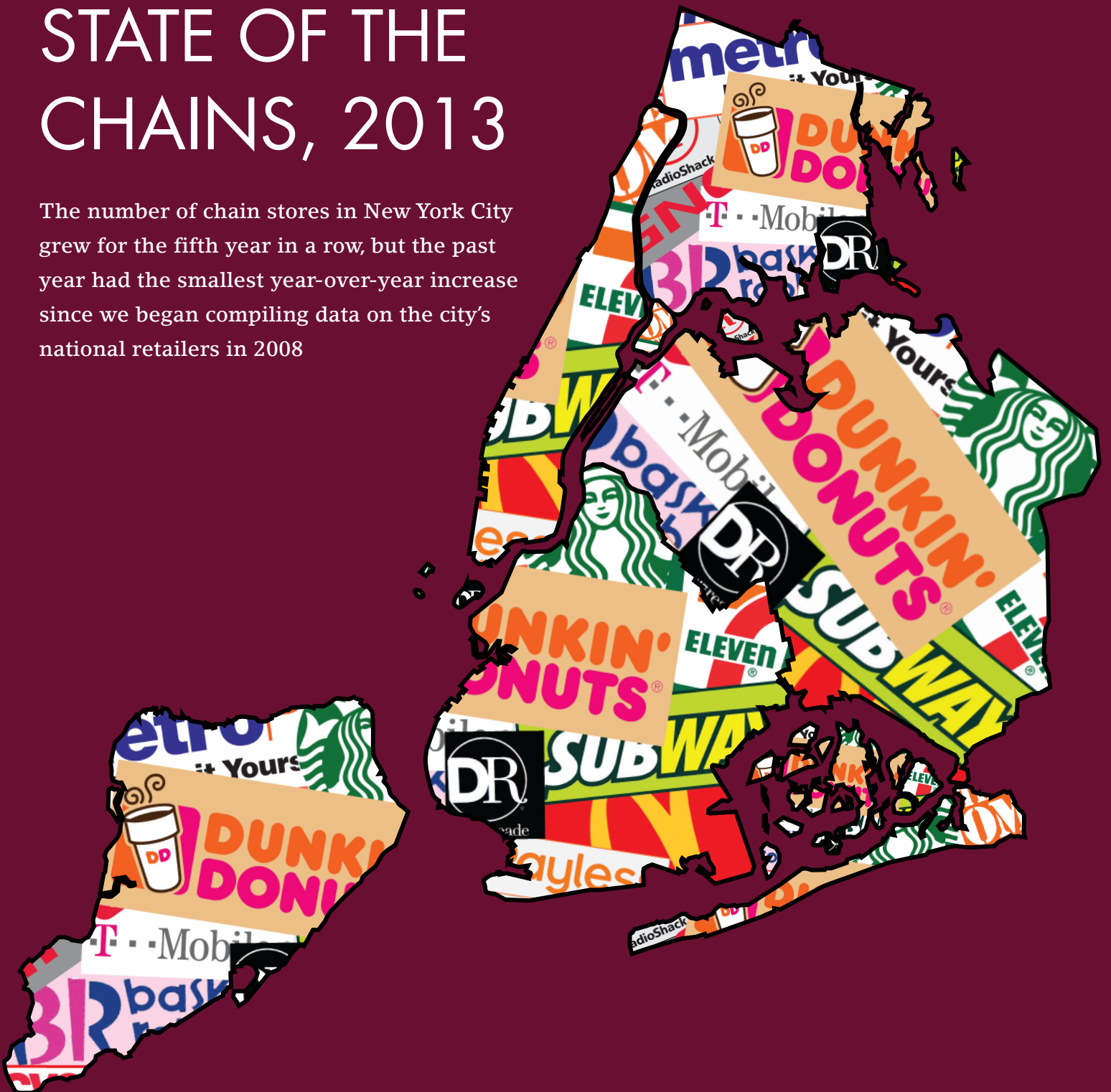


# STATE OF THE CHAINS, 2013

The number of chain stores in New York City grew for the fifth year in a row, but the past year had the smallest year-over-year increase since we began compiling data on the city's national retailers in 2008



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The Center for an Urban Future is a NYC-based policy institute dedicated to highlighting the critical opportunities and challenges facing New York and other cities, and providing fresh ideas and workable solutions to policymakers. The Center's primary focus is on growing and diversifying the local economy, expanding economic opportunity and targeting problems facing low-income and working-class neighborhoods. The Center does this through publishing fact-based research reports that are accessible to a wide audience and holding high-profile policy forums. For more information or to sign up for our monthly e-mail bulletin, visit [www.nycfuture.org](http://www.nycfuture.org).

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Cover: Ahmad Dowla

# STATE OF THE CHAINS, 2013

Our sixth annual ranking of national retailers in New York City reveals that the expansion of chain stores across the city slowed considerably over the past year, even as Dunkin Donuts recently became the first national retailer with more than 500 stores across the five boroughs. Overall, there was a 0.5 percent increase in the number of national retail locations between 2012 and 2013, the smallest year-over-year increase since we began compiling data on New York's national retailers in 2008—and down from a 2.4 percent gain between 2011 and 2012. Two boroughs—Manhattan and Queens—actually experienced a decline in the number of chain stores between 2012 and 2013.

Our analysis shows that the 302 retailers that were listed on last year's ranking expanded their footprint in New York City from a total of 7,190 stores in 2012 to 7,226 stores in 2013, a 0.5 percent increase. This marks the sixth straight year there has been a net increase in the number of national chain stores in the five boroughs.

For the sixth consecutive year, Dunkin Donuts tops our list as the largest national retailer in New York City, with a total of 515 stores. Over the past year, Dunkin Donuts had a net increase of 39 stores in the city (an 8 percent gain). Subway is still the second largest national retailer in the city, with 467 locations across the five boroughs. It had a net gain of 28 stores since last year (a 6 percent increase). Rounding out the top ten national retailers in New York are: Duane Reade/Walgreens (with 318 stores)<sup>1</sup>, Starbucks (283), MetroPCS (261), McDonalds (240), Baskin Robbins (202), Rite Aid (190), T-Mobile (161) and GNC (138).

There are now 15 retailers with more than 100 stores across the city, up from 14 last year. Over the past year, 7-Eleven became the latest retailer with at least 100 locations in New York; it expanded from 97 stores in 2012 to 124 today. Other retailers that expanded their presence over the past year include Just Salad, L'Occitane, Trader Joes, Chop't and Claire's Accessories.

Despite expansions like these, 29 percent of the national retailers on our list reduced their footprint in the city over the past year, compared to 24 percent last year—with prominent retailers like Daffy's and Blockbuster closing their New York stores entirely during the past year, and others such as Qdoba, Brookstone, Staples, Tasti D-Lite and Sunglass Hut downsizing significantly. Also, fewer retailers expanded their presence in the city this year; 27 percent of retailers on our list had a net increase in stores versus 29 percent last year.

Of all the boroughs, Brooklyn experienced the largest percentage increase in the number of chain stores over the past year. Between 2012 and 2013, the number of national retail locations in Brooklyn increased by 2.8 percent, going from 1,470 stores last year to 1,511 stores this year. It is the second straight year of significant growth for Brooklyn, which had a 2.6 percent increase in chain stores between 2011 and 2012. The number of chain stores also increased in the Bronx (+1.6 percent—from 849 stores in 2012 to 863 stores in 2013) and Staten Island (+1.7 percent—from 413 stores to 420), but declined in Queens (-0.4 percent—from 1,659 stores to 1,653) and Manhattan (-0.7 percent—from 2,799 to 2,779). Manhattan's decline in national retail stores largely stems from closures in or around the South Street Seaport; indeed, while the borough had a net loss of 20 chain stores over the past year, the zip code representing the Seaport (10038) registered a decline of 24 stores, by far the biggest drop of any single zip code in New York. Many stores at the Seaport were shuttered as a result of the recent closure of the Pier 17 Pavilion, which is being demolished before undergoing a major redevelopment. Some other retailers in the 10038 zip code were forced to close due to damage from Hurricane Sandy and have yet to reopen.

Starbucks has more stores in Manhattan than any other national retailer, with 212 locations. In

each of the other boroughs, Dunkin Donuts tops the list—it has 154 stores in Queens, 123 in Brooklyn, 72 in the Bronx and 32 on Staten Island.

Among the retailers with the largest numerical growth over the past year:

- Dunkin Donuts: 515 locations, up from 476 in 2012 and 429 in 2009
- Subway: 467 locations, up from 439 in 2012 and 361 in 2009
- 7-Eleven: 124 locations, up from 97 in 2012 and 59 in 2009
- Starbucks: 283 locations, up from 272 in 2012 and 245 in 2009

Among the retailers with the largest percentage growth over the past year:

- Just Salad: 11 locations, up from 6 in 2012 and 2011
- L'Occitane: 14 locations, up from 9 in 2012 and 12 in 2009
- Trader Joe's: 7 locations, up from 5 in 2012 and 3 in 2010
- Chop't: 11 locations, up from 8 in 2012
- Claire's Accessories: 15 locations, up from 11 in 2012 and 2009

Among the retailers that closed the largest number of stores over the past year:

- T-Mobile: 161 locations in 2013; down 12 locations since last year
- Daffy's: closed all 11 of its stores in the city
- Qdoba: 2 locations in 2013, down 7 locations since last year
- Tasti D-Lite: 18 locations in 2013, down 7 locations since last year
- Sunglass Hut: 25 locations in 2013, down 7 locations since last year
- Staples: 51 locations in 2013, down 7 locations since last year

Number of Chain Stores by Borough, 2012 and 2013			
	2013	2012	Pct. Change
Brooklyn	1,511	1,470	+2.8%
Bronx	863	849	+1.6%
Queens	1,653	1,659	-0.4%
Manhattan	2,779	2,799	-0.7%
Staten Island	420	413	1.7%
NYC	7,226	7,190	+0.5%

Among the retailers that closed the greatest share of their stores, but still have locations in NYC:

- Qdoba: 2 locations, down from 9 in 2012 and 8 in 2010
- Bakers Shoes: 2 locations, down from 6 in 2012 and 7 in 2009
- Afaze: 2 locations, down from 5 in 2012 and 4 in 2009
- Hollywood Tans: 2 locations, down from 4 in 2012 and 8 in 2009
- Brookstone: 6 locations, down from 11 in 2012 and 2009

Every year, we add new national retailers to our ranking. This year, we added four new retailers including: Buffalo Exchange, Buffalo Wild Wings, Moe’s Southwestern Grill and Second Time Around. Overall, there are 306 retailers on our list this year. Together, they have 7,250 stores across the five boroughs.

This year, for the first time, the 10001 zip code in Midtown/Koreatown that is home to the Manhattan Mall has more chain stores than any other zip code in the city. There are 184 national retailer locations in 10001 this year, overtaking the zip code on Staten Island (10314) that is home to the Staten Island Mall, which finished a close second with 183 chain stores. Other zip codes with

## WHERE THE GROWTH IS OCCURRING

The largest national retailers are expanding in different parts of the city. The following shows where the ten largest retailers added locations or contracted over the past year. For example, Dunkin Donuts opened 39 stores since last year, 16 of them in Manhattan, five in Brooklyn, 14 in Queens, and four in the Bronx.

Retailer	Number of Stores, 2013	Difference 2012-2013	Manhattan	Brooklyn	Queens	Bronx	Staten Island
Dunkin Donuts	515	8%	+16	+5	+14	+4	0
Subway	467	6%	-1	+10	+12	+6	+1
Duane Reade/Walgreens	318	-2%	-5	+1	-1	-1	+1
Starbucks	283	4%	+11	+1	-3	0	+2
MetroPCS	261	3%	-8	+6	+16	-6	0
McDonalds	240	-0.4%	-1	-1	-1	0	+2
Baskin Robbins	202	1%	+3	-2	3	-1	-1
Rite Aid	190	-3%	-3	-1	-2	+1	0
T-Mobile	161	-7%	0	+3	-14	-1	0
GNC	138	-4%	0	-4	-1	0	0

large numbers of retailers include 10003 in Manhattan's East Village, 10022, 10019, and 10036 in Midtown, and 11373 in Corona/Elmhurst, Queens. Brooklyn Heights 11201 is tied with 11234, home to Kings Plaza Shopping Center in Flatlands for the zip code with the largest number of chain stores of any zip code in Brooklyn. In the Bronx, Parkchester (10462) has the highest number of chain stores of any zip code in that borough.

Many zip codes also saw significant increases in the number of locations over the past year. The East Flatbush, Brooklyn zip code 11226 gained 12 chain stores since last year, going from 72 stores last year to 84 this year. In Manhattan 10002 (Chinatown/Lower East Side) added 10 stores. In the Bronx, 10462 (Parkchester) gained five stores, while on Staten Island, 10309 (Pleasant Plains/Princess Bay) gained 5 stores, the most of any zip code in their respective boroughs.

We found that there are 24 chain stores per square mile and 1,125 people for every chain in the city. Manhattan still has the highest concentration of chain stores at 117 per square mile, compared to 119 per square mile last year. The remaining boroughs have significantly fewer chain stores per square mile: Brooklyn (34), Queens (15), the Bronx (11), and Staten Island (7).

The remainder of this report details a comprehensive ranking of national chains in New York city by their number of store locations, the number of store locations in each zip code, zip codes with the most and least number of chains and zip codes with the most and least number of chains by borough.

1. Duane Reade was purchased by Walgreens. Although there are still Duane Reade and Walgreens stores throughout the city, we counted all of these stores together.

## METHODOLOGY

Every year since 2008 the Center for an Urban Future (CUF) has released a report that analyzes the change in the number and distribution of national retailers in the five boroughs of New York City. The report tallies the number of national retailer store locations throughout the city and records trends by retailer, borough, zip code, and across years.

CUF defines a 'national retailer' as one that has at least two locations in New York City and at least one location in another state. Every year we add new retailers to our list, and all of the retailers met these criteria the year they were added. Some have reduced their footprint in New York City over the years and are now down to one location, and although such retailers would no longer meet the criteria for inclusion, we grandfather them into the analysis for the sake of continuity. We only remove a retailer from the list on the second year of having closed all locations in New York City.

We obtain the data on the number of locations for each chain store exclusively from the store locators on each chain's website.

For mobile communications retailers we count only those that are both branded and named with the name of the retailer, and we do not count authorized retailers that have a name other than the name of the retailer. This data for this report was compiled between July and October 2013.

Year-over-year growth in chains is calculated based on the national retailers we included in last year's report; new retailers added this year are not included.

# NEW YORK CITY'S LARGEST NATIONAL RETAILERS, 2013

Retail Chain	2013	2012	2011	2010	2009	Brooklyn	Bronx	Queens	Manhattan	Staten Island
Dunkin Donuts	515	476	466	466	429	123	72	154	134	32
Subway	467	439	430	389	361	90	61	118	169	29
Duane Reade / Walgreens	318	323	324	322	293	55	24	55	166	18
Starbucks	283	272	263	256	245	25	6	31	212	9
Metro PCS	261	253	272	216	7	93	44	78	31	15
McDonalds	240	241	242	241	258	54	44	62	68	12
Baskin Robbins	202	200	194	204	207	54	19	68	49	12
Rite Aid	190	195	197	195	195	55	41	60	30	4
T-Mobile	161	173	161	117	96	47	29	38	42	5
GNC	138	143	131	121	110	28	23	38	44	5
Liberty Tax Service	136	127	111	84	51	37	38	34	20	7
7-Eleven	124	97	83	74	59	24	10	43	39	8
CVS	118	117	119	115	107	24	12	34	33	15
Radio Shack	118	123	120	119	115	33	21	27	32	5
Payless	102	103	105	107	106	35	19	27	16	5
Sleepy's	93	97	89	102	108	20	10	25	29	9
Burger King	83	89	91	96	94	20	17	24	15	7
Jackson Hewitt Tax Service	80	73	51	57	92	30	19	19	9	3
Popeye's	80	78	75	68	61	29	15	23	13	0
GameStop	79	82	80	84	75	20	15	21	18	5
Domino's Pizza	70	70	71	71	71	19	12	16	19	4
FedEx Office	65	58	55	60	61	4	1	4	54	2
Papa John's	65	64	60	63	58	19	10	19	14	3
Golden Krust	64	66	66	69	70	31	14	12	6	1
AT&T Wireless	61	62	61	60	59	11	9	10	29	2
Petland Discounts	61	63	62	62	61	16	12	19	10	4
Family Dollar	60	53	49	5	5	28	15	11	1	5
Carvel	56	54	55	61	62	13	9	23	3	8
NY Sports Clubs	55	53	42	53	54	8	2	7	37	1
KFC	53	58	60	71	69	18	8	16	9	2
Cohen's Fashion Optical	51	48	45	45	45	8	4	9	27	3
Staples	51	58	60	63	63	9	5	13	21	3
Chipotle	43	37	33	29	25	2	0	2	39	0
Wendy's	43	47	47	47	45	9	6	12	10	6
Verizon Wireless	42	44	43	50	45	10	5	6	18	3
Foot Locker	42	47	49	58	56	11	8	7	14	2
Au Bon Pain	40	36	37	34	33	3	2	15	19	1
H&R Block	40	41	38	31	25	7	6	11	15	1
Modell's	39	36	35	33	34	10	5	9	12	3



Retail Chain	2013	2012	2011	2010	2009	Brooklyn	Bronx	Queens	Manhattan	Staten Island
Children's Place, The	38	36	35	32	26	10	7	10	9	2
Rent-A-Center	38	36	37	38	40	11	9	9	6	3
Pret A Manger	34	32	29	25	21	0	0	0	34	0
Vitamin Shoppe, The	33	35	33	34	35	4	1	4	23	1
Le Pain Quotidien	30	28	25	22	17	2	0	0	28	0
Gap (including GapKids & BabyGap)	30	32	33	37	34	3	2	9	14	2
White Castle	29	29	34	35	35	9	7	8	3	2
Hale & Hearty Soups	28	27	24	22	19	1	0	0	27	0
Sprint	28	29	25	33	24	4	6	8	9	1
Applebee's	26	23	24	22	17	6	5	7	4	4
Ricky's	25	25	24	22	20	2	0	1	22	0
Sunglass Hut	25	32	32	19	20	3	1	6	15	0
Red Mango	24	21	18	14	N/A	2	0	7	14	1
Taco Bell	24	22	22	23	19	5	3	7	7	2
Nathan's	24	24	23	19	19	7	1	8	5	3
Jimmy Jazz	24	26	27	24	32	10	7	3	4	0
V.I.M.	24	27	27	27	27	12	5	3	4	0
Crumbs Bake Shop	23	22	17	12	10	1	0	1	20	1
Aldo	23	22	21	20	19	5	0	3	13	2
Aerosoles	23	25	25	25	27	4	0	4	14	1
LensCrafters	22	24	24	23	18	2	0	1	18	1
Auntie Anne's	21	16	15	14	10	5	0	8	7	1
American Apparel	21	21	20	20	20	4	0	0	17	0
Lucille Roberts	21	21	21	21	21	6	4	6	5	0
Home Depot	21	21	21	21	21	5	3	8	2	3
Famiglia	21	23	25	22	21	2	3	5	11	0
IHOP	20	18	16	12	11	4	5	5	5	1
Blimpie	20	19	23	28	37	3	6	1	10	0
Equinox	20	20	19	19	19	1	0	0	19	0
P.C. Richard & Son	20	20	20	20	19	6	2	7	4	1
Sephora	20	21	22	21	16	0	1	2	15	2
Five Guys	20	25	22	14	8	4	0	7	8	1
Lids	19	15	14	14	11	2	1	2	13	1
Best Buy	19	17	17	13	10	4	2	4	8	1
Liberty Travel	19	22	24	26	27	4	1	4	8	2
Checkers	18	17	N/A	N/A	N/A	7	6	3	2	0
Toys "R" Us	18	18	18	18	15	3	3	6	3	3
Tasti D-Lite	18	25	18	26	41	1	0	0	17	0
Papyrus	17	13	15	15	23	0	0	0	17	0
Jamba Juice	17	16	15	17	20	0	0	1	16	0
Dr. Jay's	17	16	15	15	15	6	7	1	3	0
Old Navy	17	17	17	17	16	4	2	5	5	1
Marshall's	17	17	17	14	13	4	5	5	3	0
Bolton's	17	19	19	19	16	1	1	1	14	0
Victoria's Secret	17	19	19	19	18	3	0	4	9	1
Häagen-Dazs	17	21	22	24	20	3	2	4	8	0
Pinkberry	16	14	13	15	15	2	0	0	14	0
Party City	16	14	13	13	12	4	2	4	3	3
16 Handles	16	15	N/A	N/A	N/A	3	0	2	11	0



Retail Chain	2013	2012	2011	2010	2009	Brooklyn	Bronx	Queens	Manhattan	Staten Island
Ashley Stewart	16	15	16	17	16	8	4	2	2	0
Pizza Hut	16	16	16	15	20	1	2	10	3	0
Crown Fried Chicken	16	16	16	16	16	9	1	3	3	0
Claire's Accessories	15	11	10	11	11	4	2	5	3	1
Potbelly Sandwich Shop	15	12	4	N/A	N/A	0	0	0	15	0
wichcraft	15	13	13	13	N/A	0	0	0	15	0
H&M	15	13	13	13	13	2	0	1	11	1
Steve Madden	15	13	12	11	11	1	0	2	11	1
Strawberry	15	13	15	18	19	0	1	4	9	1
Boston Market	15	13	14	15	15	1	1	8	2	3
Cold Stone Creamery	15	14	14	15	14	4	0	5	4	2
Banana Republic	15	16	17	18	18	1	0	2	11	1
Bally Total Fitness	15	16	16	17	17	4	3	4	4	0
Tim Hortons	15	17	15	15	12	1	0	1	13	0
L'OCCITANE	14	9	12	13	12	0	0	1	13	0
J.Crew	14	13	13	11	9	0	0	0	14	0
Brooklyn Industries	14	13	11	10	9	9	0	0	5	0
Dress Barn	14	14	13	13	13	2	3	5	2	2
New York & Company	14	14	15	15	14	3	1	5	3	2
Mandee	14	16	22	19	20	3	2	5	1	3
Men's Warehouse	13	12	12	10	10	2	1	2	6	2
Coach	13	13	13	12	12	0	0	1	11	1
Nine West	13	13	14	16	19	1	3	2	7	0
Panera Bread	13	13	8	7	6	2	1	5	3	2
Barnes & Noble	13	14	14	15	15	2	1	3	6	1
Aeropostale	12	11	10	5	3	2	0	3	5	2
Raymour & Flanigan Furniture	12	11	10	10	8	3	2	3	3	1
Crunch	12	12	10	10	10	2	0	0	10	0
M·A·C Cosmetics	12	12	9	12	7	2	0	1	9	0
Zales	12	12	13	13	13	3	2	3	3	1
Motherhood Maternity	12	12	14	14	12	4	2	3	2	1
TGI Fridays	12	14	14	12	11	0	1	1	9	1
Cosi	12	15	15	16	16	0	0	1	11	0
Curves	12	15	19	25	36	4	2	4	1	1
Just Salad	11	6	6	N/A	N/A	0	0	0	11	0
Chopt	11	8	N/A	N/A	N/A	0	0	0	11	0
Godiva	11	11	11	13	15	1	0	1	9	0
Express	11	11	11	11	12	2	0	3	5	1
Beach Bum Tanning	11	11	12	15	13	0	0	6	4	1
Bed Bath & Beyond	11	11	11	9	9	1	1	3	4	2
Pax Wholesome Foods	11	12	12	13	14	0	0	0	11	0
Ralph Lauren	11	13	11	12	5	0	0	0	11	0
BCBGMAXAZRIA	10	8	8	9	8	0	0	0	8	2
Dallas BBQ	10	9	9	8	8	1	2	1	6	0
Footaction	10	9	9	10	10	4	3	0	2	1
Sterling Optical	10	10	10	11	12	3	1	2	2	2
Macy's	10	10	10	10	8	2	1	4	1	2
Target	10	10	10	9	7	3	2	3	1	1
Sears	10	10	10	11	9	3	2	4	0	1

Retail Chain	2013	2012	2011	2010	2009	Brooklyn	Bronx	Queens	Manhattan	Staten Island
Urban Outfitters	10	11	11	8	7	1	0	0	9	0
Bath & Body Works	10	11	11	13	12	2	0	5	2	1
Meineke	10	11	10	12	12	5	1	2	0	2
Lot Less Closeouts	9	7	7	7	N/A	0	1	1	5	2
Pearle Vision	9	8	9	10	10	4	0	5	0	0
Tumi	9	9	7	8	8	0	0	0	9	0
Brooks Brothers	9	9	7	6	5	0	0	1	8	0
Ben & Jerry's	9	9	9	11	11	1	2	3	3	0
Dante Zeller Tuxedo	9	9	8	6	8	2	2	1	1	3
Supercuts	9	12	13	14	15	1	0	2	5	1
Diesel	8	7	7	7	7	0	0	0	8	0
Club Monaco	8	7	7	8	7	0	0	1	7	0
Solstice Sunglass Boutique	8	7	7	7	7	0	0	2	5	1
Pep Boys	8	7	7	7	7	2	2	3	0	1
American Eagle Outfitters	8	8	8	9	6	1	0	2	4	1
Lane Bryant	8	8	8	10	11	3	1	1	2	1
Easy Pickins	8	8	7	7	7	0	6	2	0	0
Laila Rowe	8	9	6	8	9	0	0	1	7	0
Avenue	8	9	16	16	15	1	2	2	2	1
Dashing Diva	8	10	9	8	9	3	0	0	5	0
Perfumania	8	10	11	11	12	1	1	3	2	1
Body Shop, The	8	11	14	14	16	1	0	1	6	0
Sbarro	8	11	12	15	15	1	0	2	4	1
Trader Joe's	7	5	5	3	N/A	1	0	1	4	1
Lucky Brand Jeans	7	6	6	8	7	1	0	0	6	0
Whole Foods	7	7	6	7	6	0	0	0	7	0
Lululemon Athletica	7	7	6	5	N/A	1	0	0	6	0
Bebe	7	7	7	5	5	0	0	1	5	1
Armani Exchange	7	7	7	7	6	2	0	0	4	1
Forever 21	7	7	8	7	6	1	0	1	4	1
AAMCO Transmissions	7	7	7	8	9	2	1	3	0	1
Two Boots Pizza	7	8	7	8	7	0	0	0	7	0
Guess	7	8	8	6	5	1	0	1	4	1
Quiznos	7	9	10	15	21	1	0	2	4	0
Skechers	7	9	8	8	6	0	1	2	3	1
Ann Taylor	7	10	10	19	11	0	0	1	5	1
Burlington Coat Factory	6	5	4	3	5	1	1	1	2	1
Eileen Fisher	6	6	6	6	6	0	0	0	6	0
Levi's	6	6	5	4	4	0	0	0	6	0
Zara	6	6	7	7	6	0	0	0	6	0
Apple Store	6	6	5	5	4	0	0	0	5	1
DSW	6	6	5	4	4	1	0	1	3	1
Journeys	6	6	6	5	4	2	0	1	2	1
Benetton	6	6	6	11	10	4	0	1	1	0
Chuck E. Cheese	6	6	6	5	5	1	1	2	1	1
BJ's Wholesale Club	6	6	6	5	3	2	1	3	0	0
Art of Shaving, The	6	7	7	6	5	0	0	0	6	0
Uno Chicago Grill	6	7	7	8	9	1	0	3	2	0
Tiger Schulmann's	6	7	8	7	7	2	0	2	1	1

Retail Chain	2013	2012	2011	2010	2009	Brooklyn	Bronx	Queens	Manhattan	Staten Island
Johnny Rockets	6	9	5	7	4	0	4	0	2	0
Brookstone	6	11	9	12	11	0	0	4	1	1
Buffalo Exchange	5	N/A	N/A	N/A	N/A	2	0	1	2	0
Moe's Southwest Grill	5	N/A	N/A	N/A	N/A	0	0	0	5	0
Mrs. Fields	5	N/A	N/A	N/A	N/A	1	0	2	2	0
Second Time Around	5	N/A	N/A	N/A	N/A	0	0	0	5	0
Geox	5	4	4	4	N/A	0	0	0	5	0
Hugo Boss	5	4	5	5	5	0	0	1	4	0
Stuart Weitzman	5	4	4	2	2	0	0	0	5	0
Pier 1	5	4	4	4	4	0	1	1	2	1
Anthropologie	5	5	4	4	3	0	0	0	5	0
Goodburger	5	5	6	6	N/A	0	0	0	5	0
True Religion	5	5	5	5	N/A	0	0	0	5	0
Free People	5	5	4	4	N/A	1	0	0	4	0
Chico's	5	5	5	5	4	0	0	2	2	1
Costco	5	5	5	5	3	1	0	2	1	1
Kay Jewelers	5	5	5	5	5	2	0	1	1	1
Justice	5	5	5	5	5	0	0	2	0	3
Pretzel Time	5	5	7	7	7	2	0	3	0	0
Famous Footwear	5	6	6	4	4	1	0	1	2	1
Kmart	5	6	6	6	7	0	1	1	2	1
Outback Steakhouse	5	6	6	6	6	1	0	2	1	1
Joyce Leslie	5	6	6	6	6	2	0	2	0	1
Michael's Stores	5	6	6	6	5	0	0	2	1	2
Original SoupMan	5	7	6	9	6	0	0	1	3	1
Mrs. Fields	5	7	7	9	9	1	0	2	2	0
Easy Spirit	5	8	8	8	7	0	0	1	4	0
Buffalo Wild Wings	4	N/A	N/A	N/A	N/A	1	0	2	0	1
West Elm	4	3	3	3	N/A	2	0	0	2	0
Spencer Gifts	4	3	2	2	2	1	0	1	1	1
Lowe's	4	3	3	N/A	N/A	2	0	0	0	2
Kenneth Cole	4	4	4	6	6	0	0	0	4	0
Thomas Pink	4	4	4	4	4	0	0	0	4	0
Willams Sonoma	4	4	4	4	4	0	0	0	4	0
Bare Escentuals	4	4	4	3	1	0	0	1	3	0
Fossil	4	4	5	4	4	0	0	1	3	0
Century 21	4	4	4	3	N/A	1	0	1	2	0
Champs Sports	4	4	4	4	4	0	0	1	2	1
JCPenney	4	4	4	4	3	0	1	1	1	1
Red Lobster	4	4	4	4	4	1	1	1	1	0
Finish Line	4	4	5	5	5	1	1	1	0	1
Kohl's	4	4	4	3	N/A	1	0	2	0	1
Lacoste	4	5	4	3	3	0	0	0	4	0
Ranch*1	4	5	5	8	6	0	0	1	3	0
Gymboree	4	5	5	5	5	0	0	1	2	1
DKNY	3	2	2	2	2	0	0	0	3	0
Olive Garden	3	2	2	3	3	1	0	0	2	0
Ecko Unltd.	3	2	2	1	2	1	0	1	0	1
Sarku	3	2	2	2	2	1	0	1	1	0

Retail Chain	2013	2012	2011	2010	2009	Brooklyn	Bronx	Queens	Manhattan	Staten Island
7 for all Mankind	3	3	3	3	N/A	0	0	0	3	0
Billabong	3	3	3	3	2	0	0	0	3	0
Bose	3	3	2	2	N/A	0	0	0	3	0
Capital Grill	3	3	3	3	N/A	0	0	0	3	0
David Barton Gym	3	3	3	3	3	0	0	0	3	0
La Perla	3	3	3	3	3	0	0	0	3	0
Pottery Barn	3	3	3	3	3	0	0	0	3	0
Puma	3	3	3	2	3	0	0	0	3	0
Sur La Table	3	3	2	2	N/A	0	0	0	3	0
Talbots	3	3	3	3	3	0	0	0	3	0
Tiffany's	3	3	2	3	N/A	0	0	0	3	0
Tourneau	3	3	3	3	4	0	0	0	3	0
Uniqlo	3	3	3	1	N/A	0	0	0	3	0
Cache	3	3	3	3	3	0	0	0	2	1
Hollister	3	3	3	2	2	0	0	0	2	1
Jos. A. Bank	3	3	3	2	2	0	0	1	2	0
White House   Black Market	3	3	3	4	3	0	0	1	2	0
Disney Store	3	3	3	2	2	0	0	1	1	1
Guitar Center	3	3	3	3	3	1	0	1	1	0
Juan Valdez	3	3	3	5	5	0	0	2	1	0
Sam Ash Music Stores	3	3	3	3	3	1	0	1	1	0
Stride Rite	3	3	4	7	5	0	0	1	1	1
Charlotte Russe	3	3	4	4	4	1	0	1	0	1
Traffic Shoes	3	3	3	3	N/A	1	0	1	0	1
Yankee Candle	3	3	2	2	2	0	0	2	0	1
Juicy Couture	3	4	4	3	3	0	0	0	3	0
Naturalizer	3	4	4	3	3	1	0	0	2	0
Oakley	3	4	4	4	3	0	0	1	2	0
f.y.e.	3	4	4	6	7	0	2	1	0	0
Morton's Steakhouse	2	1	2	2	2	0	0	0	2	0
Abercrombie & Fitch	2	2	2	2	2	0	0	0	2	0
Baja Fresh	2	2	N/A	N/A	N/A	0	0	0	2	0
Bloomingdale's	2	2	2	2	2	0	0	0	2	0
Container Store, The	2	2	2	2	2	0	0	0	2	0
Crabtree & Evelyn	2	2	3	4	6	0	0	0	2	0
Crate and Barrel	2	2	2	2	2	0	0	0	2	0
French Connection	2	2	2	2	2	0	0	0	2	0
Gucci	2	2	2	2	2	0	0	0	2	0
Houston's/Hillstone	2	2	1	1	N/A	0	0	0	2	0
Johnston & Murphy	2	2	2	2	2	0	0	0	2	0
Build-A-Bear Workshop	2	2	2	2	2	0	0	0	1	1
Lego	2	2	2	2	N/A	0	0	1	1	0
Arby's	2	2	2	2	N/A	0	0	2	0	0
Gloria Jean's Coffees	2	2	2	2	2	0	0	1	0	1
Gold's Gym	2	2	3	4	4	1	0	1	0	0
Helzberg's Diamonds	2	2	2	2	2	0	0	1	0	1
Hot Topic	2	2	2	2	2	0	0	1	0	1
Rockport	2	2	2	2	N/A	0	0	1	0	1
Paul Smith	2	3	3	3	N/A	0	0	0	2	0

Retail Chain	2013	2012	2011	2010	2009	Brooklyn	Bronx	Queens	Manhattan	Staten Island
Square One	2	3	3	3	3	1	0	1	0	0
Underground by Journeys	2	3	3	3	3	1	0	1	0	0
Hollywood Tans	2	4	5	9	8	0	0	0	2	0
Afaze	2	5	4	4	4	0	0	1	1	0
Bakers Shoes	2	6	7	8	7	0	0	1	0	1
Qdoba	2	9	8	8	N/A	0	0	1	0	1
Delias	1					0	0	0	0	1
Hard Rock Cafe	1					0	0	0	1	0
Chevy's Fresh Mex	1	1	1	2	2	0	0	0	1	0
Coldwater Creek	1	1	2	1	3	0	0	0	1	0
Submarina CA Subs	1	1	2	2	N/A	0	0	0	1	0
Arthur Treacher's	1	1	2	2	2	0	0	0	0	1
Frederick's of Hollywood	1	1	2	2	2	0	0	0	0	1
Gordon's Jewelers	1	1	2	3	3	0	0	1	0	0
J. Jill	1	1	1	1	2	0	0	1	0	0
OfficeMax	1	1	1	1	1	1	0	0	0	0
Montblanc	1	2	2	2	2	0	0	0	1	0
Kyo Chon	1	2	2	N/A	N/A	0	0	0	1	0
Bandolino	0	1	1	0	3	0	0	0	0	0
Burritoville	0	1	1	3	0	0	0	0	0	0
Mail Boxes Etc.	0	1	4	6	10	0	0	0	0	0
Arden B.	0	2	2	3	3	0	0	0	0	0
Door Store, The	0	3	3	3	4	0	0	0	0	0
Blockbuster	0	6	10	30	45	0	0	0	0	0
Daffy's	0	11	10	9	9	0	0	0	0	0
Bandolino	0	1	1	0	3	0	0	0	0	0
Burritoville	0	1	1	3	0	0	0	0	0	0
Mail Boxes Etc.	0	1	4	6	10	0	0	0	0	0
Arden B.	0	2	2	3	3	0	0	0	0	0
Door Store, The	0	3	3	3	4	0	0	0	0	0
Blockbuster	0	6	10	30	45	0	0	0	0	0
Daffy's	0	11	10	9	9	0	0	0	0	0

# NATIONAL RETAILERS IN NYC BY ZIP CODE

Neighborhood	Zip Code	Borough	2013 Retailers	2012 Retailers	Difference	% Change
Garment District/Koreatown	10001	Manhattan	184	180	4	+2%
New Springville	10314	Staten Island	183	184	-1	-1%
East Village	10003	Manhattan	170	179	-9	-5%
Midtown East	10022	Manhattan	158	163	-5	-3%
Midtown West	10019	Manhattan	147	144	3	+2%
Midtown West	10036	Manhattan	147	146	1	+1%
Corona/Elmhurst	11373	Queens	144	144	0	0%
Brooklyn Heights	11201	Brooklyn	140	132	8	+6%
Flatlands	11234	Brooklyn	140	140	0	0%
Midtown East	10017	Manhattan	139	146	-7	-5%
Chelsea	10011	Manhattan	125	134	-9	-7%
Greenwich Village/SoHo	10012	Manhattan	113	114	-1	-1%
Murray Hill	10016	Manhattan	104	100	4	+4%
Midtown West	10018	Manhattan	92	90	2	+2%
Gramercy Park	10010	Manhattan	91	93	-2	-2%
Upper West Side	10023	Manhattan	87	89	-2	-2%
Upper West Side/Morningside Heights	10025	Manhattan	86	90	-4	-4%
East Flatbush/Flatbush	11226	Brooklyn	84	72	12	+17%
Forest Hills	11375	Queens	84	89	-5	-6%
Parkchester	10462	Bronx	83	78	5	+6%
Ridgewood	11385	Queens	83	85	-2	-2%
Upper East Side	10028	Manhattan	82	76	6	+8%
Upper East Side	10021	Manhattan	77	78	-1	-1%
Central Harlem/Morningside Heights	10027	Manhattan	77	69	8	+12%
Bay Ridge	11209	Brooklyn	76	78	-2	-3%
High Bridge/Morrisania	10451	Bronx	74	77	-3	-4%
Jamaica	11432	Queens	70	68	2	+3%
Flushing	11354	Queens	67	70	-3	-4%
Lower Manhattan/Financial District	10038	Manhattan	66	90	-24	-27%
Park Slope	11217	Brooklyn	65	67	-2	-3%
Astoria	11103	Queens	64	66	-2	-3%
Fordham/Bronx Park	10458	Bronx	63	64	-1	-2%
Canarsie	11236	Brooklyn	63	63	0	0%
Upper West Side	10024	Manhattan	62	70	-8	-11%
Jackson Heights	11372	Queens	62	63	-1	-2%
Williamsbridge	10467	Bronx	61	61	0	0%
West Village	10014	Manhattan	57	61	-4	-7%
Oakwood/New Dorp	10306	Staten Island	56	59	-3	-5%
Baychester/Co-op city	10475	Bronx	56	54	2	+4%

Neighborhood	Zip Code	Borough	2013 Retailers	2012 Retailers	Difference	% Change
Bensonhurst	11214	Brooklyn	56	56	0	0%
Spanish Harlem/East Harlem	10029	Manhattan	54	52	2	+4%
Lower Manhattan/TriBeCa	10007	Manhattan	53	54	-1	-2%
Rego Park	11374	Queens	53	54	-1	-2%
Westchester	10461	Bronx	52	52	0	0%
East New York	11207	Brooklyn	52	49	3	+6%
Sheepshead Bay	11229	Brooklyn	52	48	4	+8%
Bronxville	11212	Brooklyn	50	50	0	0%
Sheepshead Bay	11235	Brooklyn	50	53	-3	-6%
Park Slope	11215	Brooklyn	48	48	0	0%
Chinatown/Lower East Side	10002	Manhattan	46	36	10	+28%
TriBeCa/Chinatown	10013	Manhattan	45	47	-2	-4%
Hunts Point/Mott Haven	10455	Bronx	44	44	0	0%
Kingsbridge	10463	Bronx	43	45	-2	-4%
Long Island City	11101	Queens	42	43	-1	-2%
Flatbush/East Flatbush	11203	Brooklyn	41	41	0	0%
Flatbush/East Flatbush	11210	Brooklyn	41	36	5	+14%
Corona	11368	Queens	41	42	-1	-2%
Bayside	11361	Queens	40	43	-3	-7%
JFK Airport	11430	Queens	40	50	-10	-20%
East Harlem	10035	Manhattan	39	42	-3	-7%
Hunts Point/Mott Haven	10459	Bronx	39	35	4	+11%
Kingsbridge	10468	Bronx	39	40	-1	-3%
Bedford Stuyvesant/Crown Heights	11216	Brooklyn	39	38	1	+3%
Washington Heights	10033	Manhattan	38	36	2	+6%
Upper East Side	10065	Manhattan	38	32	6	+19%
Baychester	10469	Bronx	37	37	0	0%
Woodside	11377	Queens	37	37	0	0%
High Bridge/Morrisania	10452	Bronx	36	33	3	+9%
Rochdale Village/Jamaica	11434	Queens	36	32	4	+13%
Jamaica	11435	Queens	36	35	1	+3%
Washington Heights	10031	Manhattan	35	32	3	+9%
Upper East Side	10128	Manhattan	35	39	-4	-10%
Long Island City/Astoria	11106	Queens	35	32	3	+9%
Bay Ridge	11220	Brooklyn	35	34	1	+3%
Wakefield	10466	Bronx	34	32	2	+6%
Gravesend	11223	Brooklyn	33	32	1	+3%
Williamsburg/Bushwick	11206	Brooklyn	32	34	-2	-6%
East New York	11208	Brooklyn	31	31	0	0%
Coney Island/Sheepshead Bay	11224	Brooklyn	31	30	1	+3%
Midtown	10020	Manhattan	30	32	-2	-6%
Soundview/Unionport	10473	Bronx	30	30	0	0%
Flushing	11356	Queens	30	33	-3	-9%
Bayside	11360	Queens	30	31	-1	-3%
South Richmond Hill	11419	Queens	30	30	0	0%
Pleasant Plains/Princess Bay	10309	Staten Island	29	24	5	+21%
Prospect Lefferts Gardens	11225	Brooklyn	29	27	2	+7%
Bushwick	11237	Brooklyn	29	29	0	0%
Financial District	10005	Manhattan	28	27	1	+4%



Neighborhood	Zip Code	Borough	2013 Retailers	2012 Retailers	Difference	% Change
Borough Park	11204	Brooklyn	28	29	-1	-3%
Greenpoint	11222	Brooklyn	28	27	1	+4%
South Beach, Linden-Park, Rosebank	10305	Staten Island	27	26	1	+4%
Tremont	10457	Bronx	27	25	2	+8%
Soundview/Unionport	10472	Bronx	27	26	1	+4%
Astoria	11105	Queens	27	26	1	+4%
Bushwick	11221	Brooklyn	27	26	1	+4%
Financial District/Battery Park City	10004	Manhattan	26	31	-5	-16%
Morris Heights	10453	Bronx	26	26	0	0%
Sunnyside	11104	Queens	26	26	0	0%
Williamsburg	11211	Brooklyn	26	28	-2	-7%
East Village/Alphabet City	10009	Manhattan	25	23	2	+9%
Port Richmond	10302	Staten Island	25	26	-1	-4%
Mariners Harbor	10303	Staten Island	25	23	2	+9%
West Farms	10460	Bronx	25	26	-1	-4%
Fresh Meadows	11365	Queens	25	23	2	+9%
Middle Village	11379	Queens	25	29	-4	-14%
Woodhaven	11421	Queens	24	22	2	+9%
Washington Heights	10032	Manhattan	23	22	1	+5%
Flushing	11358	Queens	23	24	-1	-4%
LaGuardia Airport	11371	Queens	23	24	-1	-4%
Howard Beach	11414	Queens	23	23	0	0%
Eltingville	10312	Staten Island	22	20	2	+10%
Springfield Gardens	11413	Queens	21	21	0	0%
Bedford Stuyvesant/Crown Heights	11213	Brooklyn	20	20	0	0%
Midwood	11230	Brooklyn	20	21	-1	-5%
Little Neck	11362	Queens	20	18	2	+11%
Ozone Park	11417	Queens	20	22	-2	-9%
Rosedale	11422	Queens	20	19	1	+5%
Flushing	11357	Queens	19	17	2	+12%
Central Harlem/Morningside Heights	10026	Manhattan	18	19	-1	-5%
Pelham/Throgs Neck	10465	Bronx	18	17	1	+6%
Sunset Park	11232	Brooklyn	18	18	0	0%
Fresh Meadows	11366	Queens	18	16	2	+13%
Maspeth	11378	Queens	18	15	3	+20%
Ozone Park	11416	Queens	18	17	1	+6%
Fort George/Inwood	10040	Manhattan	17	18	-1	-6%
Astoria	11102	Queens	17	19	-2	-11%
Flushing	11355	Queens	17	13	4	+31%
Far Rockaway	11691	Queens	17	13	4	+31%
Upper East Side	10075	Manhattan	16	16	0	0%
Garment district/Koreatown	10119	Manhattan	16	18	-2	-11%
Tompkinsville/New Brighton/Saint George	10301	Staten Island	16	16	0	0%
Kensington	11218	Brooklyn	16	17	-1	-6%
Canarsie	11239	Brooklyn	16	16	0	0%
Hollis	11423	Queens	16	17	-1	-6%
Queens Village	11429	Queens	16	15	1	+7%
Financial District	10006	Manhattan	15	13	2	+15%
Inwood	10034	Manhattan	15	17	-2	-12%

Neighborhood	Zip Code	Borough	2013 Retailers	2012 Retailers	Difference	% Change
Upper Harlem	10039	Manhattan	15	12	3	+25%
High Bridge/Morrisania	10456	Bronx	15	14	1	+7%
Borough Park	11219	Brooklyn	15	19	-4	-21%
Dyker Heights	11228	Brooklyn	15	13	2	+15%
Bedford Stuyvesant/Crown Heights	11233	Brooklyn	15	15	0	0%
Adelphi	11238	Brooklyn	15	13	2	+15%
South Ozone Park	11420	Queens	15	13	2	+15%
North Floral Park	11004	Queens	14	14	0	0%
Clinton Hill	11205	Brooklyn	14	14	0	0%
Midtown	10112	Manhattan	13	13	0	0%
West New Brighton	10310	Staten Island	13	13	0	0%
Mott Haven	10454	Bronx	13	12	1	+8%
East Elmhurst	11369	Queens	13	15	-2	-13%
Fresh Meadows	11367	Queens	12	13	-1	-8%
East Elmhurst	11370	Queens	12	12	0	0%
Kew Gardens/Richmond Hill	11418	Queens	12	12	0	0%
Jamaica	11433	Queens	12	12	0	0%
Red Hook	11231	Brooklyn	11	10	1	+10%
Oakland Gardens	11364	Queens	11	13	-2	-15%
Kew Gardens	11415	Queens	11	11	0	0%
Rockaway Park	11694	Queens	11	8	3	+38%
Central Harlem/Morningside Heights	10030	Manhattan	9	11	-2	-18%
Stapleton/Emerson Hill	10304	Staten Island	9	8	1	+13%
Great Kills	10308	Staten Island	9	9	0	0%
Bellerose	11426	Queens	9	10	-1	-10%
Queens Village	11427	Queens	9	10	-1	-10%
Queens Village	11428	Queens	9	12	-3	-25%
Woodlawn	10470	Bronx	8	8	0	0%
Riverdale	10471	Bronx	8	7	1	+14%
New Hyde Park	11040	Queens	8	4	4	+100%
Garment district/Koreatown	10121	Manhattan	7	5	2	+40%
Harlem	10037	Manhattan	6	7	-1	-14%
Garment district/Koreatown	10118	Manhattan	6	8	-2	-25%
Cambria Heights	11411	Queens	6	6	0	0%
Midtown	10170	Manhattan	5	4	1	+25%
Tottenville	10307	Staten Island	5	5	0	0%
St. Albans	11412	Queens	5	9	-4	-44%
Jamaica	11436	Queens	5	5	0	0%
Roosevelt Island	10044	Manhattan	4	6	-2	-33%
Midtown	10103	Manhattan	4	5	-1	-20%
Midtown	10174	Manhattan	4	3	1	+33%
Fort Hamilton	11252	Brooklyn	4	3	1	+33%
Far Rockaway/Broad Channel	11693	Queens	4	6	-2	-33%
Midtown	10173	Manhattan	3	3	0	0%
Hunts Point	10474	Bronx	3	4	-1	-25%
Little Neck/Douglaston	11363	Queens	3	6	-3	-50%
Far Rockaway/Arverne	11692	Queens	3	2	1	+50%
Midtown	10107	Manhattan	2	2	0	N/A

Neighborhood	Zip Code	Borough	2013 Retailers	2012 Retailers	Difference	% Change
Midtown	10111	Manhattan	2	3	-1	-33%
Garment district/Koreatown	10120	Manhattan	2	2	0	0%
Garment district/Koreatown	10122	Manhattan	2	6	-4	-67%
Midtown	10169	Manhattan	2	1	1	+100%
Financial District	10281	Manhattan	2	5	-3	-60%
Financial District	10282	Manhattan	2	2	0	0%
Pelham Bay Park/City Island	10464	Bronx	2	2	0	0%
Downtown Brooklyn	11241	Brooklyn	2	2	0	0%
Jamaica	11439	Queens	2	2	0	0%
Midtown	10104	Manhattan	1	1	0	0%
Midtown	10105	Manhattan	1	1	0	0%
Harlem	10116	Manhattan	1	1	0	0%
Garment district/Koreatown	10123	Manhattan	1	2	-1	-50%
Midtown	10153	Manhattan	1	1	0	0%
Midtown	10166	Manhattan	1	1	0	0%
Midtown	10167	Manhattan	1	1	0	0%
Midtown	10168	Manhattan	1	1	0	0%
Midtown	10175	Manhattan	1	1	0	0%
Midtown	10176	Manhattan	1	1	0	0%
Financial District	10271	Manhattan	1	1	0	0%
Financial District	10279	Manhattan	1	1	0	0%
New Springville	10313	Staten Island	1	1	0	0%
Greenpoint	11202	Brooklyn	1	1	0	0%
Kew Gardens	11424	Queens	1	1	0	0%
Jamaica	11425	Queens	1	1	0	0%
Midtown	10110	Manhattan	0	3	-3	-100%
Midtown	10165	Manhattan	0	0	0	N/A
Financial District	10285	Manhattan	0	1	-1	-100%
Financial District	10286	Manhattan	0	1	-1	-100%
Navy Yard	11251	Brooklyn	0	0	0	N/A
Jamaica	11431	Queens	0	0	0	N/A
Breezy Point	11697	Queens	0	0	0	N/A

# MANHATTAN

## Top ZIP codes for national chain stores

Neighborhood	Zip Code	2013 Retailers	2012 Retailers	Difference	% Change
Garment District/Koreatown	10001	184	180	4	+2%
East Village	10003	170	179	-9	-5%
Midtown East	10022	158	163	-5	-3%
Midtown West	10019	147	144	3	+2%
Midtown West	10036	147	146	1	+1%
Midtown East	10017	139	146	-7	-5%
Chelsea	10011	125	134	-9	-7%
Greenwich Village/SoHo	10012	113	114	-1	-1%
Murray Hill	10016	104	100	4	+4%
Midtown West	10018	92	90	2	+2%

## Bottom ZIP codes for national chain stores

Neighborhood	Zip Code	2013 Retailers	2012 Retailers	Difference	% Change
Midtown	10110	0	3	-3	-100%
Midtown	10165	0	0	0	
Financial District	10285	0	1	-1	-100%
Financial District	10286	0	1	-1	-100%
Midtown	10104	1	1	0	0%
Midtown	10105	1	1	0	0%
Harlem	10116	1	1	0	0%
Garment district/Koreatown	10123	1	2	-1	-50%
Midtown	10153	1	1	0	0%
Midtown	10166	1	1	0	0%

## Number of National Retail Outlets by ZIP Code

Neighborhood	Zip Code	2013 Retailers	2012 Retailers	Difference	% Change
Garment District/Koreatown	10001	184	180	4	+2%
Chinatown/Lower East Side	10002	46	36	10	+28%
East Village	10003	170	179	-9	-5%
Financial District/Battery Park City	10004	26	31	-5	-16%
Financial District	10005	28	27	1	+4%
Financial District	10006	15	13	2	+15%
Lower Manhattan/TriBeCa	10007	53	54	-1	-2%
East Village/Alphabet City	10009	25	23	2	+9%
Gramercy Park	10010	91	93	-2	-2%
Chelsea	10011	125	134	-9	-7%
Greenwich Village/SoHo	10012	113	114	-1	-1%
TriBeCa/Chinatown	10013	45	47	-2	-4%
West Village	10014	57	61	-4	-7%
Murray Hill	10016	104	100	4	+4%
Midtown East	10017	139	146	-7	-5%
Midtown West	10018	92	90	2	+2%
Midtown West	10019	147	144	3	+2%
Midtown	10020	30	32	-2	-6%
Upper East Side	10021	77	78	-1	-1%
Midtown East	10022	158	163	-5	-3%
Upper West Side	10023	87	89	-2	-2%
Upper West Side	10024	62	70	-8	-11%
Upper West Side/Morningside Heights	10025	86	90	-4	-4%
Central Harlem/Morningside Heights	10026	18	19	-1	-5%
Central Harlem/Morningside Heights	10027	77	69	8	+12%
Upper East Side	10028	82	76	6	+8%
Spanish Harlem/East Harlem	10029	54	52	2	+4%
Central Harlem/Morningside Heights	10030	9	11	-2	-18%
Washington Heights	10031	35	32	3	+9%
Washington Heights	10032	23	22	1	+5%
Washington Heights	10033	38	36	2	+6%
Inwood	10034	15	17	-2	-12%
East Harlem	10035	39	42	-3	-7%
Midtown West	10036	147	146	1	+1%
Harlem	10037	6	7	-1	-14%
Lower Manhattan/Financial District	10038	66	90	-24	-27%
Upper Harlem	10039	15	12	3	+25%
Fort George/Inwood	10040	17	18	-1	-6%
Roosevelt Island	10044	4	6	-2	-33%
Upper East Side	10065	38	32	6	+19%
Upper East Side	10075	16	16	0	0%
Midtown	10103	4	5	-1	-20%
Midtown	10104	1	1	0	0%
Midtown	10105	1	1	0	0%
Midtown	10107	2		2	
Midtown	10110	0	3	-3	-100%

Number of National Retail Outlets by ZIP Code, cont'd

Neighborhood	Zip Code	2013 Retailers	2012 Retailers	Difference	% Change
Midtown	10111	2	3	-1	-33%
Midtown	10112	13	13	0	0%
Harlem	10116	1	1	0	0%
Garment district/Koreatown	10118	6	8	-2	-25%
Garment district/Koreatown	10119	16	18	-2	-11%
Garment district/Koreatown	10120	2	2	0	0%
Garment district/Koreatown	10121	7	5	2	+40%
Garment district/Koreatown	10122	2	6	-4	-67%
Garment district/Koreatown	10123	1	2	-1	-50%
Upper East Side	10128	35	39	-4	-10%
Midtown	10153	1	1	0	0%
Midtown	10165	0	0	0	
Midtown	10166	1	1	0	0%
Midtown	10167	1	1	0	0%
Midtown	10168	1	1	0	0%
Midtown	10169	2	1	1	+100%
Midtown	10170	5	4	1	+25%
Midtown	10173	3	3	0	0%
Midtown	10174	4	3	1	+33%
Midtown	10175	1	1	0	0%
Midtown	10176	1	1	0	0%
Financial District	10271	1	1	0	0%
Financial District	10279	1	1	0	0%
Financial District	10281	2	5	-3	-60%
Financial District	10282	2	2	0	0%
Financial District	10285	0	1	-1	-100%
Financial District	10286	0	1	-1	-100%

## Top ZIP codes for national chain stores

Neighborhood	Zip Code	2013 Retailers	2012 Retailers	Difference	% Change
Brooklyn Heights	11201	140	132	8	+6%
Flatlands	11234	140	140	0	0%
East Flatbush/Flatbush	11226	84	72	12	+17%
Bay Ridge	11209	76	78	-2	-3%
Park Slope	11217	65	67	-2	-3%
Canarsie	11236	63	63	0	0%
Bensonhurst	11214	56	56	0	0%
East New York	11207	52	49	3	+6%
Sheepshead Bay	11229	52	48	4	+8%
Bronxville	11212	50	50	0	0%

## Bottom ZIP codes for national chain stores

Neighborhood	Zip Code	2013 Retailers	2012 Retailers	Difference	% Change
Navy Yard	11251	0	0	0	
Greenpoint	11202	1	1	0	0%
Downtown Brooklyn	11241	2	2	0	0%
Fort Hamilton	11252	4	3	1	+33%
Red Hook	11231	11	10	1	+10%
Clinton Hill	11205	14	14	0	0%
Borough Park	11219	15	19	-4	-21%
Dyker Heights	11228	15	13	2	+15%
Bedford Stuyvesant/Crown Heights	11233	15	15	0	0%
Adelphi	11238	15	13	2	+15%



## Number of National Retail Outlets by ZIP Code

Neighborhood	Zip Code	2013 Retailers	2012 Retailers	Difference	% Change
Brooklyn Heights	11201	140	132	8	+6%
Greenpoint	11202	1	1	0	0%
Flatbush/East Flatbush	11203	41	41	0	0%
Borough Park	11204	28	29	-1	-3%
Clinton Hill	11205	14	14	0	0%
Williamsburg/Bushwick	11206	32	34	-2	-6%
East New York	11207	52	49	3	+6%
East New York	11208	31	31	0	0%
Bay Ridge	11209	76	78	-2	-3%
Flatbush/East Flatbush	11210	41	36	5	+14%
Williamsburg	11211	26	28	-2	-7%
Bronxville	11212	50	50	0	0%
Bedford Stuyvesant/Crown Heights	11213	20	20	0	0%
Bensonhurst	11214	56	56	0	0%
Park Slope	11215	48	48	0	0%
Bedford Stuyvesant/Crown Heights	11216	39	38	1	+3%
Park Slope	11217	65	67	-2	-3%
Kensington	11218	16	17	-1	-6%
Borough Park	11219	15	19	-4	-21%
Bay Ridge	11220	35	34	1	+3%
Bushwick	11221	27	26	1	+4%
Greenpoint	11222	28	27	1	+4%
Gravesend	11223	33	32	1	+3%
Coney Island/Sheepshead Bay	11224	31	30	1	+3%
Prospect Lefferts Gardens	11225	29	27	2	+7%
East Flatbush/Flatbush	11226	84	72	12	+17%
Dyker Heights	11228	15	13	2	+15%
Sheepshead Bay	11229	52	48	4	+8%
Midwood	11230	20	21	-1	-5%
Red Hook	11231	11	10	1	+10%
Sunset Park	11232	18	18	0	0%
Bedford Stuyvesant/Crown Heights	11233	15	15	0	0%
Flatlands	11234	140	140	0	0%
Sheepshead Bay	11235	50	53	-3	-6%
Canarsie	11236	63	63	0	0%
Bushwick	11237	29	29	0	0%
Adelphi	11238	15	13	2	+15%
Canarsie	11239	16	16	0	0%
Downtown Brooklyn	11241	2	2	0	0%
Navy Yard	11251	0	0	0	0%
Fort Hamilton	11252	4	3	1	+33%
Flushing	11354	67	70	-3	-4%

# QUEENS

## Top ZIP codes for national chain stores

Neighborhood	Zip Code	2013 Retailers	2012 Retailers	Difference	% Change
Corona/Elmhurst	11373	144	144	0	0%
Forest Hills	11375	84	89	-5	-6%
Ridgewood	11385	83	85	-2	-2%
Jamaica	11432	70	68	2	+3%
Flushing	11354	67	70	-3	-4%
Astoria	11103	64	66	-2	-3%
Jackson Heights	11372	62	63	-1	-2%
Rego Park	11374	53	54	-1	-2%
Long Island City	11101	42	43	-1	-2%
Corona	11368	41	42	-1	-2%

## Bottom ZIP codes for national chain stores

Neighborhood	Zip Code	2013 Retailers	2012 Retailers	Difference	% Change
Jamaica	11431	0	0	0	
Kew Gardens	11424	1	1	0	0%
Jamaica	11425	1	1	0	0%
Jamaica	11439	2	2	0	0%
Little Neck/Douglaston	11363	3	6	-3	-50%
Far Rockaway/Arverne	11692	3	2	1	+50%
Far Rockaway/Broad Channel	11693	4	6	-2	-33%
St. Albans	11412	5	9	-4	-44%
Jamaica	11436	5	5	0	0%
Cambria Heights	11411	6	6	0	0%

## Number of National Retail Outlets by ZIP Code

Neighborhood	Zip Code	2013 Retailers	2012 Retailers	Difference	% Change
North Floral Park	11004	14	14	0	0%
New Hyde Park	11040	8	4	4	+100%
Long Island City	11101	42	43	-1	-2%
Astoria	11102	17	19	-2	-11%
Astoria	11103	64	66	-2	-3%
Sunnyside	11104	26	26	0	0%
Astoria	11105	27	26	1	+4%
Long Island City/Astoria	11106	35	32	3	+9%
Flushing	11354	67	70	-3	-4%
Flushing	11355	17	13	4	+31%
Flushing	11356	30	33	-3	-9%
Flushing	11357	19	17	2	+12%
Flushing	11358	23	24	-1	-4%
Bayside	11360	30	31	-1	-3%
Bayside	11361	40	43	-3	-7%
Little Neck	11362	20	18	2	+11%
Little Neck/Douglaston	11363	3	6	-3	-50%
Oakland Gardens	11364	11	13	-2	-15%
Fresh Meadows	11365	25	23	2	+9%
Fresh Meadows	11366	18	16	2	+13%
Fresh Meadows	11367	12	13	-1	-8%
Corona	11368	41	42	-1	-2%
East Elmhurst	11369	13	15	-2	-13%
East Elmhurst	11370	12	12	0	0%
LaGuardia Airport	11371	23	24	-1	-4%
Jackson Heights	11372	62	63	-1	-2%
Corona/Elmhurst	11373	144	144	0	0%
Rego Park	11374	53	54	-1	-2%
Forest Hills	11375	84	89	-5	-6%
Woodside	11377	37	37	0	0%
Maspeth	11378	18	15	3	+20%
Middle Village	11379	25	29	-4	-14%
Ridgewood	11385	83	85	-2	-2%
Cambria Heights	11411	6	6	0	0%
St. Albans	11412	5	9	-4	-44%
Springfield Gardens	11413	21	21	0	0%
Howard Beach	11414	23	23	0	0%
Kew Gardens	11415	11	11	0	0%
Ozone Park	11416	18	17	1	+6%
Ozone Park	11417	20	22	-2	-9%
Kew Gardens/Richmond Hill	11418	12	12	0	0%
South Richmond Hill	11419	30	30	0	0%
South Ozone Park	11420	15	13	2	+15%
Woodhaven	11421	24	22	2	+9%
Rosedale	11422	20	19	1	+5%
Hollis	11423	16	17	-1	-6%

Number of National Retail Outlets by ZIP Code, cont'd

Neighborhood	Zip Code	2013 Retailers	2012 Retailers	Difference	% Change
Kew Gardens	11424	1	1	0	0%
Jamaica	11425	1	1	0	0%
Bellerose	11426	9	10	-1	-10%
Queens Village	11427	9	10	-1	-10%
Queens Village	11428	9	12	-3	-25%
Queens Village	11429	16	15	1	+7%
JFK Airport	11430	40	50	-10	-20%
Jamaica	11431	0	0	0	
Jamaica	11432	70	68	2	+3%
Jamaica	11433	12	12	0	0%
Rochdale Village/Jamaica	11434	36	32	4	+13%
Jamaica	11435	36	35	1	+3%
Jamaica	11436	5	5	0	0%
Jamaica	11439	2	2	0	0%
Far Rockaway	11691	17	13	4	+31%
Far Rockaway/Arverne	11692	3	2	1	+50%
Far Rockaway/Broad Channel	11693	4	6	-2	-33%
Rockaway Park	11694	11	8	3	+38%
Breezy Point	11697	0	0	0	

## Top ZIP codes for national chain stores

Neighborhood	Zip Code	2013 Retailers	2012 Retailers	Difference	% Change
Parkchester	10462	83	78	5	+6%
High Bridge/Morrisania	10451	74	77	-3	-4%
Fordham/Bronx Park	10458	63	64	-1	-2%
Williamsbridge	10467	61	61	0	0%
Baychester/Co-op city	10475	56	54	2	+4%
Westchester	10461	52	52	0	0%
Hunts Point/Mott Haven	10455	44	44	0	0%
Kingsbridge	10463	43	45	-2	-4%
Hunts Point/Mott Haven	10459	39	35	4	+11%
Kingsbridge	10468	39	40	-1	-3%

## Bottom ZIP codes for national chain stores

Neighborhood	Zip Code	2013 Retailers	2012 Retailers	Difference	% Change
Pelham Bay Park/City Island	10464	2	2	0	0%
Hunts Point	10474	3	4	-1	-25%
Woodlawn	10470	8	8	0	0%
Riverdale	10471	8	7	1	+14%
Mott Haven	10454	13	12	1	+8%
High Bridge/Morrisania	10456	15	14	1	+7%
Pelham/Throgs Neck	10465	18	17	1	+6%
West Farms	10460	25	26	-1	-4%
Morris Heights	10453	26	26	0	0%
Tremont	10457	27	25	2	+8%

## Number of National Retail Outlets by ZIP Code

Neighborhood	Zip Code	2013 Retailers	2012 Retailers	Difference	% Change
High Bridge/Morrisania	10451	74	77	-3	-4%
High Bridge/Morrisania	10452	36	33	3	+9%
Morris Heights	10453	26	26	0	0%
Mott Haven	10454	13	12	1	+8%
Hunts Point/Mott Haven	10455	44	44	0	0%
High Bridge/Morrisania	10456	15	14	1	+7%
Tremont	10457	27	25	2	+8%
Fordham/Bronx Park	10458	63	64	-1	-2%
Hunts Point/Mott Haven	10459	39	35	4	+11%
West Farms	10460	25	26	-1	-4%
Westchester	10461	52	52	0	0%
Parkchester	10462	83	78	5	+6%
Kingsbridge	10463	43	45	-2	-4%
Pelham Bay Park/City Island	10464	2	2	0	0%
Pelham/Throgs Neck	10465	18	17	1	+6%
Wakefield	10466	34	32	2	+6%
Williamsbridge	10467	61	61	0	0%
Kingsbridge	10468	39	40	-1	-3%
Baychester	10469	37	37	0	0%
Woodlawn	10470	8	8	0	0%
Riverdale	10471	8	7	1	+14%
Soundview/Unionport	10472	27	26	1	+4%
Soundview/Unionport	10473	30	30	0	0%
Hunts Point	10474	3	4	-1	-25%
Baychester/Co-op city	10475	56	54	2	+4%

# STATEN ISLAND

## Top ZIP codes for national chain stores

Neighborhood	Zip Code	2013 Retailers	2012 Retailers	Difference	% Change
New Springville	10314	183	184	-1	-1%
Oakwood/New Dorp	10306	56	59	-3	-5%
Pleasant Plains/Princess Bay	10309	29	24	5	+21%
South Beach, Linden-Park, Rosebank	10305	27	26	1	+4%
Port Richmond	10302	25	26	-1	-4%
Mariners Harbor	10303	25	23	2	+9%
Eltingville	10312	22	20	2	+10%
Tompkinsville/New Brighton/Saint George	10301	16	16	0	0%
West New Brighton	10310	13	13	0	0%
Stapleton/Emerson Hill	10304	9	8	1	+13%
Great Kills	10308	9	9	0	0%
Tottenville	10307	5	5	0	0%
New Springville	10313	1	1	0	0%
New Springville	10313	1	1	0	0%

## Number of National Retail Outlets by ZIP Code

Neighborhood	Zip Code	2013 Retailers	2012 Retailers	Difference	% Change
Tompkinsville/New Brighton/Saint George	10301	16	16	0	0%
Port Richmond	10302	25	26	-1	-4%
Mariners Harbor	10303	25	23	2	+9%
Stapleton/Emerson Hill	10304	9	8	1	+13%
South Beach, Linden-Park, Rosebank	10305	27	26	1	+4%
Oakwood/New Dorp	10306	56	59	-3	-5%
Tottenville	10307	5	5	0	0%
Great Kills	10308	9	9	0	0%
Pleasant Plains/Princess Bay	10309	29	24	5	+21%
West New Brighton	10310	13	13	0	0%
Eltingville	10312	22	20	2	+10%
New Springville	10313	1	1	0	0%
New Springville	10314	183	184	-1	-1%
High Bridge - Morrisania	10451	74	77	-3	-4%





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