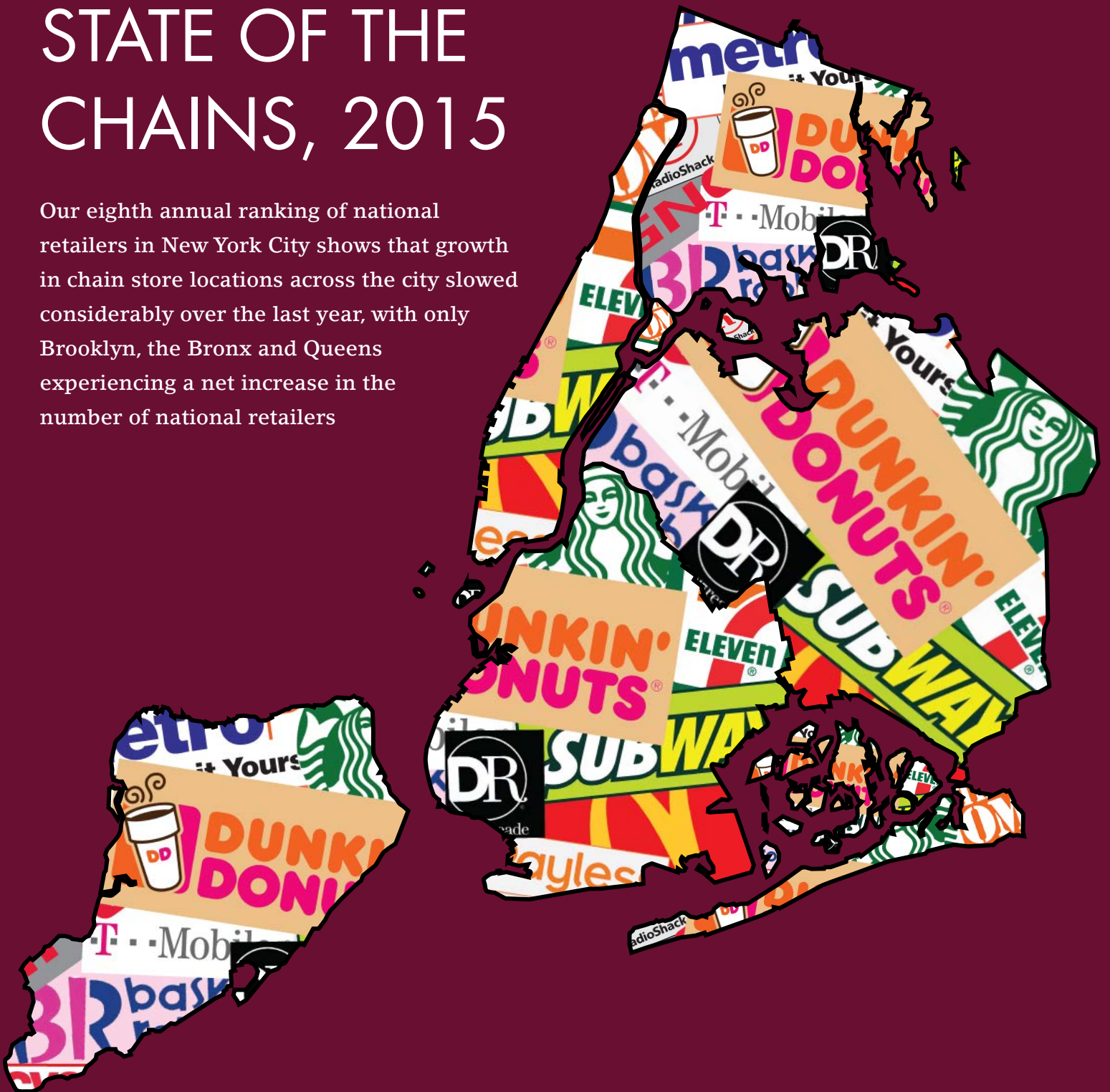


STATE OF THE CHAINS, 2015

Our eighth annual ranking of national retailers in New York City shows that growth in chain store locations across the city slowed considerably over the last year, with only Brooklyn, the Bronx and Queens experiencing a net increase in the number of national retailers



This report was written by Christian González-Rivera and edited by Jonathan Bowles. Research support from Martin Yim and Jonah Bleckner.

General operating support for the Center for an Urban Future has been provided by the Bernard F. and Alva B. Gimbel Foundation, Fund for the City of New York, the Lucius N. Littauer Foundation and the M&T Charitable Foundation.

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.

Executive Director: Jonathan Bowles

Deputy Director: Ahmad Dowla

Research Associate: Jeanette Estima

Senior Research Associate: Adam Forman

Senior Research Associate: Christian González-Rivera

Senior Research Associate: Tom Hilliard

Communications/Operations Associate: Amy Parker

City Futures Board of Directors: Gifford Miller (Chairman), John H. Alschuler, Margaret Anadu, Jonathan Bowles, Jonathan Butler, Michael Connor, Russell Dubner, Blake Foote, Lisa Gomez, Jalak Jobanputra, David Lebenstein, Eric S. Lee, Monisha Nariani, Max Neukirchen, Andrew Reicher, John Siegal, Stephen Sigmund, Thomas Vecchione, Robert Zimmerman

Cover design: Ahmad Dowla

CONTENTS

INTRODUCTION	3
SIDEBAR: WHERE THE GROWTH IS OCCURRING	6
NEW YORK CITY'S LARGEST NATIONAL RETAILERS, 2015	7
NATIONAL RETAILERS IN NYC BY ZIP CODE	15
MANHATTAN	21
BROOKLYN	24
QUEENS	26
BRONX	29
STATEN ISLAND	31

STATE OF THE CHAINS, 2015

Our eighth annual ranking of national retailers in New York City shows that the growth in chain store locations across the city slowed considerably over the last year. Overall, there was a 1 percent increase in the number of national retail locations between 2014 and 2015, compared to a 2.5 percent gain between 2013 and 2014. While this is the seventh consecutive year with a net increase in national chain stores in the five boroughs, this year's rate of growth was lower than all previous years except 2013—when the number of chain stores rose by 0.5 percent.

Our analysis shows that the 300 retailers that were listed on last year's ranking expanded their footprint in New York City from a total of 7,473 stores in 2014 to 7,550 stores in 2015, an increase of 1 percent.¹

For the eighth consecutive year, Dunkin Donuts tops our list as the largest national retailer in New York City, with a total of 568 stores. Over the past year, Dunkin Donuts had a net increase of 32 stores in the city (a 6 percent gain). Amazingly, Dunkin Donuts now has 124 more store locations than any other retailer in the five boroughs. Subway is still the second largest national retailer in the city, with 444 store locations, but it now has 18 fewer stores than last year. Rounding out the top ten national retailers in New York are: MetroPCS (with 323 stores), Duane Reade/Walgreens (307), Starbucks (307), McDonald's (232), T-Mobile (217), Baskin Robbins (214), Rite Aid (197), and GNC (175).² In all, there are now 14 retailers with more than 100 stores across the city, a decrease from 16 retailers with at least that number last year.

A little over a third of the national retailers on this year's list increased their footprint in the city by at least one store over the past year, about the same number as last year, and 30 percent reduced their footprints since last year. Five national retailers closed all of their New York City locations since last year: Baja Fresh, Ecko Unltd., Frederick's of Hollywood, Montblanc, and Underground by Journeys. The remaining 37 percent of retailers did not have a net change in the number of locations in the city.

Brooklyn, the Bronx and Queens were the only boroughs to experience net increases in the number of national retailers, while the net number of locations declined in Manhattan and on Staten Island. Between 2014 and 2015 the number of chain store outlets in Brooklyn increased by 2.6 percent, going from 1,592 stores last year to 1,633 stores this year, the number in the Bronx increased 3.3 percent—from 914 stores in 2014 to 944 stores in 2015 and in Queens the number of locations increased 0.8 percent—from 1,735 stores in 2014 to 1,749 stores in 2015. The largest percentage de-

crease was on Staten Island, which went from 425 stores to 420, a decrease of 1.2 percent, followed by Manhattan (-0.1 percent—from 2,807 stores to 2,804).

Starbucks has more stores in Manhattan than any other national retailer, with 220 locations. In each of the other boroughs, Dunkin Donuts tops the list—it has 171 stores in Queens, 149 in Manhattan, 135 in Brooklyn, 80 in the Bronx and 33 on Staten Island.

Among the retailers with significant store growth over the past year:

- Sprint: 70 locations, up from 28 in 2014 and 24 in 2008
- Fossil: 11 locations, up from 4 in 2014 and also in 2009
- Sketchers: 11 locations, up from 7 in 2014 and 6 in 2009
- Nathan's: 25 locations, up from 17 in 2014 and 19 in 2009
- Coach: 18 locations, up from 13 in 2014 and 12 in 2009
- Just Salad: 19 locations, up from 14 in 2014 and 6 in 2009
- Crunch: 16 locations, up from 12 in 2014 and 10 in 2009
- T-Mobile: 217 locations, up from 181 in 2014 and 96 in 2009
- MetroPCS: 323 locations, up from 290 in 2014 and 7 in 2009
- GNC: 175 locations, up from 156 in 2014 and 110 in 2009

- Chipotle: 58 locations, up from 50 in 2014 and 25 in 2009
- Sunglass Hut: 30 locations, up from 23 in 2014 and 20 in 2009
- Checkers: 35 locations, up from 28 in 2014 and 17 in 2012
- Le Pain Quotidien: 36 locations, up from 30 in 2014 and 17 in 2008
- Michael's Stores: 9 locations, up from 4 in 2014 and 5 in 2008
- Equinox: 25 locations, up from 20 in 2014 and 2008
- Auntie Anne's: 25 locations, up from 20 in 2014 and 10 in 2008
- Taco Bell: 29 locations, up from 24 in 2014 and 19 in 2008

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

- Radio Shack: 37 locations, down from 113 in 2014
- Jackson Hewitt Tax Service: 66 locations, down from 76 in 2014
- Bally Total Fitness: 3 locations, down from 15 in 2014
- Strawberry: 7 locations, down from 18 in 2014
- McDonald's: 232 locations, down from 243 in 2014
- Duane Reade/Walgreens: 307 locations, down from 318 in 2014
- Golden Krust: 59 locations, down from 69 in 2014
- Motherhood Maternity: 6 locations, down from 14 in 2014
- Carvel: 50 locations, down from 58 in 2014

Our report also charts retailer trends within the boroughs. Among the interesting trends we discovered this year:

- Most of Dunkin Donuts' expansion was in Brooklyn and Queens, where the chain added a net of 10 stores in each of the two boroughs.
- Manhattan lost 17 Subway locations. The retailer had a net loss of three locations in Brooklyn, two locations in the Bronx, and a net gain of four locations in Queens.

Number of Chain Stores by Borough, 2014 and 2015			
	2015	2014	Pct. Change
Bronx	944	914	+3.3%
Brooklyn	1,633	1,592	+2.6%
Queens	1,749	1,735	+0.8%
Manhattan	2,804	2,807	-0.1%
Staten Island	420	425	-1.2%
NYC	7,550	7,473	+1.0%

Top 10 Chain Retailers in Each Borough, 2015

Bronx	Brooklyn	Manhattan	Queens	Staten Island
Dunkin Donuts (80)	Dunkin Donuts (135)	Starbucks (220)	Dunkin Donuts (171)	Dunkin Donuts (33)
MetroPCS (62)	MetroPCS (117)	Duane Reade / Walgreens (162)	Subway (117)	Subway (27)
Subway (59)	Subway (87)	Subway (154)	MetroPCS (88)	Duane Read / Walgreens (17)
McDonald's (43)	T-Mobile (60)	Dunkin Donuts (149)	Baskin Robbins (73)	CVS (17)
Rite Aid (39)	Baskin Robbins (55)	McDonald's (66)	T-Mobile (63)	MetroPCS (13)
Liberty Tax Service (38)	Rite Aid (55)	FedEx Office (56)	McDonald's (60)	Baskin Robbins (12)
T-Mobile (34)	Duane Reade (54)	T-Mobile (55)	Rite Aid (60)	McDonald's (10)
GNC (28)	McDonald's (53)	GNC (55)	Duane Read / Walgreens (52)	Starbucks (9)
H&R Block (24)	Liberty Tax Service (42)	Baskin Robbins (53)	GNC (51)	7-Eleven (9)
Duane Reade / Walgreens (22)	H&R Block (38)	Chipotle (47)	7-Eleven (47)	Sleepy's (8) ³

- 52 of the chains we include in this report have no locations outside of Manhattan, including Pret a Manger, Papyrus, Chop't, Tasti D-Lite, and Second Time Around.
- Five retailers have their only locations in Queens: Arby's, Panda Express, Gold's Gym, and Gordon's Jewels.
- Two retailers have their only locations on Staten Island: Arthur Treacher's and Bakers Shoes.
- Overall, 166 retailers have more of their stores in Manhattan than any other borough, 63 retailers have more of their stores in Queens than any other borough, 48 have the most stores in Brooklyn, 14 have the most in the Bronx and four have the most on Staten Island.

Every year, we add new national retailers to our ranking. This year, we added five new retailers: Joe Coffee, Soul Cycle, Blue Mercury, Maoz Vegetarian, and Dollar Tree. Including these new retailers, our complete list of 300 retailers⁴ has 7,626 store locations across the five boroughs.

This year the 10001 zip code in Midtown/Koreatown that is home to the Manhattan Mall and the Herald Square shopping areas has the highest number of national retailer locations at 178. Zip code 10314, home of the Staten Island Mall, is a close second at 175 locations. Other zip codes with large numbers of retailers include 10003 in Manhattan's East Village (163 locations) and 10036 in Midtown West (153 locations). Brooklyn Heights 11201 has the largest number of national retailer locations in that borough at 146, with zip code 11234, home to Kings Plaza Shopping Center in Flatlands being a close second at 142 locations. In Queens, the Corona/Elmhurst zip code that is home to the Queens Center Mall, 11373 has the highest number of chain stores in that borough (137), and in the Bronx, Parkchester (10462) has the highest number of chain stores of any zip code in that borough (89).

Many zip codes also saw significant increases in the number of locations over the past year. The zip codes with the largest year-over-year net increases were the Baychester/Co-op City zip code 10475, which gained 20 retailer locations,

closely followed by the Brooklyn zip code covering Canarsie, 11239, which gained 18 locations. In Queens, Woodside 11377 and East Harlem 10029 in Manhattan each gained 8 locations, and Staten Island's Tottenville 10307 zip code gained two stores, the most of any zip code in their respective boroughs.

Manhattan still has the largest number share of national retailer locations in the city at 37 percent of all locations (a drop of 1 percent compared to last year), followed by Queens at 23 percent, Brooklyn at 22 percent (a gain of 1 percent), the Bronx at 13 percent and Staten Island at 6 percent. Manhattan also has the highest concentration of chain stores at 118 locations per square mile. The remaining boroughs have significantly fewer chain stores per square mile: Brooklyn (37), Queens (16), the Bronx (12), and Staten Island (7). Overall there are 25 chain stores per square

mile and 1,077 New York City residents for every chain store location in the city.

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 Our tally of chain stores in New York City was conducted between July and August of 2015, and is based on each retailers' store locator data taken at that time.

2 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.

3 Two other retailers have 8 stores on Staten Island: Liberty Tax Service and H&R Block.

4 Last year, there were also 300 retailers on our list. Five retailers from last year's list were removed this year because they closed all of their stores. But five new retailers were added.

WHERE THE GROWTH IS OCCURRING

The largest national retailers are expanding all over the city. The following shows where the ten largest retailers added locations or contracted over the past year. For example, the number of Dunkin Donuts locations increased by 32 stores citywide since last year, including an increase of 10 stores in Brooklyn, one in the Bronx, 10 in Queens, nine in Manhattan, and two on Staten Island.

Retailer	Number of Stores, 2015	Difference 2014-2015	Brooklyn	Bronx	Queens	Manhattan	Staten Island
Dunkin Donuts	568	32%	+10	+1	+10	+9	+2
Subway	444	-18%	-3	-2	+4	-17	0
Metro PCS	323	33%	+10	+10	+5	+7	+1
Starbucks	307	27%	+5	+2	+4	+15	+1
Duane Reade / Walgreens	307	-11%	-1	-2	-3	-4	-1
McDonald's	232	-11%	-3	-1	-2	-3	-2
T-Mobile	217	36%	+10	+2	+12	+12	0
Baskin Robbins	214	5%	+1	+1	+3	-1	+1
Rite Aid	197	-3%	-1	-2	-3	+4	-1
GNC	175	12%	+6	+4	+6	+4	-1

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 2015.

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, 2015

Retail Chain	2015	2014	2013	2012	2011	Brooklyn	Bronx	Queens	Manhattan	Staten Island
Dunkin Donuts	568	536	515	476	466	135	80	171	149	33
Subway	444	462	461	439	430	87	59	117	154	27
Metro PCS	323	290	257	253	272	117	62	88	43	13
Starbucks	307	280	283	272	263	32	10	36	220	9
Duane Reade / Walgreens	307	318	318	323	324	54	22	52	162	17
McDonald's	232	243	240	241	242	53	43	60	66	10
T-Mobile	217	181	158	173	161	60	34	63	55	5
Baskin Robbins	214	209	202	200	194	55	21	73	53	12
Rite Aid	197	200	190	195	197	55	39	60	40	3
H&R Block	125	117	125	41	38	38	24	22	33	8

Retail Chain	2015	2014	2013	2012	2011	Brooklyn	Bronx	Queens	Manhat- tan	Staten Island
GNC	175	156	138	143	131	37	28	51	55	4
Liberty Tax Service	147	136	136	127	111	42	38	38	21	8
7-Eleven	137	135	123	97	83	28	10	47	43	9
CVS	133	138	118	117	119	25	12	36	43	17
Payless	98	102	102	103	105	35	19	25	14	5
Sleepy's	95	91	93	97	89	18	12	25	32	8
Burger King	85	81	83	89	91	21	15	28	14	7
Popeye's	82	78	80	78	75	28	17	24	12	1
Sprint	70	28	28	29	25	25	13	18	12	2
GameStop	76	73	79	82	80	19	14	20	17	6
Domino's Pizza	73	72	70	70	71	19	14	17	19	4
FedEx Office	67	66	65	58	55	4	1	4	56	2
Family Dollar	67	66	60	53	49	28	18	15	1	5
Petland Discounts	66	64	61	63	62	17	11	21	13	4
AT&T Wireless	60	60	61	62	61	11	9	11	27	2
Golden Krust	59	69	63	66	66	29	13	11	5	1
Chipotle	58	50	43	37	33	6	2	3	47	0
NY Sports Clubs	55	55	55	53	42	8	2	7	37	1
Papa John's	55	61	65	64	60	17	9	17	10	2
Cohen's Fashion Optical	54	58	51	48	45	11	6	8	26	3
Foot Locker	50	48	42	47	49	13	10	8	17	2
Carvel	50	58	56	54	55	13	8	20	2	7
Staples	49	50	51	58	60	9	3	13	21	3
KFC	47	54	53	58	60	18	5	14	7	3
Wendy's	42	47	43	47	47	10	6	11	10	5
Modell's	40	43	39	36	35	12	5	10	10	3
Rent-A-Center	38	38	38	36	37	11	9	9	6	3
Children's Place, The	38	39	38	36	35	11	9	9	7	2
Au Bon Pain	38	43	40	36	37	2	2	12	21	1
Pret A Manger	37	39	34	32	29	0	0	0	37	0
Radio Shack	37	113	118	123	120	12	4	15	5	1
Le Pain Quotidien	36	30	30	28	25	2	0	0	34	0
Verizon Wireless	36	35	42	44	43	6	4	5	17	4
Checkers	35	28	18	17	N/A	14	8	8	4	1
Jackson Hewitt Tax Service	66	76	80	73	51	18	18	17	8	5
Hale & Hearty Soups	32	30	28	27	24	2	0	0	30	0
Vitamin Shoppe, The	32	33	33	35	33	8	1	5	17	1
Gap (including GapKids & BabyGap)	31	31	30	32	33	4	2	9	14	2
Sunglass Hut	30	23	25	32	32	2	2	6	18	2
Applebee's	30	29	26	23	24	7	7	8	4	4
Taco Bell	29	24	24	22	22	6	4	10	8	1
Red Mango	29	27	24	21	18	4	0	7	17	1
V.I.M.	27	26	24	27	27	13	7	3	4	0

Retail Chain	2015	2014	2013	2012	2011	Brooklyn	Bronx	Queens	Manhat- tan	Staten Island
Nathan's	25	17	24	24	23	10	2	6	4	3
Equinox	25	20	20	20	19	1	0	0	24	0
Auntie Anne's	25	20	21	16	15	7	2	9	6	1
Jimmy Jazz	25	23	24	26	27	9	8	3	3	2
Aldo	24	21	23	22	21	5	1	3	13	2
Sephora	24	22	20	21	22	2	1	3	16	2
Ricky's	24	27	25	25	24	2	0	1	21	0
White Castle	24	27	29	29	34	5	7	7	3	2
Five Guys	23	21	20	25	22	5	1	6	10	1
Aerosoles	23	23	23	25	25	4	0	4	14	1
Home Depot	21	21	21	21	21	5	3	8	2	3
Lids	20	18	19	15	14	2	3	1	12	2
P.C. Richard & Son	20	20	20	20	20	6	2	7	4	1
Häagen-Dazs	20	21	17	21	22	3	2	5	9	1
Just Salad	19	14	11	6	6	2	0	0	17	0
Toys "R" Us	19	18	18	18	18	3	3	7	3	3
Liberty Travel	19	19	19	22	24	5	1	3	8	2
American Apparel	19	20	21	21	20	4	0	0	15	0
Pizza Hut	19	20	16	16	16	3	3	11	2	0
L'OCCITANE	19	23	14	9	12	0	0	5	13	1
Coach	18	13	13	13	13	1	0	4	11	2
Bolton's	18	15	17	19	19	1	2	2	13	0
M·A·C Cosmetics	18	16	12	12	9	3	0	3	11	1
Papyrus	18	17	17	13	15	0	0	0	18	0
Party City	18	17	16	14	13	3	4	4	4	3
Famiglia	18	18	21	23	25	2	1	4	11	0
Best Buy	18	19	19	17	17	4	2	4	8	0
Victoria's Secret	18	19	17	19	19	4	1	4	8	1
LensCrafters	18	20	22	24	24	2	0	0	15	1
Panera Bread	17	15	13	13	8	3	1	4	7	2
Claire's Accessories	17	16	15	11	10	3	2	6	5	1
Potbelly Sandwich Shop	17	17	15	12	4	1	0	0	16	0
Marshall's	17	17	17	17	17	4	4	5	4	0
Old Navy	17	17	17	17	17	5	2	5	4	1
IHOP	17	17	20	18	16	4	4	5	3	1
Crunch	16	12	12	12	10	3	0	0	13	0
Crown Fried Chicken	16	16	16	16	16	9	1	3	3	0
H&M	16	17	15	13	13	2	0	1	12	1
Dr. Jay's	16	17	17	16	15	5	7	1	3	0
Chop't	15	14	11	8	N/A	0	0	0	15	0
J.Crew	15	14	14	13	13	1	0	0	14	0
Dress Barn	15	14	14	14	13	3	3	5	2	2
Banana Republic	15	15	15	16	17	2	0	2	11	0
Boston Market	15	15	15	13	14	1	1	8	2	3

Retail Chain	2015	2014	2013	2012	2011	Brooklyn	Bronx	Queens	Manhat- tan	Staten Island
New York & Company	15	15	14	14	15	4	2	5	2	2
Lucille Roberts	15	20	21	21	21	3	3	6	3	0
Brooklyn Industries	14	14	14	13	11	9	0	0	5	0
Raymour & Flanigan Furniture	14	14	12	11	10	4	2	4	3	1
Pep Boys	13	12	8	7	7	2	2	7	0	2
16 Handles	13	15	16	15	N/A	3	0	2	8	0
Beach Bum Tanning	12	10	11	11	12	0	0	5	6	1
American Eagle Outfitters	12	10	8	8	8	2	2	2	5	1
Tiger Schulmann's	12	11	6	7	8	3	0	5	2	2
Express	12	12	11	11	11	2	1	3	6	0
TGI Fridays	12	13	12	14	14	1	1	1	8	1
Barnes & Noble	12	13	13	14	14	2	1	2	6	1
Tasti D-Lite	12	14	18	25	18	0	0	0	12	0
Urban Outfitters	12	14	10	11	11	2	0	0	10	0
Men's Warehouse	12	14	13	12	12	2	1	2	6	1
Blimpie	12	14	20	19	23	2	5	0	5	0
Fossil	11	4	4	4	5	2	0	1	7	1
Skechers	11	7	7	9	8	1	3	2	4	1
Second Time Around	11	11	5	N/A	N/A	0	0	0	11	0
BCBGMAXAZRIA	11	11	10	8	8	0	0	0	9	2
Nine West	11	11	13	13	14	1	3	1	6	0
Target	11	11	10	10	10	3	2	3	1	2
Cosi	11	12	12	15	15	0	1	0	10	0
Zales	11	12	12	12	13	2	3	3	2	1
Pinkberry	11	15	16	14	13	1	0	0	10	0
Crumbs Bake Shop	11	16	23	22	17	0	0	0	10	1
Mandee	11	16	14	16	22	4	0	5	1	1
Lululemon Athletica	10	8	7	7	6	1	0	0	9	0
Solstice Sunglass Boutique	10	8	8	7	7	1	0	2	6	1
Forever 21	10	8	7	7	8	1	0	3	5	1
Burlington Coat Factory	10	8	6	5	4	2	2	2	3	1
Bath & Body Works	10	9	10	11	11	3	0	4	2	1
Ralph Lauren	10	10	11	13	11	0	0	0	10	0
Godiva	10	10	11	11	11	1	0	1	8	0
Bed Bath & Beyond	10	10	11	11	11	1	1	3	4	1
Sterling Optical	10	10	10	10	10	3	1	2	2	2
Macy's	10	10	10	10	10	2	1	4	1	2
Steve Madden	10	14	15	13	12	1	0	0	8	1
wichcraft	10	15	15	13	13	0	0	0	10	0
Tim Hortons	10	15	15	17	15	0	0	1	8	1
Jamba Juice	10	17	17	16	15	0	0	1	9	0
Michael's Stores	9	4	5	6	6	1	1	3	2	2
Whole Foods	9	8	7	7	6	1	0	0	8	0
Lot Less Closeouts	9	8	9	7	7	0	1	1	6	1

Retail Chain	2015	2014	2013	2012	2011	Brooklyn	Bronx	Queens	Manhattan	Staten Island
DSW	9	8	6	6	5	2	1	1	4	1
Perfumania	9	8	8	10	11	1	2	3	2	1
Tumi	9	9	9	9	7	0	0	0	9	0
Brooks Brothers	9	9	9	9	7	0	0	1	8	0
Two Boots Pizza	9	9	7	8	7	1	0	1	7	0
Meineke	9	9	10	11	10	5	1	1	0	2
Dallas BBQ	9	10	10	9	9	1	2	1	5	0
Aeropostale	9	10	12	11	10	2	1	2	3	1
Sears	9	11	10	10	10	3	1	4	0	1
Thomas Pink	8	5	4	4	4	0	0	2	6	0
Buffalo Wild Wings	8	5	4	N/A	N/A	2	1	2	2	1
Journeys	8	6	6	6	6	2	1	1	3	1
Famous Footwear	8	6	5	6	6	1	3	1	2	1
Apple Store	8	7	6	6	5	0	0	1	6	1
Art of Shaving, The	8	8	6	7	7	0	0	0	8	0
Club Monaco	8	8	8	7	7	0	0	1	7	0
Armani Exchange	8	8	7	7	7	2	0	1	4	1
Ben & Jerry's	8	8	9	9	9	1	1	3	3	0
Footaction	8	8	10	9	9	3	2	0	2	1
Ashley Stewart	8	8	16	15	16	3	3	1	1	0
BJ's Wholesale Club	8	8	6	6	6	3	2	3	0	0
Dante Zeller Tuxedo	8	8	9	9	8	2	2	1	0	3
Curves	8	11	12	15	19	3	2	2	0	1
Sarku	7	5	3	2	2	1	2	3	0	1
Ann Taylor	7	6	7	10	10	0	0	1	5	1
True Religion	7	6	5	5	5	1	0	1	5	0
Kmart	7	6	5	6	6	0	2	2	2	1
Zara	7	7	6	6	7	0	0	0	7	0
Trader Joe's	7	7	7	5	5	1	0	1	4	1
Dashing Diva	7	7	8	10	9	4	0	0	3	0
Avenue	7	7	8	9	16	1	2	2	1	1
Chuck E. Cheese	7	7	6	6	6	1	2	2	1	1
AAMCO Transmissions	7	7	7	7	7	2	1	3	0	1
Pearle Vision	7	8	9	8	9	2	0	5	0	0
Strawberry	7	18	15	13	15	0	1	2	4	0
Cold Stone Creamery	6	4	15	14	14	1	0	3	2	0
Sbarro	6	5	8	11	12	1	1	1	3	0
Kay Jewelers	6	5	5	5	5	2	1	1	1	1
Outback Steakhouse	6	5	5	6	6	2	0	2	1	1
Eileen Fisher	6	6	6	6	6	0	0	0	6	0
Johnny Rockets	6	6	6	9	5	0	4	1	1	0
Benetton	6	6	6	6	6	4	0	2	0	0
Pax Wholesome Foods	6	7	11	12	12	0	0	0	6	0
Moe's Southwest Grill	6	7	5	N/A	N/A	0	0	0	4	2

Retail Chain	2015	2014	2013	2012	2011	Brooklyn	Bronx	Queens	Manhat- tan	Staten Island
Guess	6	7	7	8	8	1	0	1	3	1
Lane Bryant	6	8	8	8	8	1	1	1	2	1
Easy Pickins	6	8	8	8	7	0	5	1	0	0
Motherhood Maternity	6	14	12	12	14	2	2	1	0	1
Stride Rite	5	2	3	3	4	2	0	1	1	1
Hugo Boss	5	3	5	4	5	0	0	0	5	0
Olive Garden	5	3	3	2	2	1	1	1	2	0
Century 21	5	4	4	4	4	1	0	1	3	0
Charlotte Russe	5	4	3	3	4	1	1	2	0	1
Justice	5	4	5	5	5	0	0	2	0	3
Pretzel Time	5	4	5	5	7	1	1	3	0	0
Anthropologie	5	5	5	5	4	0	0	0	5	0
Geox	5	5	5	4	4	0	0	0	5	0
Levi's	5	5	6	6	5	0	0	0	5	0
Stuart Weitzman	5	5	5	4	4	0	0	0	5	0
Free People	5	5	5	5	4	1	0	0	4	0
Uniqlo	5	5	3	3	3	1	0	0	3	1
Buffalo Exchange	5	5	5	N/A	N/A	2	0	1	2	0
Champs Sports	5	5	4	4	4	1	1	1	2	0
Red Lobster	5	5	4	4	4	1	1	1	2	0
Lowe's	5	5	4	3	3	2	0	1	0	2
Body Shop, The	5	6	8	11	14	1	0	1	3	0
Pier 1	5	6	5	4	4	1	0	2	2	0
Uno Chicago Grill	5	6	6	7	7	1	0	2	2	0
Bebe	5	7	7	7	7	0	0	1	3	1
Supercuts	5	8	9	12	13	1	0	2	2	0
Lego	4	2	2	2	2	0	0	2	2	0
David Barton Gym	4	3	3	3	3	0	0	0	4	0
5 Napkin Burger	4	3	N/A	N/A	N/A	0	0	0	4	0
Guitar Center	4	3	3	3	3	1	0	1	2	0
Spencer Gifts	4	3	4	3	2	1	1	0	1	1
Qdoba	4	3	2	9	8	0	0	2	0	2
Willams Sonoma	4	4	4	4	4	0	0	0	4	0
Gymboree	4	4	4	5	5	0	0	1	2	1
West Elm	4	4	4	3	3	2	0	0	2	0
White House Black Market	4	4	3	3	3	0	0	1	2	1
JCPenney	4	4	4	4	4	1	1	1	1	0
Finish Line	4	4	4	4	5	1	1	1	0	1
Joyce Leslie	4	4	5	6	6	3	0	1	0	0
Kohl's	4	4	4	4	4	1	0	2	0	1
Original SoupMan	4	5	5	7	6	0	0	1	3	0
Chico's	4	5	5	5	5	0	0	1	2	1
Costco	4	5	5	5	5	1	0	2	1	0
Laila Rowe	4	6	8	9	6	0	0	0	4	0

Retail Chain	2015	2014	2013	2012	2011	Brooklyn	Bronx	Queens	Manhat- tan	Staten Island
Lucky Brand Jeans	4	6	7	6	6	1	0	0	3	0
Quiznos	4	6	7	9	10	1	0	1	2	0
La Perla	3	1	3	3	3	0	0	0	3	0
Umami Burger	3	1	N/A	N/A	N/A	1	0	0	2	0
Morton's Steakhouse	3	2	2	1	2	0	0	0	3	0
Paul Smith	3	2	2	3	3	0	0	0	3	0
Tourneau	3	2	3	3	3	0	0	0	3	0
Ranch*1	3	2	4	5	5	0	0	1	2	0
Hot Topic	3	2	2	2	2	0	1	1	0	1
Yankee Candle	3	2	3	3	2	0	0	2	0	1
7 for all Mankind	3	3	3	3	3	0	0	0	3	0
Bose	3	3	3	3	2	0	0	0	3	0
Capital Grill	3	3	3	3	3	0	0	0	3	0
Lacoste	3	3	4	5	4	0	0	0	3	0
Oakley	3	3	3	4	4	0	0	0	3	0
Pottery Barn	3	3	3	3	3	0	0	0	3	0
Sur La Table	3	3	3	3	2	0	0	0	3	0
Talbots	3	3	3	3	3	0	0	0	3	0
Tiffany's	3	3	3	3	2	0	0	0	3	0
Cache	3	3	3	3	3	0	0	0	2	1
Hollister	3	3	3	3	3	0	0	0	2	1
Disney Store	3	3	3	3	3	0	0	1	1	1
Juan Valdez	3	3	3	3	3	0	0	2	1	0
Sam Ash Music Stores	3	3	3	3	3	1	0	1	1	0
Kenneth Cole	3	4	4	4	4	0	0	0	3	0
Easy Spirit	3	4	5	8	8	0	0	1	2	0
Mrs. Fields	3	4	5	N/A	N/A	0	0	1	2	0
Mrs. Fields	3	4	5	7	7	0	0	1	2	0
Brookstone	3	4	6	11	9	0	0	2	1	0
Diesel	3	7	8	7	7	0	0	0	3	0
Bally Total Fitness	3	15	15	16	16	0	0	0	3	0
Red Robin	2	1	N/A	N/A	N/A	0	1	0	0	1
Chili's	2	1	N/A	N/A	N/A	0	0	1	0	1
Abercrombie & Fitch	2	2	2	2	2	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	2	2	3	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	2	2	1	0	0	0	2	0
Johnston & Murphy	2	2	2	2	2	0	0	0	2	0
Jos. A. Bank	2	2	3	3	3	0	0	0	2	0
Bare Escentuals	2	2	4	4	4	0	0	1	1	0

Retail Chain	2015	2014	2013	2012	2011	Brooklyn	Bronx	Queens	Manhat- tan	Staten Island
Build-A-Bear Workshop	2	2	2	2	2	0	0	0	1	1
Kyo Chon	2	2	1	2	2	0	0	1	1	0
Naturalizer	2	2	3	4	4	1	0	0	1	0
Puma	2	2	3	3	3	0	0	1	1	0
Arby's	2	2	2	2	2	0	0	2	0	0
Helzberg's Diamonds	2	2	2	2	2	0	0	1	0	1
Rockport	2	2	2	2	2	0	0	1	0	1
Square One	2	2	2	3	3	1	0	1	0	0
Panda Express	2	2	N/A	N/A	N/A	0	0	2	0	0
DKNY	2	3	3	2	2	0	0	0	2	0
Afaze	2	3	2	5	4	0	0	1	1	0
f.y.e.	2	3	3	4	4	0	1	1	0	0
Traffic Shoes	2	3	3	3	3	0	0	1	0	1
Chevy's Fresh Mex	1	1	1	1	1	0	0	0	1	0
Hollywood Tans	1	1	2	4	5	0	0	0	1	0
J. Jill	1	1	1	1	1	0	0	0	1	0
Arthur Treacher's	1	1	1	1	2	0	0	0	0	1
Gold's Gym	1	1	2	2	3	0	0	1	0	0
Gordon's Jewelers	1	1	1	1	2	0	0	1	0	0
Billabong	1	2	3	3	3	0	0	0	1	0
Bakers Shoes	1	2	2	6	7	0	0	0	0	1
OfficeMax	1	2	1	1	1	1	0	0	0	0
Coldwater Creek	0	0	1	1	2	0	0	0	0	0
Gloria Jean's Coffees	0	0	2	2	2	0	0	0	0	0
Goodburger	0	0	5	5	6	0	0	0	0	0
Juicy Couture	0	0	3	4	4	0	0	0	0	0
Submarina CA Subs	0	0	1	1	2	0	0	0	0	0
Frederick's of Hollywood	0	1	1	1	2	0	0	0	0	0
Montblanc	0	1	1	2	2	0	0	0	0	0
Baja Fresh	0	2	2	2	N/A	0	0	0	0	0
Ecko Unltd.	0	2	3	2	2	0	0	0	0	0
Underground by Journeys	0	2	2	3	3	0	0	0	0	0

NATIONAL RETAILERS IN NYC BY ZIP CODE

Neighborhood	Borough	Zip Code	2015 Retailers	2014 Retailers	Difference	% Change
Garment District/Koreatown	Manhattan	10001	178	180	-2	-1%
New Springville	Staten Island	10314	175	180	-5	-3%
East Village	Manhattan	10003	163	164	-1	-1%
Midtown West	Manhattan	10036	153	150	3	2%
Midtown East	Manhattan	10022	152	149	3	2%
Brooklyn Heights	Brooklyn	11201	146	145	1	1%
Flatlands	Brooklyn	11234	142	145	-3	-2%
Midtown West	Manhattan	10019	140	138	2	1%
Corona/Elmhurst	Queens	11373	137	143	-6	-4%
Chelsea	Manhattan	10011	135	131	4	3%
Midtown East	Manhattan	10017	129	142	-13	-9%
Greenwich Village/SoHo	Manhattan	10012	114	114	0	0%
Murray Hill	Manhattan	10016	106	110	-4	-4%
Midtown West	Manhattan	10018	94	96	-2	-2%
Gramercy Park	Manhattan	10010	94	99	-5	-5%
Forest Hills	Queens	11375	91	88	3	3%
Ridgewood	Queens	11385	90	89	1	1%
Parkchester	Bronx	10462	89	90	-1	-1%
Upper West Side	Manhattan	10023	86	87	-1	-1%
East Flatbush / Flatbush	Brooklyn	11226	85	83	2	2%
Bay Ridge	Brooklyn	11209	84	78	6	8%
Upper West Side/Morningside Heights	Manhattan	10025	81	91	-10	-11%
Baychester/Co/op city	Bronx	10475	80	60	20	33%
Upper East Side	Manhattan	10028	78	81	-3	-4%
Jamaica	Queens	11432	75	79	-4	-5%
High Bridge / Morrisania	Bronx	10451	74	75	-1	-1%
Central Harlem/Morningside Heights	Manhattan	10027	73	76	-3	-4%
Upper East Side	Manhattan	10021	71	74	-3	-4%
Fordham / Bronx Park	Bronx	10458	70	66	4	6%
Flushing	Queens	11354	70	72	-2	-3%
Canarsie	Brooklyn	11236	68	70	-2	-3%
Astoria	Queens	11103	65	69	-4	-6%
Williamsbridge	Bronx	10467	64	65	-1	-2%
Jackson Heights	Queens	11372	64	66	-2	-3%

Neighborhood	Borough	Zip Code	2015 Retailers	2014 Retailers	Difference	% Change
Upper West Side	Manhattan	10024	64	66	-2	-3%
Lower Manhattan/Financial District	Manhattan	10038	62	69	-7	-10%
Spanish Harlem/East Harlem	Manhattan	10029	61	53	8	15%
Park Slope	Brooklyn	11217	61	64	-3	-5%
Bensonhurst	Brooklyn	11214	59	56	3	5%
Sheepshead Bay	Brooklyn	11229	58	55	3	5%
Lower Manhattan/TriBeCa	Manhattan	10007	57	55	2	4%
Oakwood/New Dorp	Staten Island	10306	56	58	-2	-3%
East New York	Brooklyn	11207	55	54	1	2%
Rego Park	Queens	11374	55	56	-1	-2%
JFK Airport	Queens	11430	55	59	-4	-7%
West Village	Manhattan	10014	54	57	-3	-5%
Sheepshead Bay	Brooklyn	11235	53	55	-2	-4%
Westchester	Bronx	10461	52	53	-1	-2%
Park Slope	Brooklyn	11215	51	50	1	2%
Bronxville	Brooklyn	11212	50	51	-1	-2%
Upper East Side	Manhattan	10065	49	43	6	14%
Chinatown/Lower East Side	Manhattan	10002	48	47	1	2%
TriBeCa/Chinatown	Manhattan	10013	48	50	-2	-4%
Long Island City	Queens	11101	47	45	2	4%
Kingsbridge	Bronx	10463	47	47	0	0%
Flatbush/East Flatbush	Brooklyn	11203	47	48	-1	-2%
Woodside	Queens	11377	46	38	8	21%
Corona	Queens	11368	45	44	1	2%
Bay Ridge	Brooklyn	11220	44	37	7	19%
Washington Heights	Manhattan	10033	44	39	5	13%
Flatbush/East Flatbush	Brooklyn	11210	44	41	3	7%
Hunts Point / Mott Haven	Bronx	10455	44	45	-1	-2%
Bayside	Queens	11361	43	46	-3	-7%
Hunts Point / Mott Haven	Bronx	10459	40	39	1	3%
Bedford Stuyvesant / Crown Heights	Brooklyn	11216	40	42	-2	-5%
East Harlem	Manhattan	10035	40	42	-2	-5%
Kingsbridge	Bronx	10468	40	42	-2	-5%
Canarsie	Brooklyn	11239	38	20	18	90%
Williamsburg/Bushwick	Brooklyn	11206	38	37	1	3%
Baychester	Bronx	10469	38	39	-1	-3%
East New York	Brooklyn	11208	37	34	3	9%
Wakefield	Bronx	10466	37	35	2	6%
Washington Heights	Manhattan	10031	37	35	2	6%
Jamaica	Queens	11435	37	36	1	3%
Long Island City / Astoria	Queens	11106	37	37	0	0%
Prospect Lefferts Gardens	Brooklyn	11225	36	32	4	13%
Rochdale Village/Jamaica	Queens	11434	36	35	1	3%

Neighborhood	Borough	Zip Code	2015 Retailers	2014 Retailers	Difference	% Change
Gravesend	Brooklyn	11223	36	35	1	3%
High Bridge / Morrisania	Bronx	10452	36	39	-3	-8%
Upper East Side	Manhattan	10128	35	37	-2	-5%
South Richmond Hill	Queens	11419	34	31	3	10%
Financial District/Battery Park City	Manhattan	10004	33	27	6	22%
Tremont	Bronx	10457	33	31	2	6%
Pleasant Plains/Princess Bay	Staten Island	10309	33	32	1	3%
Soundview/Unionport	Bronx	10473	32	29	3	10%
Bushwick	Brooklyn	11237	32	30	2	7%
Williamsburg	Brooklyn	11211	32	31	1	3%
Morris Heights	Bronx	10453	31	29	2	7%
Bayside	Queens	11360	31	29	2	7%
Bushwick	Brooklyn	11221	31	29	2	7%
Flushing	Queens	11356	31	32	-1	-3%
West Farms	Bronx	10460	31	32	-1	-3%
East Village/Alphabet City	Manhattan	10009	30	25	5	20%
Borough Park	Brooklyn	11204	30	30	0	0%
Midtown	Manhattan	10020	30	30	0	0%
Greenpoint	Brooklyn	11222	30	31	-1	-3%
Port Richmond	Staten Island	10302	29	29	0	0%
Coney Island/Sheepshead Bay	Brooklyn	11224	29	31	-2	-6%
Astoria	Queens	11105	29	31	-2	-6%
Sunnyside	Queens	11104	28	26	2	8%
Mariners Harbor	Staten Island	10303	28	28	0	0%
Woodhaven	Queens	11421	26	23	3	13%
Soundview/Unionport	Bronx	10472	26	30	-4	-13%
Ozone Park	Queens	11417	25	22	3	14%
Washington Heights	Manhattan	10032	25	23	2	9%
Middle Village	Queens	11379	25	24	1	4%
Springfield Gardens	Queens	11413	25	24	1	4%
Fresh Meadows	Queens	11365	25	27	-2	-7%
Financial District	Manhattan	10005	24	24	0	0%
Pelham / Throgs Neck	Bronx	10465	23	18	5	28%
Flushing	Queens	11357	23	20	3	15%
Eltingville	Staten Island	10312	23	22	1	5%
South Beach, Linden/Park, Rosebank	Staten Island	10305	23	26	-3	-12%
Howard Beach	Queens	11414	22	21	1	5%
Midwood	Brooklyn	11230	21	18	3	17%
Sunset Park	Brooklyn	11232	21	21	0	0%
Bedford Stuyvesant / Crown Heights	Brooklyn	11213	21	21	0	0%
Rosedale	Queens	11422	21	25	-4	-16%
Upper East Side	Manhattan	10075	20	17	3	18%

Neighborhood	Borough	Zip Code	2015 Retailers	2014 Retailers	Difference	% Change
North Floral Park	Queens	11004	20	17	3	18%
Central Harlem/Morningside Heights	Manhattan	10026	20	19	1	5%
Flushing	Queens	11358	20	22	-2	-9%
Fort George/Inwood	Manhattan	10040	19	16	3	19%
Hollis	Queens	11423	19	16	3	19%
Fresh Meadows	Queens	11366	18	14	4	29%
Borough Park	Brooklyn	11219	18	17	1	6%
Bedford Stuyvesant / Crown Heights	Brooklyn	11233	18	18	0	0%
Upper Harlem	Manhattan	10039	18	18	0	0%
Ozone Park	Queens	11416	18	18	0	0%
LaGuardia Airport	Queens	11371	18	19	-1	-5%
Queens Village	Queens	11429	18	21	-3	-14%
Far Rockaway	Queens	11691	17	13	4	31%
Kew Gardens/Richmond Hill	Queens	11418	17	14	3	21%
Astoria	Queens	11102	17	16	1	6%
Clinton Hill	Brooklyn	11205	17	16	1	6%
Inwood	Manhattan	10034	17	17	0	0%
Flushing	Queens	11355	17	17	0	0%
Kensington	Brooklyn	11218	17	18	-1	-6%
Mott Haven	Bronx	10454	16	14	2	14%
East Elmhurst	Queens	11369	16	15	1	7%
High Bridge / Morrisania	Bronx	10456	16	15	1	7%
Tompkinsville/New Brighton/Saint George	Staten Island	10301	16	17	-1	-6%
Fresh Meadows	Queens	11367	15	14	1	7%
Financial District	Manhattan	10006	15	15	0	0%
Garment District/Koreatown	Manhattan	10119	15	15	0	0%
South Ozone Park	Queens	11420	15	16	-1	-6%
Little Neck	Queens	11362	15	18	-3	-17%
Oakland Gardens	Queens	11364	14	12	2	17%
Maspeth	Queens	11378	14	19	-5	-26%
St. Albans	Queens	11412	13	10	3	30%
Adelphi	Brooklyn	11238	13	13	0	0%
Jamaica	Queens	11433	13	13	0	0%
Dyker Heights	Brooklyn	11228	13	14	-1	-7%
Midtown	Manhattan	10112	12	12	0	0%
West New Brighton	Staten Island	10310	12	12	0	0%
Queens Village	Queens	11428	11	9	2	22%
Queens Village	Queens	11427	11	11	0	0%
East Elmhurst	Queens	11370	11	12	-1	-8%
Kew Gardens	Queens	11415	11	13	-2	-15%
Rockaway Park	Queens	11694	11	13	-2	-15%

Neighborhood	Borough	Zip Code	2015 Retailers	2014 Retailers	Difference	% Change
Central Harlem/Morningside Heights	Manhattan	10030	10	9	1	11%
Stapleton/Emerson Hill	Staten Island	10304	10	9	1	11%
Great Kills	Staten Island	10308	9	8	1	13%
Riverdale	Bronx	10471	9	8	1	13%
Red Hook	Brooklyn	11231	9	11	-2	-18%
Woodlawn	Bronx	10470	8	8	0	0%
Bellerose	Queens	11426	8	10	-2	-20%
Financial District	Manhattan	10281	7	4	3	75%
Cambria Heights	Queens	11411	7	6	1	17%
Tottenville	Staten Island	10307	6	4	2	50%
Garment District/Koreatown	Manhattan	10121	6	5	1	20%
Far Rockaway/Broad Channel	Queens	11693	6	5	1	20%
Garment District/Koreatown	Manhattan	10118	6	6	0	0%
Hunts Point	Bronx	10474	5	3	2	67%
Far Rockaway/Arverne	Queens	11692	5	3	2	67%
Midtown	Manhattan	10103	5	5	0	0%
Jamaica	Queens	11436	5	5	0	0%
Roosevelt Island	Manhattan	10044	4	4	0	0%
Midtown	Manhattan	10174	4	4	0	0%
Williamsburg	Brooklyn	11249	4	4	0	0%
Harlem	Manhattan	10037	4	5	-1	-20%
Midtown	Manhattan	10107	3	2	1	50%
Midtown	Manhattan	10173	3	3	0	0%
Little Neck/Douglaston	Queens	11363	3	3	0	0%
Fort Hamilton	Brooklyn	11252	3	4	-1	-25%
Midtown	Manhattan	10170	3	4	-1	-25%
Garment District/Koreatown	Manhattan	10123	2	1	1	100%
Midtown	Manhattan	10166	2	1	1	100%
Midtown	Manhattan	10175	2	1	1	100%
Midtown	Manhattan	10111	2	2	0	0%
Garment District/Koreatown	Manhattan	10122	2	2	0	0%
Midtown	Manhattan	10169	2	2	0	0%
Financial District	Manhattan	10282	2	2	0	0%
Pelham Bay Park/City Island	Bronx	10464	2	2	0	0%
Downtown Brooklyn	Brooklyn	11241	2	2	0	0%
Jamaica	Queens	11439	2	2	0	0%
Midtown	Manhattan	10104	1	1	0	0%
Midtown	Manhattan	10105	1	1	0	0%
Harlem	Manhattan	10116	1	1	0	0%
Midtown	Manhattan	10129	1	1	0	0%
Midtown	Manhattan	10153	1	1	0	0%
Midtown	Manhattan	10167	1	1	0	0%
Midtown	Manhattan	10168	1	1	0	0%

Neighborhood	Borough	Zip Code	2015 Retailers	2014 Retailers	Difference	% Change
Financial District	Manhattan	10271	1	1	0	0%
Financial District	Manhattan	10279	1	1	0	0%
Kew Gardens	Queens	11424	1	1	0	0%
Jamaica	Queens	11425	1	1	0	0%
Garment District/Koreatown	Manhattan	10120	1	2	-1	-50%
Midtown	Manhattan	10110	0	0	0	N/A
Midtown	Manhattan	10165	0	0	0	N/A
Financial District	Manhattan	10285	0	0	0	N/A
Financial District	Manhattan	10286	0	0	0	N/A
New Springville	Staten Island	10313	0	0	0	N/A
Navy Yard	Brooklyn	11251	0	0	0	N/A
Jamaica	Queens	11431	0	0	0	N/A
Breezy Point	Queens	11697	0	0	0	N/A
Midtown	Manhattan	10176	0	1	-1	-100%
Greenpoint	Brooklyn	11202	0	1	-1	-100%

MANHATTAN

Top ZIP codes for national chain stores

Zip Code	Neighborhood	2015 Retailers	2014 Retailers	Difference	% Change
10001	Garment District/Koreatown	178	180	-2	-1%
10003	East Village	163	164	-1	-1%
10036	Midtown West	153	150	3	2%
10022	Midtown East	152	149	3	2%
10019	Midtown West	140	138	2	1%
10011	Chelsea	135	131	4	3%
10017	Midtown East	129	142	-13	-9%
10012	Greenwich Village/SoHo	114	114	0	0%
10016	Murray Hill	106	110	-4	-4%
10018	Midtown West	94	96	-2	-2%

Bottom ZIP codes for national chain stores

Zip Code	Neighborhood	2015 Retailers	2014 Retailers	Difference	% Change
10110	Midtown	0	0	0	N/A
10165	Midtown	0	0	0	N/A
10285	Financial District	0	0	0	N/A
10286	Financial District	0	0	0	N/A
10176	Midtown	0	1	-1	-100%
10167	Midtown	1	1	0	0%
10168	Midtown	1	1	0	0%
10271	Financial District	1	1	0	0%
10279	Financial District	1	1	0	0%
10120	Garment district/Koreatown	1	2	-1	-50%

Number of National Retail Outlets by ZIP Code

Zip Code	Neighborhood	2015 Retailers	2014 Retailers	Difference	% Change
10001	Garment District/Koreatown	178	180	-2	-1%
10002	Chinatown/Lower East Side	48	47	1	2%
10003	East Village	163	164	-1	-1%
10004	Financial District/Battery Park City	33	27	6	22%
10005	Financial District	24	24	0	0%
10006	Financial District	15	15	0	0%
10007	Lower Manhattan/TriBeCa	57	55	2	4%
10009	East Village/Alphabet City	30	25	5	20%
10010	Gramercy Park	94	99	-5	-5%
10011	Chelsea	135	131	4	3%
10012	Greenwich Village/SoHo	114	114	0	0%
10013	TriBeCa/Chinatown	48	50	-2	-4%
10014	West Village	54	57	-3	-5%
10016	Murray Hill	106	110	-4	-4%
10017	Midtown East	129	142	-13	-9%
10018	Midtown West	94	96	-2	-2%
10019	Midtown West	140	138	2	1%
10020	Midtown	30	30	0	0%
10021	Upper East Side	71	74	-3	-4%
10022	Midtown East	152	149	3	2%
10023	Upper West Side	86	87	-1	-1%
10024	Upper West Side	64	66	-2	-3%
10025	Upper West Side/Morningside Heights	81	91	-10	-11%
10026	Central Harlem/Morningside Heights	20	19	1	5%
10027	Central Harlem/Morningside Heights	73	76	-3	-4%
10028	Upper East Side	78	81	-3	-4%
10029	Spanish Harlem/East Harlem	61	53	8	15%
10030	Central Harlem/Morningside Heights	10	9	1	11%
10031	Washington Heights	37	35	2	6%
10032	Washington Heights	25	23	2	9%
10033	Washington Heights	44	39	5	13%
10034	Inwood	17	17	0	0%
10035	East Harlem	40	42	-2	-5%
10036	Midtown West	153	150	3	2%
10037	Harlem	4	5	-1	-20%
10038	Lower Manhattan/Financial District	62	69	-7	-10%
10039	Upper Harlem	18	18	0	0%
10040	Fort George/Inwood	19	16	3	19%
10044	Roosevelt Island	4	4	0	0%
10065	Upper East Side	49	43	6	14%
10075	Upper East Side	20	17	3	18%
10103	Midtown	5	5	0	0%
10104	Midtown	1	1	0	0%

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

Zip Code	Neighborhood	2015 Retailers	2014 Retailers	Difference	% Change
10105	Midtown	1	1	0	0%
10107	Midtown	3	2	1	50%
10110	Midtown	0	0	0	N/A
10111	Midtown	2	2	0	0%
10112	Midtown	12	12	0	0%
10116	Harlem	1	1	0	0%
10118	Garment District/Koreatown	6	6	0	0%
10119	Garment District/Koreatown	15	15	0	0%
10120	Garment District/Koreatown	1	2	-1	-50%
10121	Garment District/Koreatown	6	5	1	20%
10122	Garment District/Koreatown	2	2	0	0%
10123	Garment District/Koreatown	2	1	1	100%
10128	Upper East Side	35	37	-2	-5%
10129	Midtown	1	1	0	0%
10153	Midtown	1	1	0	0%
10165	Midtown	0	0	0	N/A
10166	Midtown	2	1	1	100%
10167	Midtown	1	1	0	0%
10168	Midtown	1	1	0	0%
10169	Midtown	2	2	0	0%
10170	Midtown	3	4	-1	-25%
10173	Midtown	3	3	0	0%
10174	Midtown	4	4	0	0%
10175	Midtown	2	1	1	100%
10176	Midtown	0	1	-1	-100%
10271	Financial District	1	1	0	0%
10279	Financial District	1	1	0	0%
10281	Financial District	7	4	3	75%
10282	Financial District	2	2	0	0%
10285	Financial District	0	0	0	N/A
10286	Financial District	0	0	0	N/A

BROOKLYN

Top ZIP codes for national chain stores

Zip Code	Neighborhood	2015 Retailers	2014 Retailers	Difference	% Change
11201	Brooklyn Heights	146	145	1	1%
11234	Flatlands	142	145	-3	-2%
11226	East Flatbush / Flatbush	85	83	2	2%
11209	Bay Ridge	84	78	6	8%
11236	Canarsie	68	70	-2	-3%
11217	Park Slope	61	64	-3	-5%
11214	Bensonhurst	59	56	3	5%
11229	Sheepshead Bay	58	55	3	5%
11207	East New York	55	54	1	2%
11235	Sheepshead Bay	53	55	-2	-4%

Bottom ZIP codes for national chain stores

Zip Code	Neighborhood	2015 Retailers	2014 Retailers	Difference	% Change
11251	Navy Yard	0	0	0%	-
11202	Greenpoint	0	1	-100%	-100%
11241	Downtown Brooklyn	2	2	0%	0%
11252	Fort Hamilton	3	4	-100%	-25%
11249	Williamsburg	4	4	0%	0%
11231	Red Hook	9	11	-200%	-18%
11238	Adelphi	13	13	0%	0%
11228	Dyker Heights	13	14	-100%	-7%
11205	Clinton Hill	17	16	100%	6%
11218	Kensington	17	18	-100%	-6%

Number of National Retail Outlets by ZIP Code

Zip Code	Neighborhood	2015 Retailers	2014 Retailers	Difference	% Change
11201	Brooklyn Heights	146	145	1	1%
11202	Greenpoint	0	1	-1	-100%
11203	Flatbush/East Flatbush	47	48	-1	-2%
11204	Borough Park	30	30	0	0%
11205	Clinton Hill	17	16	1	6%
11206	Williamsburg/Bushwick	38	37	1	3%
11207	East New York	55	54	1	2%
11208	East New York	37	34	3	9%
11209	Bay Ridge	84	78	6	8%
11210	Flatbush/East Flatbush	44	41	3	7%
11211	Williamsburg	32	31	1	3%
11212	Bronxville	50	51	-1	-2%
11213	Bedford Stuyvesant / Crown Heights	21	21	0	0%
11214	Bensonhurst	59	56	3	5%
11215	Park Slope	51	50	1	2%
11216	Bedford Stuyvesant / Crown Heights	40	42	-2	-5%
11217	Park Slope	61	64	-3	-5%
11218	Kensington	17	18	-1	-6%
11219	Borough Park	18	17	1	6%
11220	Bay Ridge	44	37	7	19%
11221	Bushwick	31	29	2	7%
11222	Greenpoint	30	31	-1	-3%
11223	Gravesend	36	35	1	3%
11224	Coney Island/Sheepshead Bay	29	31	-2	-6%
11225	Prospect Lefferts Gardens	36	32	4	13%
11226	East Flatbush / Flatbush	85	83	2	2%
11228	Dyker Heights	13	14	-1	-7%
11229	Sheepshead Bay	58	55	3	5%
11230	Midwood	21	18	3	17%
11231	Red Hook	9	11	-2	-18%
11232	Sunset Park	21	21	0	0%
11233	Bedford Stuyvesant / Crown Heights	18	18	0	0%
11234	Flatlands	142	145	-3	-2%
11235	Sheepshead Bay	53	55	-2	-4%
11236	Canarsie	68	70	-2	-3%
11237	Bushwick	32	30	2	7%
11238	Adelphi	13	13	0	0%
11239	Canarsie	38	20	18	90%
11241	Downtown Brooklyn	2	2	0	0%
11249	Williamsburg	4	4	0	0%
11251	Navy Yard	0	0	0	N/A
11252	Fort Hamilton	3	4	-1	-25%

QUEENS

Top ZIP codes for national chain stores

Zip Code	Neighborhood	2015 Retailers	2014 Retailers	Difference	% Change
11373	Corona/Elmhurst	137	143	-6	-4%
11375	Forest Hills	91	88	3	3%
11385	Ridgewood	90	89	1	1%
11432	Jamaica	75	79	-4	-5%
11354	Flushing	70	72	-2	-3%
11103	Astoria	65	69	-4	-6%
11372	Jackson Heights	64	66	-2	-3%
11374	Rego Park	55	56	-1	-2%
11430	JFK Airport	55	59	-4	-7%
11101	Long Island City	47	45	2	4%

Bottom ZIP codes for national chain stores

Zip Code	Neighborhood	2015 Retailers	2014 Retailers	Difference	% Change
11431	Jamaica	0	0	0	N/A
11697	Breezy Point	0	0	0	N/A
11424	Kew Gardens	1	1	0	0%
11425	Jamaica	1	1	0	0%
11439	Jamaica	2	2	0	0%
11363	Little Neck/Douglaston	3	3	0	0%
11692	Far Rockaway/Arverne	5	3	2	67%
11436	Jamaica	5	5	0	0%
11693	Far Rockaway/Broad Channel	6	5	1	20%
11411	Cambria Heights	7	6	1	17%

Number of National Retail Outlets by ZIP Code

Zip Code	Neighborhood	2015 Retailers	2014 Retailers	Difference	% Change
11004	North Floral Park	20	17	3	18%
11101	Long Island City	47	45	2	4%
11102	Astoria	17	16	1	6%
11103	Astoria	65	69	-4	-6%
11104	Sunnyside	28	26	2	8%
11105	Astoria	29	31	-2	-6%
11106	Long Island City / Astoria	37	37	0	0%
11354	Flushing	70	72	-2	-3%
11355	Flushing	17	17	0	0%
11356	Flushing	31	32	-1	-3%
11357	Flushing	23	20	3	15%
11358	Flushing	20	22	-2	-9%
11360	Bayside	31	29	2	7%
11361	Bayside	43	46	-3	-7%
11362	Little Neck	15	18	-3	-17%
11363	Little Neck/Douglaston	3	3	0	0%
11364	Oakland Gardens	14	12	2	17%
11365	Fresh Meadows	25	27	-2	-7%
11366	Fresh Meadows	18	14	4	29%
11367	Fresh Meadows	15	14	1	7%
11368	Corona	45	44	1	2%
11369	East Elmhurst	16	15	1	7%
11370	East Elmhurst	11	12	-1	-8%
11371	LaGuardia Airport	18	19	-1	-5%
11372	Jackson Heights	64	66	-2	-3%
11373	Corona/Elmhurst	137	143	-6	-4%
11374	Rego Park	55	56	-1	-2%
11375	Forest Hills	91	88	3	3%
11377	Woodside	46	38	8	21%
11378	Maspeth	14	19	-5	-26%
11379	Middle Village	25	24	1	4%
11385	Ridgewood	90	89	1	1%
11411	Cambria Heights	7	6	1	17%
11412	St. Albans	13	10	3	30%
11413	Springfield Gardens	25	24	1	4%
11414	Howard Beach	22	21	1	5%
11415	Kew Gardens	11	13	-2	-15%
11416	Ozone Park	18	18	0	0%
11417	Ozone Park	25	22	3	14%
11418	Kew Gardens/Richmond Hill	17	14	3	21%
11419	South Richmond Hill	34	31	3	10%
11420	South Ozone Park	15	16	-1	-6%

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

Zip Code	Neighborhood	2015 Retailers	2014 Retailers	Difference	% Change
11421	Woodhaven	26	23	3	13%
11422	Rosedale	21	25	-4	-16%
11423	Hollis	19	16	3	19%
11424	Kew Gardens	1	1	0	0%
11425	Jamaica	1	1	0	0%
11426	Bellerose	8	10	-2	-20%
11427	Queens Village	11	11	0	0%
11428	Queens Village	11	9	2	22%
11429	Queens Village	18	21	-3	-14%
11430	JFK Airport	55	59	-4	-7%
11431	Jamaica	0	0	0	N/A
11432	Jamaica	75	79	-4	-5%
11433	Jamaica	13	13	0	0%
11434	Rochdale Village/Jamaica	36	35	1	3%
11435	Jamaica	37	36	1	3%
11436	Jamaica	5	5	0	0%
11439	Jamaica	2	2	0	0%
11691	Far Rockaway	17	13	4	31%
11692	Far Rockaway/Arverne	5	3	2	67%
11693	Far Rockaway/Broad Channel	6	5	1	20%
11694	Rockaway Park	11	13	-2	-15%
11697	Breezy Point	0	0	0	N/A

BRONX

Top ZIP codes for national chain stores

Zip Code	Neighborhood	2015 Retailers	2014 Retailers	Difference	% Change
10462	Parkchester	89	90	-1	-1%
10475	Baychester/Co/op city	80	60	20	33%
10451	High Bridge / Morrisania	74	75	-1	-1%
10458	Fordham / Bronx Park	70	66	4	6%
10467	Williamsbridge	64	65	-1	-2%
10461	Westchester	52	53	-1	-2%
10463	Kingsbridge	47	47	0	0%
10455	Hunts Point / Mott Haven	44	45	-1	-2%
10459	Hunts Point / Mott Haven	40	39	1	3%
10468	Kingsbridge	40	42	-2	-5%

Bottom ZIP codes for national chain stores

Zip Code	Neighborhood	2015 Retailers	2014 Retailers	Difference	% Change
10464	Pelham Bay Park/City Island	2	2	0	0%
10474	Hunts Point	5	3	2	67%
10470	Woodlawn	8	8	0	0%
10471	Riverdale	9	8	1	13%
10454	Mott Haven	16	14	2	14%
10456	High Bridge / Morrisania	16	15	1	7%
10465	Pelham / Throgs Neck	23	18	5	28%
10472	Soundview/Unionport	26	30	-4	-13%
10453	Morris Heights	31	29	2	7%
10460	West Farms	31	32	-1	-3%

Number of National Retail Outlets by ZIP Code

Zip Code	Neighborhood	2015 Retailers	2014 Retailers	Difference	% Change
10451	High Bridge / Morrisania	74	75	-1	-1%
10452	High Bridge / Morrisania	36	39	-3	-8%
10453	Morris Heights	31	29	2	7%
10454	Mott Haven	16	14	2	14%
10455	Hunts Point / Mott Haven	44	45	-1	-2%
10456	High Bridge / Morrisania	16	15	1	7%
10457	Tremont	33	31	2	6%
10458	Fordham / Bronx Park	70	66	4	6%
10459	Hunts Point / Mott Haven	40	39	1	3%
10460	West Farms	31	32	-1	-3%
10461	Westchester	52	53	-1	-2%
10462	Parkchester	89	90	-1	-1%
10463	Kingsbridge	47	47	0	0%
10464	Pelham Bay Park/City Island	2	2	0	0%
10465	Pelham / Throgs Neck	23	18	5	28%
10466	Wakefield	37	35	2	6%
10467	Williamsbridge	64	65	-1	-2%
10468	Kingsbridge	40	42	-2	-5%
10469	Baychester	38	39	-1	-3%
10470	Woodlawn	8	8	0	0%
10471	Riverdale	9	8	1	13%
10472	Soundview/Unionport	26	30	-4	-13%
10473	Soundview/Unionport	32	29	3	10%
10474	Hunts Point	5	3	2	67%
10475	Baychester/Co/op city	80	60	20	33%

STATEN ISLAND

Top ZIP codes for national chain stores

Zip Code	Neighborhood	2015 Retailers	2014 Retailers	Difference	% Change
10314	New Springville	175	180	-5	-3%
10306	Oakwood/New Dorp	56	58	-2	-3%
10309	Pleasant Plains/Princess Bay	33	32	1	3%
10302	Port Richmond	29	29	0	0%
10303	Mariners Harbor	28	28	0	0%
10312	Eltingville	23	22	1	5%
10305	South Beach, Linden/Park, Rosebank	23	26	-3	-12%
10301	Tompkinsville/New Brighton/Saint George	16	17	-1	-6%
10310	West New Brighton	12	12	0	0%
10304	Stapleton/Emerson Hill	10	9	1	11%

Number of National Retail Outlets by ZIP Code

Zip Code	Neighborhood	2015 Retailers	2014 Retailers	Difference	% Change
10301	Tompkinsville/New Brighton/Saint George	16	17	-1	-6%
10302	Port Richmond	29	29	0	0%
10303	Mariners Harbor	28	28	0	0%
10304	Stapleton/Emerson Hill	10	9	1	11%
10305	South Beach, Linden/Park, Rosebank	23	26	-3	-12%
10306	Oakwood/New Dorp	56	58	-2	-3%
10307	Tottenville	6	4	2	50%
10308	Great Kills	9	8	1	13%
10309	Pleasant Plains/Princess Bay	33	32	1	3%
10310	West New Brighton	12	12	0	0%
10312	Eltingville	23	22	1	5%
10313	New Springville	0	0	0	N/A
10314	New Springville	175	180	-5	-3%

Center for an Urban Future

120 Wall Street, Floor 20
New York, NY 10005

This report and all other publications issued by the Center for an Urban Future can be viewed at www.nycfuture.org. Please subscribe to our monthly e-mail bulletin by contacting us at cuf@nycfuture.org or (212) 479-3344.