an increase in income post-revitalization due to improved market conditions (JAM'IYATUZZULFIYYAH, 2021). A study at Mandala Market in Bandar Mataram found that revitalization positively affected vendor income, while business location had no significant impact (Aprianto & Carmidah, 2023). At Wonokromo Market in Surabaya, revitalization had a variable impact, with large vendors benefiting from expanded trading networks and increased motivation, while smaller vendors experienced decreased income and disrupted social relationships (Masitha, 2021). These studies show that market revitalization does not have a uniform impact, but rather depends heavily on various factors, such as restructuring strategies, government support, vendor readiness, and local socio-economic dynamics.

2. Challenges Faced by Vendors After Revitalization

Although the revitalization of Simpang Limun Market aimed to improve market quality and vendor competitiveness, vendors still faced various challenges after these changes were implemented. One of the main challenges that emerged was a decrease in income for some vendors selling inside the market. Interviews with the market manager, Mr. Muhammad Arifin Siregar, ST, and several vendors on December 21, 2024, revealed that buyers were increasingly drawn to vendors selling outside the market, who were perceived as more accessible to consumers. Furthermore, technological advances and people's increasingly online shopping habits have led to increasingly fierce competition. Consumers can now easily compare prices of basic necessities like chilies and onions online before making a purchase, leading many to choose to shop through apps or e-commerce platforms rather than visiting the market in person (Ramaadani & Chairina, 2023). As a result, market vendors' incomes have decreased due to a reduction in in-person customers.

In addition to changes in consumer consumption patterns, rising operational costs have also become a challenge for vendors. After the revitalization, the market management system changed, with higher kiosk rentals and fees being implemented. Some small vendors who previously operated with relatively low operational costs now have to adjust to these increased costs, impacting their profit margins. This aligns with Income Theory, which states that vendor income is heavily influenced by external factors such as production costs and consumer purchasing power. If operational costs increase while the number of customers decreases, the vendor's net income will also decrease. However, not all vendors experience the same challenges. Fish vendors stated that their income did not experience a significant change after the revitalization. This can be explained from an income theory perspective, where products with stable demand, such

as fresh fish, are less affected by changing market conditions because consumers still need these products in their daily lives (Imsar et al., 2020). Conversely, grocery vendors experienced an increase in income after the revitalization. With more spacious and convenient market facilities, they can increase their stock and begin utilizing digital marketing to reach more customers. This suggests that merchants who are able to adapt to change, particularly in terms of digitalization and online marketing, tend to be better able to face the challenges that arise after revitalization (Arif et al., 2023). Based on the various obstacles faced by merchants after revitalization, it can be concluded that the impact of these changes is not evenly distributed across all merchants. Location, type of merchandise, and ability to adapt to technological developments are key determinants of whether revitalization benefits or burdens merchants.

Previous research on market revitalization in Indonesia has revealed several challenges faced by traditional traders after revitalization. These challenges include weak political access, vulnerability to stress, and capital difficulties (Legowo et al., 2020). Some traders experienced a decline in sales and income, while others experienced an increase due to improved market conditions (Silitonga & Mulyadi, 2021). Post-revitalization, some markets faced low occupancy rates at authorized kiosks, with traders opting to operate in unauthorized areas due to perceived better customer access (Al Ihfa, 2023). While revitalization aims to improve market conditions, it often results in complex economic and social impacts for traditional traders.

3. Revitalization of Simpang Limun Market from an Islamic Economic Perspective

The revitalization of Simpang Limun Market can be analyzed from an Islamic economic perspective through various fundamental values reflecting the principles of justice, welfare, transparency, balance, freedom of enterprise, and social concern. Based on the value of justice (Al-'Adl), revitalization should provide fair opportunities for all vendors, both established vendors and new ones seeking to expand their business (Az-Zahra et al., 2024). However, interviews revealed that some existing vendors felt disadvantaged by increased rental costs and changes in their trading locations, leading to a decline in their customer base. Conversely, new vendors benefited from a more modern governance system and improved facilities. This suggests that the distribution of revitalization benefits is still not entirely equitable, necessitating policies that ensure that all vendors have equal opportunities to thrive.

From a sustainability and prosperity (Al-Mashlahah) perspective, market revitalization aims to improve the welfare of vendors and the surrounding community. With infrastructure improvements such as sanitation facilities, larger parking areas, and tidier stall layout, it is hoped that economic activity in the market will run more smoothly and provide comfort for all parties. However, even though the infrastructure provided supports the sustainability of vendors' businesses, challenges remain, especially for vendors who are unprepared for changing consumer patterns that are shifting to digital

transactions (Trianto et al., 2018). Therefore, in addition to physical development, revitalization should also be supported by training programs for vendors to increase their competitiveness amidst changing economic trends.

From the perspective of honesty and transparency (Ash-Shidq & Al-Amanah), market revitalization should ideally be carried out with clear and transparent policies regarding the allocation of space to vendors. However, in practice, some vendors still feel a lack of clarity regarding kiosk rental procedures and pricing mechanisms. This raises questions about whether the revitalization has been carried out with the principle of openness that guarantees the rights of every vendor without monopolistic practices or unfairness in the distribution of kiosks. Therefore, it is crucial for market managers to implement a more transparent and accountable management system so that the revitalization truly provides equitable benefits to all business actors in the market.

From a balance perspective (Al-Tawazun), market revitalization must consider the balance between economic, social, and environmental interests. While physical improvements to markets have a positive impact on increasing the competitiveness of traditional markets, it must be ensured that the policies implemented do not solely benefit certain groups. Accessibility for the general public, especially lower-middle-class groups, also needs to be a primary concern to ensure markets remain inclusive for all. If revitalization actually leads to higher prices due to increased operational costs for traders, this balance has not been fully achieved. Regarding freedom of business (Hurriyyah Tijariyyah), market revitalization should provide space for small traders to continue operating their businesses without hindrance from certain parties. However, some small traders have struggled to adapt to the new system, primarily due to higher costs and changes in trade patterns. For revitalization to truly support freedom of business, policies are needed to help small traders survive, for example by providing easier access to capital and distribution of goods. Based on the values of social concern (Ukhuwwah Islamiyyah & Takaful), market revitalization must not only focus on improving infrastructure and the economy, but also maintain solidarity among vendors. The impact of revitalization on social relations within the market is important to evaluate, as the new system implemented can create inequality between established vendors and newcomers.

Previous studies examining market revitalization from an Islamic economic perspective generally support revitalization, as long as Sharia principles are upheld. Revitalization is considered capable of improving the welfare of small vendors if accompanied by fair, transparent, and non-exploitative management (Ferliana, 2020). However, some studies also criticize revitalization practices that fail to consider Islamic values, such as the potential for monopoly or neglect of small vendors (Superti, 2023). Therefore, revitalization is considered positive in Islamic economics, but it must be carried out with strong supervision and policies that favor vulnerable groups, so as not to cause inequality (Istifhama, 2022).

CONCLUSION

Based on research on the impact of the revitalization of Simpang Limun Market on vendor income from an Islamic economic perspective, it can be concluded that market revitalization has had a diverse impact on vendor income. Some vendors experienced increased income due to improved market facilities and amenities that attracted more consumers. However, some vendors experienced decreased income, particularly those who struggled to adapt to changes in market structure or faced increased competition. Factors supporting increased vendor income include improved market infrastructure, more organized zoning, and increased customer convenience. Conversely, inhibiting factors include a lack of public awareness of market changes, increased operational costs, and increased competition from new vendors with greater capital.

From an Islamic economic perspective, the revitalization of traditional markets like Simpang Limun Market can be considered positive if its implementation complies with Sharia principles, such as fairness, transparency, and the absence of monopolistic or exploitative practices. Revitalization that considers the welfare of all vendors, including small vendors, and ensures equitable access to market facilities aligns with Islamic economic values. However, if revitalization creates inequality or burdens certain vendors, it would contradict these principles. Therefore, the revitalization of Simpang Limun Market has the potential to increase vendor income and improve market conditions, provided its implementation takes into account the principles of justice and inclusiveness in accordance with Islamic economic teachings.

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