

New York by the Numbers

Economic snapshots of the five boroughs

Center *for an*
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Future

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The Center for an Urban Future is New York City's home for independent research and innovative thinking about key issues affecting the five boroughs.

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Return of the Chains: This year's borough-by-borough analysis of New York City's largest retailers

Our second annual ranking of national retailers in New York City finds that some of the highest-profile chains from last year's study have been hit hard by the deep economic downturn and accompanying drop in consumer spending. Circuit City, Burritoville, Levitz, 1-800-Mattress and KB Toys are among a handful of large stores that have declared bankruptcy in the last year, while Rite Aid, Blimpie, AT&T Wireless and several others have considerably reduced their presence in the five boroughs over the same period.

These results are hardly shocking given the sour economic climate. But our new analysis also includes a surprising finding: dozens of chain stores actually have expanded their footprint in the five boroughs over the past year. Over 30 percent of the retailers from last year's report have opened more stores in the city in the past twelve months, and an equal share has held firm with the same number of stores as in 2008.

The chains with the largest presence in New York City as of July 2008, when we published our first list of national retailers in the five boroughs, retained that pre-eminence a year later. The top twelve chains in 2009 are unchanged from 2008, though the order has shifted slightly. Dunkin' Donuts, once again the most prevalent national retailer in New York, now has an incredible 429 stores across the five boroughs—68 more than second place Subway, with 361 outlets. McDonalds and Starbucks tied for third place with 258 stores each. All four were among the national chains that added stores in the city: Dunkin' Donuts, has 88 more stores in the city now than it did a year ago—and that's after 12 of its stores were converted into Tim Horton's franchises. The other biggest gainers over the last year have been Starbucks, which has a net of 23 more stores despite closing a handful of locations; Subway (which added 25 stores); Walgreens (16) and T-Mobile (14).

Overall, we found 277 national retailers with two or more outlets in New York City, up from 167 in our initial study. Twelve of these retailers have 100 or more locations in the city, while 31 have 50 or more locations and 65 have 20 or more. Not surprisingly Manhattan has more national retail stores than any other borough (2,552), followed by Queens (1,448), Brooklyn (1,256), the Bronx (705) and Staten Island (396). Although Starbucks has the most locations in Manhattan of any national retailer with 193, Dunkin Donuts comes in first in every other borough, with 132 outlets in Queens, 101 in Brooklyn, 60 in the Bronx and 31 in Staten Island.

Staten Island may have the smallest collection of national retailers in the city, but New York's least populous borough is also home to the zip code with the largest number of outlets. The borough's 10314 zip code, in New Springville, has 188 national retail stores. That's considerably more than the other top zip codes on our list, all in Manhattan: 10001 (West Midtown) with 160; 10003 (Union Square/East Village) with 151; and 10019 (West Midtown/Columbus Circle) with 148. Clearly one reason for the large concentration of retail outlets in Staten Island's 10314 zip code is the presence of the Staten Island Mall, but this zip code is also more than 18 times larger in area than the Manhattan zip code with the second largest concentration (10001).

Last year, the Center set out to develop the first comprehensive list of national retailers in New York to provide a statistical backdrop to the growing debate about whether the city's mom-and-pop stores are getting squeezed out by national chains. We decided to make this an annual publication, since doing so allows us to track ongoing changes and trends in the city's retail picture. The year-over-year comparison shows that, of the 167 retailers we previously identified with more than one location in the city, 53 have expanded their number of outlets in the city despite poor economic conditions. Another 52 have the same number of locations, and 62 now have fewer stores.

This year's list, however, is much more complete than last year's publication, thanks to the inclusion of several dozen retailers with only a small number of outlets in the city that were unintentionally left off of last year's list. We include 277 retailers this year, up from 167 a year ago. Our analysis has some new elements as well. One new feature shows how many national retailers are present in each and every zip code in New York City. The charts that follow also include a citywide ranking of the top 30 and bottom 30 zip codes for number of retail outlets, as well as a top and bottom ten list of zip codes for each borough. Lastly, we also include three maps: one charts the concentration of national chain stores by zip codes; one highlights the number of chains per acre; and one looks at the number of chain stores per 1,000 residents.

These numbers alone, of course, don't paint a complete picture of the state of retail in New York City. In theory, the disappearance of former powerhouses like Circuit City and the reduced presence of big chains like Pizza Hut and AT&T Wireless could create new opportunities for independent mom-and-pop retailers by freeing up space and easing upward pressure on prices. But the well-known difficulties of small businesses looking to access credit in this downturn might represent a stronger countervailing factor—and any independent retailers would face the same depressed market conditions as their larger competitors.

New York City's Largest National Retailers, 2009

| Retailer | NYC Total | | Boroughs 2009 | | | | |
|----------------------------|-----------|------|---------------|----------|--------|-------|---------------|
| | 2009 | 2008 | Manhattan | Brooklyn | Queens | Bronx | Staten Island |
| Dunkin' Donuts | 429 | 341 | 105 | 101 | 132 | 60 | 31 |
| Subway | 361 | 335 | 151 | 61 | 81 | 46 | 22 |
| McDonald's | 258 | 248 | 81 | 59 | 62 | 45 | 11 |
| Starbucks | 258 | 235 | 193 | 19 | 33 | 5 | 8 |
| Duane Reade | 229 | 216 | 150 | 30 | 30 | 11 | 8 |
| Baskin-Robbins | 207 | 215 | 46 | 56 | 67 | 24 | 14 |
| Rite Aid | 195 | 209 | 35 | 50 | 63 | 43 | 4 |
| Radio Shack | 115 | 116 | 39 | 28 | 24 | 18 | 6 |
| GNC | 110 | 115 | 41 | 27 | 25 | 14 | 3 |
| Sleepy's | 108 | 105 | 34 | 24 | 27 | 14 | 9 |
| CVS | 107 | 108 | 28 | 21 | 32 | 11 | 15 |
| Payless | 106 | 109 | 22 | 35 | 25 | 19 | 5 |
| T-Mobile | 96 | 82 | 30 | 28 | 20 | 14 | 4 |
| Burger King | 94 | 92 | 20 | 23 | 27 | 16 | 8 |
| Jackson Hewitt Tax Service | 92 | 83 | 19 | 21 | 25 | 21 | 6 |
| GameStop | 75 | 69 | 18 | 20 | 18 | 13 | 6 |
| Domino's Pizza | 71 | 74 | 19 | 19 | 15 | 14 | 4 |
| Golden Krust | 70 | 72 | 10 | 27 | 16 | 17 | 0 |
| KFC | 69 | 70 | 9 | 24 | 21 | 11 | 4 |
| Walgreen's | 64 | 48 | 13 | 18 | 19 | 7 | 7 |
| Staples | 63 | 61 | 29 | 9 | 16 | 6 | 3 |
| Carvel | 62 | 62 | 6 | 13 | 24 | 10 | 9 |
| FedEx Office | 61 | 61 | 55 | 2 | 3 | 0 | 1 |
| Petland Discounts | 61 | 59 | 11 | 16 | 19 | 11 | 4 |
| Popeye's | 61 | 57 | 11 | 21 | 16 | 12 | 1 |
| AT&T Wireless | 59 | 85 | 31 | 10 | 8 | 8 | 2 |

| Retailer | NYC Total | | Boroughs 2009 | | | | |
|--------------------------------------|-----------|------|---------------|----------|--------|-------|---------------|
| | 2009 | 2008 | Manhattan | Brooklyn | Queens | Bronx | Staten Island |
| 7-Eleven | 59 | 57 | 4 | 13 | 31 | 6 | 5 |
| Papa John's | 58 | 55 | 13 | 17 | 18 | 8 | 2 |
| Foot Locker (incl. Lady Foot Locker) | 56 | 58 | 17 | 15 | 8 | 12 | 4 |
| NY Sports Clubs | 54 | 55 | 39 | 7 | 6 | 1 | 1 |
| Liberty Tax Service | 51 | 43 | 4 | 19 | 12 | 14 | 2 |
| Wendy's | 45 | 50 | 11 | 9 | 13 | 6 | 6 |
| Blockbuster | 45 | 46 | 10 | 10 | 14 | 6 | 5 |
| Verizon Wireless | 45 | 41 | 16 | 8 | 12 | 5 | 4 |
| Cohen's Fashion Optical | 45 | 40 | 24 | 6 | 10 | 3 | 2 |
| Tasti D-Lite | 41 | 53 | 35 | 5 | 1 | 0 | 0 |
| Rent-A-Center | 40 | 38 | 5 | 14 | 9 | 9 | 3 |
| Blimpie | 37 | 50 | 17 | 4 | 4 | 12 | 0 |
| Curves | 36 | 47 | 1 | 11 | 13 | 4 | 7 |
| White Castle | 35 | 36 | 3 | 10 | 9 | 10 | 3 |
| The Vitamin Shoppe | 35 | 32 | 27 | 4 | 3 | 0 | 1 |
| Gap (incl. GapKids & BabyGap) | 34 | 35 | 18 | 3 | 8 | 1 | 4 |
| Modell's | 34 | 33 | 9 | 9 | 9 | 4 | 3 |
| Au Bon Pain | 33 | 34 | 19 | 2 | 11 | 1 | 0 |
| Jimmy Jazz | 32 | 42 | 6 | 13 | 4 | 9 | 0 |
| V.I.M. | 27 | 27 | 6 | 14 | 3 | 4 | 0 |
| Liberty Travel | 27 | 27 | 10 | 5 | 7 | 2 | 3 |
| Aerosoles | 27 | 21 | 19 | 4 | 3 | 0 | 1 |
| The Children's Place | 26 | 21 | 9 | 7 | 5 | 3 | 2 |
| H&R Block (year round stores only) | 25 | 29 | 12 | 4 | 4 | 4 | 1 |
| Chipotle | 25 | 21 | 24 | 1 | 0 | 0 | 0 |
| Sprint | 24 | 25 | 9 | 5 | 7 | 2 | 1 |
| Papyrus | 23 | 19 | 17 | 2 | 2 | 1 | 1 |
| Quizno's | 21 | 27 | 10 | 4 | 5 | 1 | 1 |
| Lucille Roberts | 21 | 21 | 5 | 6 | 6 | 4 | 0 |
| Home Depot | 21 | 20 | 2 | 5 | 8 | 3 | 3 |
| Famiglia | 21 | 18 | 13 | 1 | 4 | 3 | 0 |
| Pret A Manger | 21 | 15 | 21 | 0 | 0 | 0 | 0 |
| Pizza Hut | 20 | 39 | 6 | 3 | 10 | 1 | 0 |
| Mandee | 20 | 21 | 2 | 5 | 7 | 3 | 3 |
| Sunglass Hut | 20 | 21 | 13 | 1 | 5 | 0 | 1 |
| Häagen-Dazs | 20 | 19 | 9 | 4 | 5 | 2 | 0 |
| Jamba Juice | 20 | 18 | 19 | 0 | 1 | 0 | 0 |
| Ricky's | 20 | 18 | 18 | 2 | 0 | 0 | 0 |
| American Apparel | 20 | 16 | 16 | 4 | 0 | 0 | 0 |
| Nine West | 19 | 24 | 6 | 6 | 4 | 3 | 0 |
| Equinox | 19 | 20 | 18 | 1 | 0 | 0 | 0 |
| Hale & Hearty Soups | 19 | 20 | 18 | 1 | 0 | 0 | 0 |
| Taco Bell | 19 | 19 | 4 | 4 | 6 | 3 | 2 |
| P.C. Richard & Sons | 19 | 19 | 4 | 5 | 7 | 2 | 1 |
| Nathan's | 19 | 19 | 3 | 8 | 6 | 1 | 1 |
| Strawberry | 19 | 18 | 13 | 2 | 4 | 0 | 0 |
| Applebee's | 19 | 16 | 3 | 4 | 5 | 3 | 4 |
| Aldo | 19 | 16 | 13 | 2 | 3 | 0 | 1 |
| LensCrafters | 18 | 22 | 14 | 2 | 1 | 0 | 1 |
| Banana Republic | 18 | 20 | 14 | 1 | 2 | 0 | 1 |
| Victoria's Secret | 18 | 16 | 10 | 3 | 4 | 0 | 1 |

Continued on next page

| Retailer | NYC Total | | Boroughs 2009 | | | | |
|-----------------------------------|-----------|------|---------------|----------|--------|-------|---------------|
| | 2009 | 2008 | Manhattan | Brooklyn | Queens | Bronx | Staten Island |
| Bally Total Fitness | 17 | 17 | 5 | 4 | 4 | 3 | 1 |
| Le Pain Quotidien | 17 | 17 | 17 | 0 | 0 | 0 | 0 |
| Bolton's | 16 | 18 | 13 | 1 | 1 | 1 | 0 |
| Body Shop | 16 | 17 | 11 | 1 | 3 | 0 | 1 |
| Cosi | 16 | 16 | 15 | 0 | 1 | 0 | 0 |
| Old Navy | 16 | 16 | 4 | 4 | 5 | 2 | 1 |
| Sephora | 16 | 15 | 12 | 0 | 2 | 1 | 1 |
| Ashley Stewart | 16 | N/A | 6 | 5 | 2 | 3 | 0 |
| Crown Fried Chicken | 16 | N/A | 3 | 9 | 3 | 1 | 0 |
| Avenue | 15 | N/A | 2 | 5 | 3 | 4 | 1 |
| Sbarro | 15 | 18 | 8 | 2 | 5 | 0 | 0 |
| Barnes and Noble | 15 | 16 | 8 | 2 | 3 | 1 | 1 |
| Godiva | 15 | 16 | 13 | 1 | 1 | 0 | 0 |
| Supercuts | 15 | 16 | 10 | 1 | 3 | 0 | 1 |
| Boston Market | 15 | 15 | 2 | 1 | 8 | 1 | 3 |
| Dr. Jay's | 15 | 15 | 4 | 4 | 2 | 5 | 0 |
| Toys "R" Us (incl. Babies "R" Us) | 15 | 14 | 3 | 3 | 5 | 2 | 2 |
| Pinkberry | 15 | 12 | 14 | 0 | 1 | 0 | 0 |
| New York & Company | 14 | 16 | 3 | 3 | 5 | 1 | 2 |
| Cold Stone Creamery | 14 | 15 | 4 | 3 | 5 | 0 | 2 |
| Dress Barn | 13 | 13 | 3 | 1 | 5 | 3 | 1 |
| H&M | 13 | 12 | 10 | 1 | 1 | 0 | 1 |
| Marshall's | 13 | 11 | 1 | 3 | 4 | 4 | 1 |
| Beach Bum Tanning | 13 | N/A | 5 | 0 | 7 | 0 | 1 |
| Sterling Optical | 12 | N/A | 4 | 2 | 3 | 1 | 2 |
| Tim Hortons | 12 | N/A | 10 | 2 | 0 | 0 | 0 |
| L'Occitane | 12 | 13 | 11 | 0 | 1 | 0 | 0 |
| Coach | 12 | 12 | 10 | 0 | 1 | 0 | 1 |
| Express | 12 | 12 | 7 | 1 | 3 | 0 | 1 |
| Bath & Body Works | 12 | 12 | 5 | 2 | 4 | 0 | 1 |
| Motherhood Maternity | 12 | 12 | 2 | 5 | 3 | 1 | 1 |
| Party City | 12 | 12 | 1 | 3 | 3 | 2 | 3 |
| Meineke | 12 | 12 | 1 | 5 | 3 | 1 | 2 |
| Perfumania | 12 | 11 | 5 | 1 | 4 | 1 | 1 |
| Tim Hortons | 12 | N/A | 10 | 2 | 0 | 0 | 0 |
| Lane Bryant | 11 | 13 | 2 | 4 | 2 | 2 | 1 |
| Lids | 11 | 13 | 4 | 2 | 3 | 1 | 1 |
| Ann Taylor | 11 | 12 | 9 | 0 | 1 | 0 | 1 |
| T.G.I. Friday's | 11 | 12 | 8 | 1 | 1 | 0 | 1 |
| Ben & Jerry's | 11 | 12 | 5 | 1 | 2 | 2 | 1 |
| Claire's Accessories | 11 | 12 | 3 | 3 | 4 | 0 | 1 |
| IHOP | 11 | 10 | 1 | 2 | 4 | 3 | 1 |
| Steve Madden | 11 | N/A | 8 | 1 | 2 | 0 | 0 |
| Brookstone | 11 | N/A | 3 | 0 | 7 | 0 | 1 |
| Auntie Anne's Pretzels | 10 | N/A | 5 | 0 | 5 | 0 | 0 |
| FootAction USA | 10 | N/A | 2 | 3 | 0 | 4 | 1 |
| Crumbs Cupcakes | 10 | N/A | 10 | 0 | 0 | 0 | 0 |
| Crunch | 10 | 12 | 8 | 2 | 0 | 0 | 0 |
| Benetton | 10 | 10 | 6 | 2 | 2 | 0 | 0 |
| Men's Warehouse | 10 | 10 | 4 | 1 | 2 | 1 | 2 |

Continued on next page

| Retailer | NYC Total | | Boroughs 2009 | | | | |
|------------------------------|-----------|------|---------------|----------|--------|-------|---------------|
| | 2009 | 2008 | Manhattan | Brooklyn | Queens | Bronx | Staten Island |
| Mail Boxes Etc. | 10 | 10 | 9 | 0 | 1 | 0 | 0 |
| Pearle Vision | 10 | 10 | 1 | 3 | 5 | 0 | 1 |
| Best Buy | 10 | 9 | 5 | 1 | 2 | 1 | 1 |
| Uno Chicago Grill | 9 | 9 | 4 | 1 | 3 | 1 | 0 |
| Bed Bath & Beyond | 9 | 9 | 4 | 1 | 2 | 0 | 2 |
| Mrs. Fields | 9 | 9 | 5 | 1 | 2 | 0 | 1 |
| AAMCO Transmissions | 9 | 9 | 1 | 2 | 4 | 1 | 1 |
| Daffys | 9 | 9 | 7 | 1 | 1 | 0 | 0 |
| J Crew | 9 | 6 | 9 | 0 | 0 | 0 | 0 |
| Sears | 9 | N/A | 0 | 4 | 3 | 1 | 1 |
| Laila Rowe | 9 | N/A | 8 | 0 | 1 | 0 | 0 |
| Brooklyn Industries | 9 | N/A | 4 | 5 | 0 | 0 | 0 |
| Five Guys | 8 | N/A | 3 | 3 | 2 | 0 | 0 |
| Raymour & Flanigan Furniture | 8 | N/A | 2 | 2 | 2 | 1 | 1 |
| BCBGMAXAZRIA | 8 | N/A | 7 | 0 | 0 | 0 | 1 |
| Zeller Tuxedo | 8 | N/A | 2 | 2 | 1 | 1 | 2 |
| Tumi | 8 | N/A | 8 | 0 | 0 | 0 | 0 |
| Hollywood Tans | 8 | 13 | 3 | 4 | 0 | 0 | 1 |
| Macy's | 8 | 7 | 1 | 2 | 3 | 1 | 1 |
| Dallas BBQ | 8 | 7 | 6 | 1 | 0 | 1 | 0 |
| Borders | 8 | 6 | 5 | 0 | 2 | 0 | 1 |
| f.y.e. | 7 | 9 | 0 | 1 | 2 | 4 | 0 |
| Club Monaco | 7 | 8 | 6 | 0 | 1 | 0 | 0 |
| Target | 7 | 7 | 0 | 3 | 2 | 1 | 1 |
| Kmart | 7 | 7 | 2 | 0 | 1 | 2 | 2 |
| Easy Pickins' | 7 | 7 | 0 | 0 | 1 | 6 | 0 |
| Pep Boys | 7 | 7 | 0 | 1 | 4 | 1 | 1 |
| Lucky Brand Jeans | 7 | 7 | 5 | 1 | 1 | 0 | 0 |
| Easy Spirit | 7 | 6 | 5 | 1 | 1 | 0 | 0 |
| M·A·C Cosmetics | 7 | N/A | 5 | 1 | 1 | 0 | 0 |
| Pretzel Time | 7 | N/A | 3 | 2 | 2 | 0 | 0 |
| Piercing Pagoda | 7 | N/A | 0 | 2 | 2 | 0 | 3 |
| Urban Outfitters | 7 | N/A | 6 | 1 | 0 | 0 | 0 |
| Bakers Shoes | 7 | N/A | 1 | 3 | 3 | 0 | 0 |
| Diesel | 7 | N/A | 7 | 0 | 0 | 0 | 0 |
| Solstice Sunglass Boutique | 7 | N/A | 5 | 0 | 1 | 0 | 1 |
| Two boots | 7 | N/A | 6 | 1 | 0 | 0 | 0 |
| Tiger Schulmann's | 7 | N/A | 1 | 2 | 3 | 0 | 1 |
| MetroPCS | 7 | N/A | 1 | 2 | 2 | 1 | 1 |
| American Eagle Outfitters | 6 | N/A | 3 | 1 | 2 | 0 | 0 |
| Original SoupMan | 6 | N/A | 4 | 0 | 1 | 0 | 1 |
| Ranch1 | 6 | N/A | 5 | 0 | 1 | 0 | 0 |
| Skechers | 6 | N/A | 3 | 0 | 3 | 0 | 0 |
| Joyce Leslie | 6 | N/A | 1 | 2 | 2 | 0 | 1 |
| A X Armani Exchange | 6 | N/A | 4 | 1 | 1 | 0 | 0 |
| Esprit | 6 | N/A | 4 | 2 | 0 | 0 | 0 |
| Zara | 6 | N/A | 6 | 0 | 0 | 0 | 0 |
| 1-800-Mattress | 6 | 16 | 3 | 1 | 2 | 0 | 0 |
| Forever 21 | 6 | 6 | 3 | 1 | 1 | 0 | 1 |
| Outback Steakhouse | 6 | 6 | 2 | 1 | 2 | 0 | 1 |
| Crabtree & Evelyn | 6 | 6 | 4 | 0 | 1 | 0 | 1 |

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| Retailer | NYC Total | | Boroughs 2009 | | | | |
|-------------------------|-----------|------|---------------|----------|--------|-------|---------------|
| | 2009 | 2008 | Manhattan | Brooklyn | Queens | Bronx | Staten Island |
| Kenneth Cole | 6 | 6 | 6 | 0 | 0 | 0 | 0 |
| Eileen Fisher | 6 | 6 | 6 | 0 | 0 | 0 | 0 |
| Whole Foods | 6 | 5 | 6 | 0 | 0 | 0 | 0 |
| Panera Bread | 6 | 4 | 0 | 0 | 3 | 1 | 2 |
| Hollywood Video | 5 | 6 | 0 | 2 | 2 | 1 | 0 |
| Chuck E. Cheese | 5 | 5 | 1 | 1 | 1 | 1 | 1 |
| Michael's Stores | 5 | 5 | 0 | 0 | 3 | 0 | 2 |
| Kay Jewelers | 5 | 5 | 1 | 2 | 1 | 0 | 1 |
| Gymboree | 5 | 4 | 3 | 0 | 1 | 0 | 1 |
| Brooks Brothers | 5 | N/A | 4 | 0 | 1 | 0 | 0 |
| Bebe | 5 | N/A | 3 | 0 | 1 | 0 | 1 |
| Finish Line | 5 | N/A | 0 | 2 | 1 | 1 | 1 |
| Stride Rite | 5 | N/A | 2 | 0 | 2 | 0 | 1 |
| Juan Valdez | 5 | N/A | 3 | 0 | 2 | 0 | 0 |
| Justice | 5 | N/A | 0 | 0 | 2 | 0 | 3 |
| Guess | 5 | N/A | 2 | 1 | 1 | 0 | 1 |
| Hugo Boss | 5 | N/A | 5 | 0 | 0 | 0 | 0 |
| The Art of Shaving | 5 | N/A | 5 | 0 | 0 | 0 | 0 |
| Burlington Coat Factory | 5 | N/A | 3 | 1 | 0 | 0 | 1 |
| Ralph Lauren | 5 | N/A | 5 | 0 | 0 | 0 | 0 |
| Thomas Pink | 4 | N/A | 4 | 0 | 0 | 0 | 0 |
| Johnny Rockets | 4 | N/A | 2 | 0 | 0 | 1 | 1 |
| Famous Footwear | 4 | N/A | 1 | 1 | 1 | 0 | 1 |
| Fossil | 4 | N/A | 3 | 0 | 1 | 0 | 0 |
| Charlotte Russe | 4 | N/A | 1 | 1 | 1 | 0 | 1 |
| Chico's | 4 | N/A | 1 | 0 | 2 | 0 | 1 |
| Champs Sports | 4 | N/A | 2 | 0 | 1 | 0 | 1 |
| Stride Rite | 4 | N/A | 1 | 0 | 2 | 0 | 1 |
| Afaze | 4 | N/A | 1 | 1 | 2 | 0 | 0 |
| Journeys | 4 | N/A | 1 | 1 | 1 | 0 | 1 |
| Apple Store | 4 | N/A | 3 | 0 | 0 | 0 | 1 |
| Tourneau | 4 | N/A | 4 | 0 | 0 | 0 | 0 |
| Levi's | 4 | N/A | 4 | 0 | 0 | 0 | 0 |
| The Door Store | 4 | N/A | 3 | 0 | 1 | 0 | 0 |
| Betsey Johnson | 4 | N/A | 4 | 0 | 0 | 0 | 0 |
| Red Lobster | 4 | N/A | 1 | 1 | 1 | 1 | 0 |
| Filene's Basement | 4 | N/A | 3 | 0 | 1 | 0 | 0 |
| Pier 1 | 4 | N/A | 2 | 0 | 1 | 0 | 1 |
| Gold's Gym | 4 | 5 | 1 | 2 | 1 | 0 | 0 |
| DSW | 4 | 4 | 2 | 1 | 1 | 0 | 0 |
| Williams Sonoma | 4 | 4 | 4 | 0 | 0 | 0 | 0 |
| JCPenney | 4 | N/A | 1 | 0 | 1 | 1 | 1 |
| Pottery Barn | 3 | 4 | 3 | 0 | 0 | 0 | 0 |
| Talbots | 3 | 3 | 3 | 0 | 0 | 0 | 0 |
| Olive Garden | 3 | 3 | 2 | 1 | 0 | 0 | 0 |
| Costco | 3 | 3 | 0 | 1 | 1 | 0 | 1 |
| BJ's Wholesale Club | 3 | 3 | 0 | 1 | 2 | 0 | 0 |
| Aeropostale | 3 | N/A | 1 | 1 | 1 | 0 | 0 |
| Bandolino | 3 | N/A | 2 | 0 | 1 | 0 | 0 |
| Sam Ash Music Stores | 3 | N/A | 1 | 1 | 1 | 0 | 0 |
| Underground Station | 3 | N/A | 0 | 1 | 1 | 0 | 1 |

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| Retailer | NYC Total | | Boroughs 2009 | | | | |
|----------------------------|-----------|------|---------------|----------|--------|-------|---------------|
| | 2009 | 2008 | Manhattan | Brooklyn | Queens | Bronx | Staten Island |
| White House Black Market | 3 | N/A | 1 | 2 | 0 | 0 | 0 |
| Coldwater Creek | 3 | N/A | 1 | 0 | 1 | 0 | 1 |
| Naturalizer | 3 | N/A | 1 | 1 | 0 | 0 | 1 |
| Oakley | 3 | N/A | 1 | 0 | 1 | 0 | 1 |
| Le Château | 3 | N/A | 2 | 0 | 1 | 0 | 0 |
| David Barton Gym | 3 | N/A | 3 | 0 | 0 | 0 | 0 |
| Epic | 3 | N/A | 0 | 1 | 0 | 0 | 2 |
| Gordon's Jewelers | 3 | N/A | 0 | 1 | 1 | 0 | 1 |
| Square One | 3 | N/A | 1 | 1 | 1 | 0 | 0 |
| Cache | 3 | N/A | 2 | 0 | 0 | 0 | 1 |
| Lacoste | 3 | N/A | 3 | 0 | 0 | 0 | 0 |
| Arden B. | 3 | N/A | 3 | 0 | 0 | 0 | 0 |
| Anthropologie | 3 | N/A | 3 | 0 | 0 | 0 | 0 |
| Puma | 3 | N/A | 3 | 0 | 0 | 0 | 0 |
| Juicy Couture | 3 | N/A | 3 | 0 | 0 | 0 | 0 |
| La Perla | 3 | N/A | 3 | 0 | 0 | 0 | 0 |
| Guitar Center | 3 | N/A | 1 | 1 | 1 | 0 | 0 |
| Bare Escentuals | 3 | N/A | 2 | 0 | 1 | 0 | 0 |
| 1-800-Flowers | 3 | N/A | 0 | 1 | 2 | 0 | 0 |
| Abercrombie & Fitch | 2 | 2 | 2 | 0 | 0 | 0 | 0 |
| Crate and Barrel | 2 | 2 | 2 | 0 | 0 | 0 | 0 |
| Gloria Jean's Coffees | 2 | N/A | 0 | 0 | 1 | 0 | 1 |
| Ecko Unltd. | 2 | N/A | 1 | 0 | 0 | 0 | 1 |
| Disney Store | 2 | N/A | 0 | 0 | 1 | 0 | 1 |
| Frederick's of Hollywood | 2 | N/A | 0 | 1 | 0 | 0 | 1 |
| Helzberg's Diamonds | 2 | N/A | 0 | 0 | 1 | 0 | 1 |
| Arthur Treacher's | 2 | N/A | 1 | 0 | 0 | 0 | 1 |
| Hot Topic | 2 | N/A | 0 | 0 | 1 | 0 | 1 |
| J. Jill | 2 | N/A | 0 | 0 | 1 | 0 | 1 |
| Sarku | 2 | N/A | 0 | 0 | 1 | 0 | 1 |
| Spencer Gifts | 2 | N/A | 0 | 0 | 1 | 0 | 1 |
| Yankee Candle | 2 | N/A | 0 | 0 | 1 | 0 | 1 |
| Stuart Weitzman | 2 | N/A | 2 | 0 | 0 | 0 | 0 |
| The Container Store | 2 | N/A | 2 | 0 | 0 | 0 | 0 |
| Jos. A. Bank | 2 | N/A | 1 | 0 | 1 | 0 | 0 |
| Chevy's Fresh Mex | 2 | N/A | 2 | 0 | 0 | 0 | 0 |
| Build-A-Bear Workshop | 2 | N/A | 1 | 0 | 0 | 0 | 1 |
| DKNY | 2 | N/A | 2 | 0 | 0 | 0 | 0 |
| Bloomingdale's | 2 | N/A | 2 | 0 | 0 | 0 | 0 |
| Gucci | 2 | N/A | 2 | 0 | 0 | 0 | 0 |
| Johnston & Murphy | 2 | N/A | 2 | 0 | 0 | 0 | 0 |
| Hollister | 2 | N/A | 1 | 0 | 0 | 0 | 1 |
| French Connection | 2 | N/A | 2 | 0 | 0 | 0 | 0 |
| Montblanc | 2 | N/A | 2 | 0 | 0 | 0 | 0 |
| Billabong | 2 | N/A | 2 | 0 | 0 | 0 | 0 |
| Morton's The Steakhouse | 2 | N/A | 1 | 1 | 0 | 0 | 0 |
| The Athlete's Foot | 1 | 6 | 0 | 1 | 0 | 0 | 0 |
| Circuit City | 0 | 11 | 0 | 0 | 0 | 0 | 0 |
| Burritoville | 0 | 11 | 0 | 0 | 0 | 0 | 0 |
| Levitz | 0 | 9 | 0 | 0 | 0 | 0 | 0 |
| K.B. Toys | 0 | 5 | 0 | 0 | 0 | 0 | 0 |
| OfficeMax | 0 | 2 | 0 | 0 | 0 | 0 | 0 |

Top 30 zip codes in NYC for number of national retailers

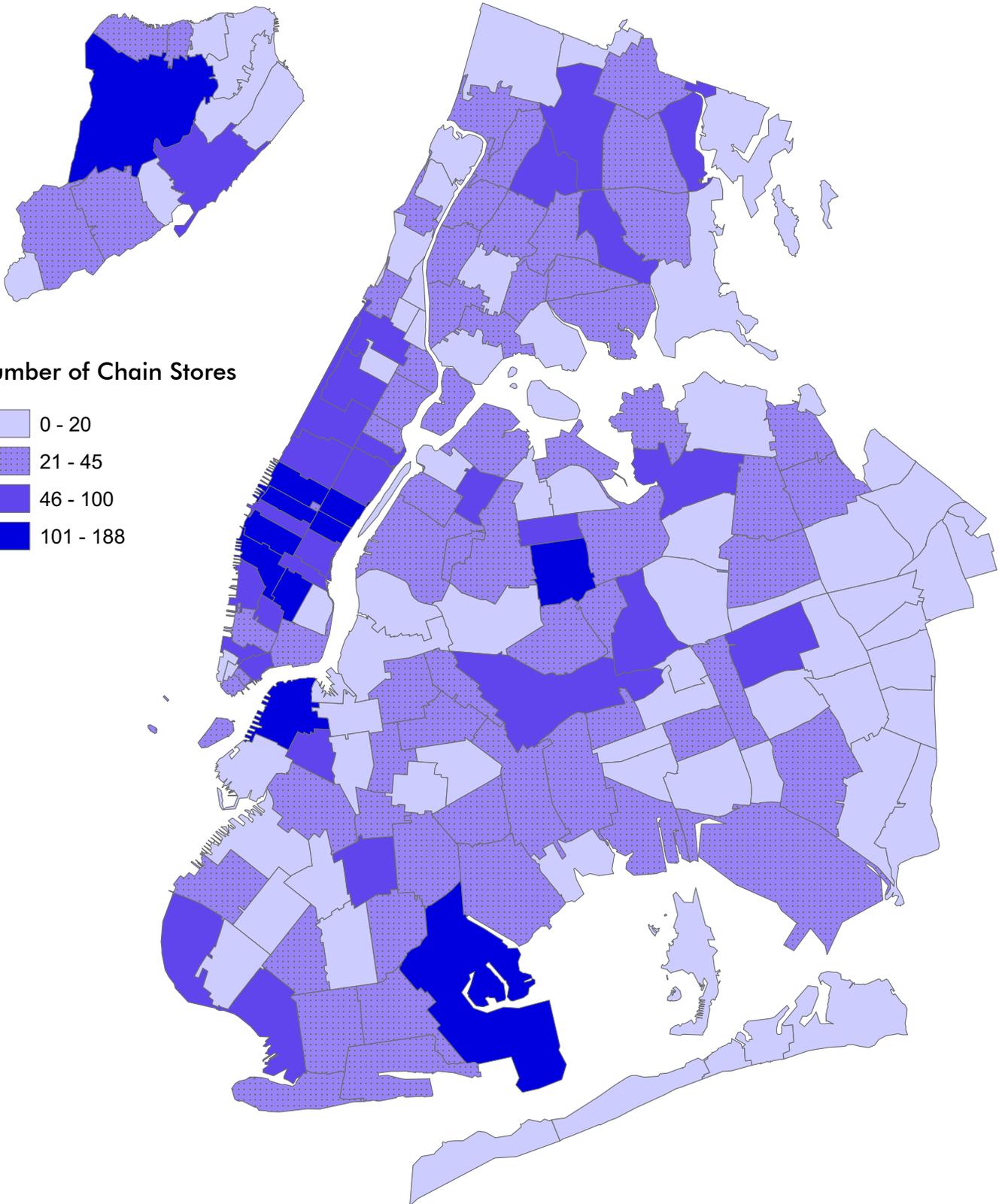
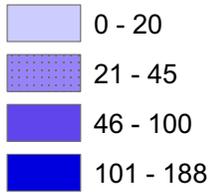
| Rank | Area | Zip code | Number of Outlets |
|------|-------------------------------------|----------|-------------------|
| 1 | New Springville | 10314 | 188 |
| 2 | Garment district/Koreatown | 10001 | 160 |
| 3 | East Village | 10003 | 151 |
| 4 | Midtown West | 10019 | 148 |
| 5 | Corona/Elmhurst | 11373 | 138 |
| 6 | Midtown East | 10017 | 138 |
| 7 | Midtown East | 10022 | 137 |
| 8 | Flatlands | 11234 | 132 |
| 9 | Brooklyn Heights | 11201 | 124 |
| 10 | Chelsea | 10011 | 120 |
| 11 | Midtown West | 10036 | 112 |
| 12 | Greenwich Village/SoHo | 10012 | 94 |
| 13 | Murray Hill | 10016 | 91 |
| 14 | Gramercy Park | 10010 | 87 |
| 15 | Upper East Side | 10021 | 85 |
| 16 | Midtown West | 10018 | 81 |
| 17 | Lower Manhattan/Financial District | 10038 | 80 |
| 18 | Upper West Side | 10023 | 79 |
| 19 | Forest Hills | 11375 | 78 |
| 20 | Ridgewood | 11385 | 78 |
| 21 | Upper East Side | 10028 | 72 |
| 22 | Bay Ridge | 11209 | 70 |
| 23 | Upper West Side/Morningside Heights | 10025 | 68 |
| 24 | Parkchester | 10462 | 68 |
| 25 | East Flatbush - Flatbush | 11226 | 66 |
| 26 | Upper West Side | 10024 | 63 |
| 27 | Jamaica | 11432 | 62 |
| 28 | Central Harlem/Morningside Heights | 10027 | 60 |
| 29 | Fordham - Bronx Park | 10458 | 56 |
| 30 | Astoria | 11103 | 55 |

Bottom 30 zip codes in NYC for number of national retailers

| Rank | Area | Zip code | Number of Outlets |
|------|------------------------------------|----------|-------------------|
| 1 | Navy Yard | 11251 | 0 |
| 2 | Far Rockaway/Arverne | 11692 | 0 |
| 3 | Far Rockaway/Broad Channel | 11693 | 0 |
| 4 | Breezy Point | 11697 | 0 |
| 5 | Pelham Bay Park/City Island | 10464 | 1 |
| 6 | Jamaica | 11439 | 1 |
| 7 | Hunts Point | 10474 | 2 |
| 8 | Fort Hamilton | 11252 | 2 |
| 9 | Downtown Brooklyn | 11241 | 3 |
| 10 | Rockaway Park | 11694 | 3 |
| 11 | Roosevelt Island | 10044 | 4 |
| 12 | Tottenville | 10307 | 4 |
| 13 | Riverdale | 10471 | 4 |
| 14 | Harlem | 10037 | 5 |
| 15 | Cambria Heights | 11411 | 5 |
| 16 | Kew Gardens/Richmond Hill | 11418 | 5 |
| 17 | Jamaica | 11436 | 5 |
| 18 | Little Neck/Douglaston | 11363 | 6 |
| 19 | St. Albans | 11412 | 6 |
| 20 | Financial District | 10006 | 7 |
| 21 | Central Harlem/Morningside Heights | 10030 | 7 |
| 22 | Woodlawn | 10470 | 7 |
| 23 | South Ozone Park | 11420 | 7 |
| 24 | Upper Harlem | 10039 | 8 |
| 25 | Stapleton/Emerson Hill | 10304 | 8 |
| 26 | West New Brighton | 10310 | 8 |
| 27 | Flushing | 11355 | 8 |
| 28 | East Elmhurst | 11370 | 8 |
| 29 | Queens Village | 11428 | 8 |

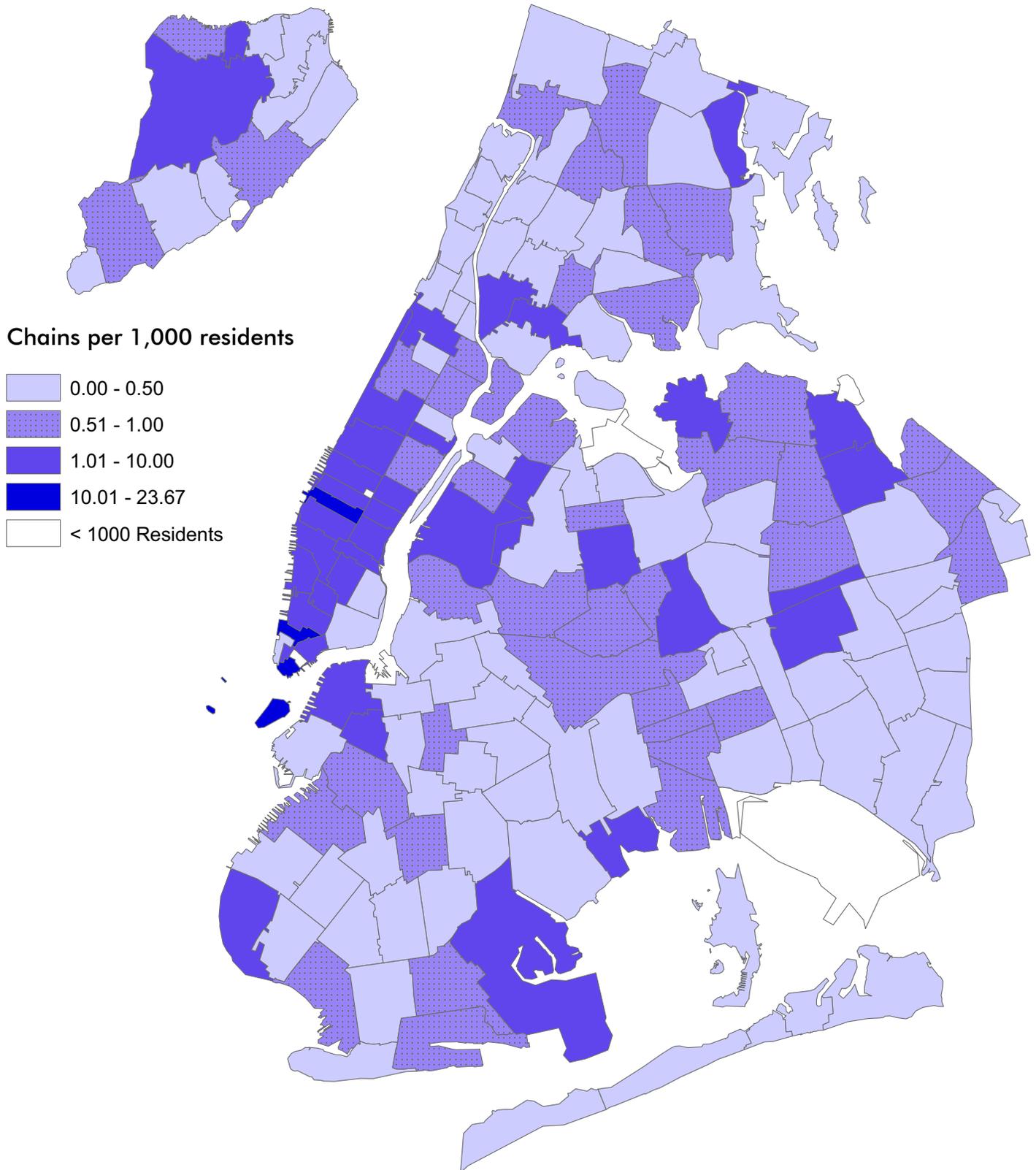
Chains Stores in 2009 by Zip Code

Number of Chain Stores



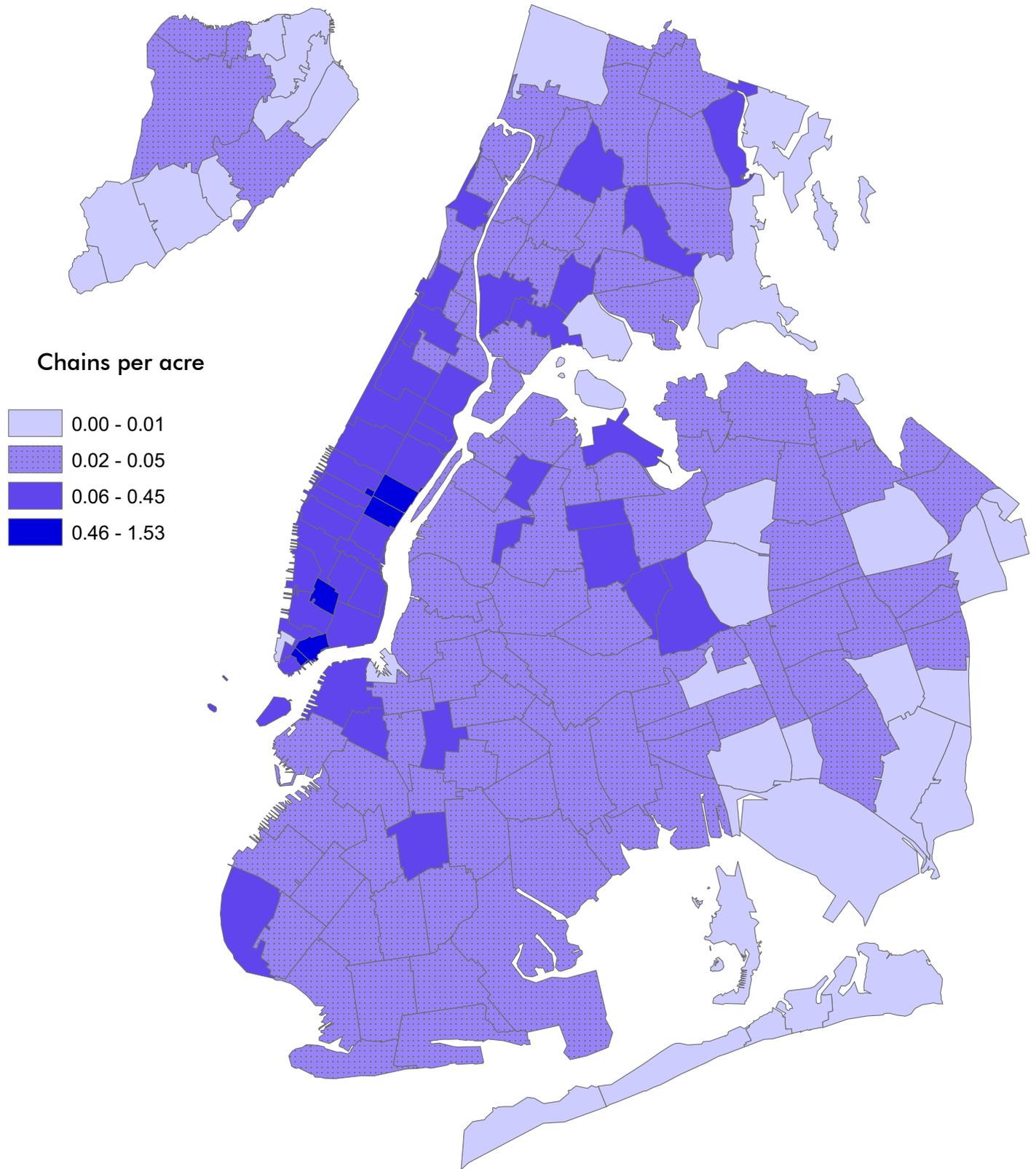
Chain Stores in 2009 by Zip Code

per 1,000 residents



Chain Stores in 2009 by Zip Code

per acre



Manhattan

Top 10 zip codes for national chain stores

| Rank | Area | Zip code | Number of Outlets |
|------|----------------------------|----------|-------------------|
| 1 | Garment district/Koreatown | 10001 | 160 |
| 2 | East Village | 10003 | 151 |
| 3 | Midtown West | 10019 | 148 |
| 4 | Midtown East | 10017 | 138 |
| 5 | Midtown East | 10022 | 137 |
| 6 | Chelsea | 10011 | 120 |
| 7 | Midtown West | 10036 | 112 |
| 8 | Greenwich Village/SoHo | 10012 | 94 |
| 9 | Murray Hill | 10016 | 91 |
| 10 | Gramercy Park | 10010 | 87 |

Bottom 10 zip codes for national chain stores

| Rank | Area | Zip code | Number of Outlets |
|------|------------------------------------|----------|-------------------|
| 1 | Roosevelt Island | 10044 | 4 |
| 2 | Harlem | 10037 | 5 |
| 3 | Financial District | 10006 | 7 |
| 4 | Central Harlem/Morningside Heights | 10030 | 7 |
| 5 | Upper Harlem | 10039 | 8 |
| 6 | Fort George/Inwood | 10040 | 10 |
| 7 | Central Harlem/Morningside Heights | 10026 | 11 |
| 8 | Inwood | 10034 | 11 |
| 9 | Washington Heights | 10032 | 19 |
| 10 | East Village/Alphabet City | 10009 | 20 |

Brooklyn

Top 10 zip codes for national chain stores

| Rank | Area | Zip code | Number of Outlets |
|------|--------------------------|----------|-------------------|
| 1 | Flatlands | 11234 | 132 |
| 2 | Brooklyn Heights | 11201 | 124 |
| 3 | Bay Ridge | 11209 | 70 |
| 4 | East Flatbush - Flatbush | 11226 | 66 |
| 5 | Park Slope | 11217 | 52 |
| 6 | Bensonhurst | 11214 | 51 |
| 7 | Sheepshead Bay | 11229 | 45 |
| 8 | Canarsie | 11236 | 45 |
| 9 | Sheepshead Bay | 11235 | 42 |
| 10 | Brownsville | 11212 | 40 |

Bottom 10 zip codes for national chain stores

| Rank | Area | Zip code | Number of Outlets |
|------|------------------------------------|----------|-------------------|
| 1 | Navy Yard | 11251 | 0 |
| 2 | Fort Hamilton | 11252 | 2 |
| 3 | Downtown Brooklyn | 11241 | 3 |
| 4 | Red Hook | 11231 | 11 |
| 5 | Bedford Stuyvesant - Crown Heights | 11233 | 12 |
| 6 | Adelphi | 11238 | 12 |
| 7 | Clinton Hill | 11205 | 13 |
| 8 | Dyker Heights | 11228 | 13 |
| 9 | Kensington | 11218 | 14 |
| 10 | Sunset Park | 11232 | 15 |
| 10 | Bedford Stuyvesant - Crown Heights | 11213 | 15 |

Queens

Top 10 zip codes for national chain stores

| Rank | Area | Zip code | Number of Outlets |
|------|-----------------|----------|-------------------|
| 1 | Corona/Elmhurst | 11373 | 138 |
| 2 | Forest Hills | 11375 | 78 |
| 3 | Ridgewood | 11385 | 78 |
| 4 | Jamaica | 11432 | 62 |
| 5 | Astoria | 11103 | 55 |
| 6 | Jackson Heights | 11372 | 52 |
| 7 | Flushing | 11354 | 49 |
| 8 | JFK Airport | 11430 | 45 |
| 9 | Corona | 11368 | 39 |
| 10 | Rego Park | 11374 | 39 |

Bottom 10 zip codes for national chain stores

| Rank | Area | Zip code | Number of Outlets |
|------|----------------------------|----------|-------------------|
| 1 | Far Rockaway/Arverne | 11692 | 0 |
| 2 | Far Rockaway/Broad Channel | 11693 | 0 |
| 3 | Breezy Point | 11697 | 0 |
| 4 | Jamaica | 11439 | 1 |
| 5 | Rockaway Park | 11694 | 3 |
| 6 | Cambria Heights | 11411 | 5 |
| 7 | Kew Gardens/Richmond Hill | 11418 | 5 |
| 8 | Jamaica | 11436 | 5 |
| 9 | Little Neck/Douglaston | 11363 | 6 |
| 10 | St. Albans | 11412 | 6 |

Bronx

Top 10 zip codes for national chain stores

| Rank | Area | Zip code | Number of Outlets |
|------|--------------------------|----------|-------------------|
| 1 | Parkchester | 10462 | 68 |
| 2 | Fordham - Bronx Park | 10458 | 56 |
| 3 | Baychester/Co-op city | 10475 | 53 |
| 4 | Williamsbridge | 10467 | 50 |
| 5 | High Bridge - Morrisania | 10451 | 45 |
| 6 | Westchester | 10461 | 45 |
| 7 | Kingsbridge | 10463 | 42 |
| 8 | Hunts Point - Mott Haven | 10455 | 38 |
| 9 | Kingsbridge | 10468 | 36 |
| 10 | Soundview/Unionport | 10473 | 29 |

Bottom 10 zip codes for national chain stores

| Rank | Area | Zip code | Number of Outlets |
|------|-----------------------------|----------|-------------------|
| 1 | Pelham Bay Park/City Island | 10464 | 1 |
| 2 | Hunts Point | 10474 | 2 |
| 3 | Riverdale | 10471 | 4 |
| 4 | Woodlawn | 10470 | 7 |
| 5 | Mott Haven | 10454 | 9 |
| 6 | High Bridge - Morrisania | 10456 | 9 |
| 7 | Pelham - Throgs Neck | 10465 | 15 |
| 8 | Tremont | 10457 | 21 |
| 9 | West Farms | 10460 | 21 |
| 10 | Soundview/Unionport | 10472 | 23 |

Staten Island

All 12 zip codes with number of chain stores

| Rank | Area | Zip code | Number of Outlets |
|------|----------------------------|----------|-------------------|
| 1 | New Springville | 10314 | 188 |
| 2 | Garment district/Koreatown | 10001 | 159 |
| 3 | East Village | 10003 | 151 |
| 4 | Midtown West | 10019 | 148 |
| 5 | Corona/Elmhurst | 11373 | 138 |
| 6 | Midtown East | 10017 | 138 |
| 7 | Midtown East | 10022 | 137 |
| 8 | Flatlands | 11234 | 132 |
| 9 | Brooklyn Heights | 11201 | 124 |
| 10 | Chelsea | 10011 | 120 |
| 11 | Midtown West | 10036 | 112 |
| 12 | Greenwich Village/SoHo | 10012 | 94 |

Number of National Retail Outlets by Zip Code

| Area | Zip code | Number of Outlets |
|--------------------------------------|----------|-------------------|
| Manhattan | | |
| Garment district/Koreatown | 10001 | 160 |
| East Village | 10003 | 151 |
| Midtown West | 10019 | 148 |
| Midtown East | 10017 | 138 |
| Midtown East | 10022 | 137 |
| Chelsea | 10011 | 120 |
| Midtown West | 10036 | 112 |
| Greenwich Village/SoHo | 10012 | 94 |
| Murray Hill | 10016 | 91 |
| Gramercy Park | 10010 | 87 |
| Upper East Side | 10021 | 85 |
| Midtown West | 10018 | 81 |
| Lower Manhattan/Financial District | 10038 | 80 |
| Upper West Side | 10023 | 79 |
| Upper East Side | 10028 | 72 |
| Upper West Side/Morningside Heights | 10025 | 68 |
| Upper West Side | 10024 | 63 |
| Central Harlem/Morningside Heights | 10027 | 60 |
| West Village | 10014 | 49 |
| Lower Manhattan/TriBeCa | 10007 | 46 |
| TriBeCa/Chinatown | 10013 | 42 |
| Spanish Harlem/East Harlem | 10029 | 38 |
| Chinatown/Lower East Side | 10002 | 32 |
| Financial District/Battery Park City | 10004 | 29 |
| Washington Heights | 10033 | 29 |
| Upper East Side | 10128 | 29 |
| Midtown | 10020 | 28 |
| East Harlem | 10035 | 27 |
| Washington Heights | 10031 | 24 |
| Financial District | 10005 | 22 |
| East Village/Alphabet City | 10009 | 20 |
| Washington Heights | 10032 | 19 |
| Central Harlem/Morningside Heights | 10026 | 11 |
| Inwood | 10034 | 11 |
| Fort George/Inwood | 10040 | 10 |
| Upper Harlem | 10039 | 8 |
| Financial District | 10006 | 7 |
| Central Harlem/Morningside Heights | 10030 | 7 |
| Harlem | 10037 | 5 |
| Roosevelt Island | 10044 | 4 |
| Brooklyn | | |
| Brooklyn Heights | 11201 | 124 |
| Flatbush/East Flatbush | 11203 | 28 |
| Borough Park | 11204 | 24 |
| Clinton Hill | 11205 | 13 |
| Williamsburg/Bushwick | 11206 | 28 |

Continued on next page

| Area | Zip code | Number of Outlets |
|------------------------------------|----------|-------------------|
| East New York | 11207 | 35 |
| East New York | 11208 | 23 |
| Bay Ridge | 11209 | 70 |
| Flatbush/East Flatbush | 11210 | 30 |
| Williamsburg | 11211 | 20 |
| Bronxville | 11212 | 40 |
| Bedford Stuyvesant - Crown Heights | 11213 | 15 |
| Bensonhurst | 11214 | 51 |
| Park Slope | 11215 | 37 |
| Bedford Stuyvesant - Crown Heights | 11216 | 33 |
| Park Slope | 11217 | 52 |
| Kensington | 11218 | 14 |
| Borough Park | 11219 | 16 |
| Bay Ridge | 11220 | 31 |
| Bushwick | 11221 | 21 |
| Greenpoint | 11222 | 20 |
| Gravesend | 11223 | 30 |
| Coney Island/Sheepshead Bay | 11224 | 23 |
| Prospect Lefferts Gardens | 11225 | 23 |
| East Flatbush - Flatbush | 11226 | 66 |
| Dyker Heights | 11228 | 13 |
| Sheepshead Bay | 11229 | 45 |
| Midwood | 11230 | 20 |
| Red Hook | 11231 | 11 |
| Sunset Park | 11232 | 15 |
| Bedford Stuyvesant - Crown Heights | 11233 | 12 |
| Flatlands | 11234 | 132 |
| Sheepshead Bay | 11235 | 42 |
| Canarsie | 11236 | 45 |
| Bushwick | 11237 | 22 |
| Adelphi | 11238 | 12 |
| Canarsie | 11239 | 17 |
| Downtown Brooklyn | 11241 | 3 |
| Navy Yard | 11251 | 0 |
| Fort Hamilton | 11252 | 2 |
| Queens | | |
| Long Island City | 11101 | 31 |
| Astoria | 11102 | 13 |
| Astoria | 11103 | 55 |
| Sunnyside | 11104 | 31 |
| Astoria | 11105 | 27 |
| Long Island City - Astoria | 11106 | 22 |
| Flushing | 11354 | 49 |
| Flushing | 11355 | 8 |
| Flushing | 11356 | 26 |
| Flushing | 11357 | 20 |
| Flushing | 11358 | 25 |
| Bayside | 11360 | 32 |
| Bayside | 11361 | 38 |

Continued on next page

| Area | Zip code | Number of Outlets |
|----------------------------|----------|-------------------|
| Little Neck | 11362 | 13 |
| Little Neck/Douglaston | 11363 | 6 |
| Oakland Gardens | 11364 | 11 |
| Fresh Meadows | 11365 | 21 |
| Fresh Meadows | 11366 | 18 |
| Fresh Meadows | 11367 | 14 |
| Corona | 11368 | 39 |
| East Elmhurst | 11369 | 11 |
| East Elmhurst | 11370 | 8 |
| LaGuardia Airport | 11371 | 35 |
| Jackson Heights | 11372 | 52 |
| Corona/Elmhurst | 11373 | 138 |
| Rego Park | 11374 | 39 |
| Forest Hills | 11375 | 78 |
| Woodside | 11377 | 30 |
| Maspeth | 11378 | 18 |
| Middle Village | 11379 | 25 |
| Ridgewood | 11385 | 78 |
| Cambria Heights | 11411 | 5 |
| St. Albans | 11412 | 6 |
| Springfield Gardens | 11413 | 17 |
| Howard Beach | 11414 | 24 |
| Kew Gardens | 11415 | 9 |
| Ozone Park | 11416 | 17 |
| Ozone Park | 11417 | 20 |
| Kew Gardens/Richmond Hill | 11418 | 5 |
| South Richmond Hill | 11419 | 26 |
| South Ozone Park | 11420 | 7 |
| Woodhaven | 11421 | 21 |
| Rosedale | 11422 | 9 |
| Hollis | 11423 | 14 |
| Bellerose | 11426 | 10 |
| Queens Village | 11427 | 10 |
| Queens Village | 11428 | 8 |
| Queens Village | 11429 | 11 |
| JFK Airport | 11430 | 45 |
| Jamaica | 11432 | 62 |
| Jamaica | 11433 | 12 |
| Rochdale Village/Jamaica | 11434 | 27 |
| Jamaica | 11435 | 26 |
| Jamaica | 11436 | 5 |
| Jamaica | 11439 | 1 |
| Far Rockaway | 11691 | 8 |
| Far Rockaway/Arverne | 11692 | 0 |
| Far Rockaway/Broad Channel | 11693 | 0 |
| Rockaway Park | 11694 | 3 |
| Breezy Point | 11697 | 0 |

Continued on next page

| Area | Zip code | Number of Outlets |
|---|----------|-------------------|
| Bronx | | |
| High Bridge - Morrisania | 10451 | 45 |
| High Bridge - Morrisania | 10452 | 25 |
| Morris Heights | 10453 | 25 |
| Mott Haven | 10454 | 9 |
| Hunts Point - Mott Haven | 10455 | 38 |
| High Bridge - Morrisania | 10456 | 9 |
| Tremont | 10457 | 21 |
| Fordham - Bronx Park | 10458 | 56 |
| Hunts Point - Mott Haven | 10459 | 27 |
| West Farms | 10460 | 21 |
| Westchester | 10461 | 45 |
| Parkchester | 10462 | 68 |
| Kingsbridge | 10463 | 42 |
| Pelham Bay Park/City Island | 10464 | 1 |
| Pelham - Throgs Neck | 10465 | 15 |
| Wakefield | 10466 | 24 |
| Williamsbridge | 10467 | 50 |
| Kingsbridge | 10468 | 36 |
| Baychester | 10469 | 28 |
| Woodlawn | 10470 | 7 |
| Riverdale | 10471 | 4 |
| Soundview/Unionport | 10472 | 23 |
| Soundview/Unionport | 10473 | 29 |
| Hunts Point | 10474 | 2 |
| Baychester/Co-op city | 10475 | 53 |
| Staten Island | | |
| Tompkinsville/New Brighton/Saint George | 10301 | 11 |
| Port Richmond | 10302 | 25 |
| Mariners Harbor | 10303 | 21 |
| Stapleton/Emerson Hill | 10304 | 8 |
| South Beach, Linden-Park, Rosebank | 10305 | 18 |
| Oakwood/New Dorp | 10306 | 50 |
| Tottenville | 10307 | 4 |
| Great Kills | 10308 | 9 |
| Pleasant Plains/Princess Bay | 10309 | 22 |
| West New Brighton | 10310 | 8 |
| Eltingville | 10312 | 21 |
| New Springville | 10314 | 188 |

Methodology:

All information presented in these charts was gathered by the Center for an Urban Future in July 2009 by using each firm's online store locator or by speaking with company representatives. We included any national retailer with two or more stores located in New York City. National chains with less than two stores in the city were only counted if they were included in the 2008 listing. We included New York City-based chains if they also have stores located outside of the city limits. If a store happens to have multiple locations inside the same large structure, such as airports or malls, each store was counted individually.

This report was researched and written by Jonathan Bowles, Joshua Rinaldi and Marc Shavitz. It was edited by David Jason Fischer and designed by David Giles. Mapping by Ben Winter.