

Only one out of every five national retailers on this year's list increased their footprint in the city by at least one store over the past year, compared to one out of three last year. About a third closed locations in the past year, and the remaining third held the same number of stores as last year. Eleven national retailers closed all of their New York City locations since last year:

- Hollywood Tans
- Arthur Treacher's
- Gordon's Jewelers
- Bakers Shoes
- OfficeMax
- Naturalizer
- Square One
- Ranch One
- Cache
- Joyce Leslie
- Benetton

Although Manhattan still has more national retailer store locations than the other boroughs, the number of locations fell 0.9 percent in the past year from 2,739 locations in 2015 to 2,715 this year.

The other boroughs all registered a net increase in 2016. The Bronx saw the biggest percentage increase in the number of chain store locations, growing 4.2 percent from 857 locations in 2015 to 893 locations in 2016. On Staten Island the number of locations increased 3.7 percent (from 406 locations in 2015 to 421 locations in 2016), in Brooklyn the number increased 2.3 percent (from 1,509 to 1,544 locations), and in Queens the number increased 1.6 percent (from 1,643 to 1,670).

Starbucks has more stores in Manhattan than any other national retailer, with 223 locations. In each of the other boroughs, Dunkin Donuts tops the list—it has 179 stores in Queens, 157 in Manhattan, 138 in Brooklyn, 85 in the Bronx, and 37 on Staten Island.

The following retailers experienced significant store growth over the past year:

- **Dollar Tree:** 73 locations, up from 10 last year
- **Crunch:** 23 locations, up from 16 in 2015 and 12 in 2008
- **Sprint:** 89 locations, up from 70 in 2015 and 25 in 2008
- **Family Dollar:** 79 locations, up from 67 in 2015 and 5 in 2009
- **CVS:** 153 locations, up from 137 in 2015 and 108 in 2008
- **Popeye's:** 90 locations, up from 82 in 2015 and 57 in 2008
- **Domino's Pizza:** 79 locations, up from 73 in 2015 and 74 in 2008
- **Dunkin Donuts:** 596 locations, up from 572 in 2015 and 341 in 2008
- **Starbucks:** 317 locations, up from 305 in 2015 and 235 in 2008
- **7-Eleven:** 142 locations, up from 137 in 2015 and 57 in 2008

The following retailers downsized significantly over the past year, but still have a presence in the city:

- **Tim Horton's:** 5 locations, down from 10 in 2015
- **Nine West:** 6 locations, down from 11 in 2015
- **Aerosoles:** 14 locations, down from 23 in 2015
- **The Children's Place:** 30 locations, down from 38 in 2015
- **FedEx Office:** 60 locations, down from 67 in 2015
- **Staples:** 44 locations, down from 49 in 2015
- **Foot Locker:** 45 locations, down from 50 in 2015
- **GameStop:** 70 locations, down from 76 in 2015
- **McDonalds:** 217 locations, down from 232 in 2015
- **Subway:** 433 locations, down from 445 in 2015

Our report also charts retailer trends within the boroughs. We discovered several interesting trends this year:

- Dunkin Donuts added 24 new stores citywide, the greatest increase in new stores of any chain.
- Dollar Tree expanded its footprint more than any other chain, rebranding all Deals locations as Dollar Tree stores and opening additional stores.³
- Dollar Tree opened or rebranded 22 locations in Brooklyn, 16 locations in the Bronx, 6 in Manhattan, 17 in Queens, and 2 on Staten Island.
- CVS opened 13 stores in Queens, the most of any chain in a single borough.
- Subway closed 15 locations in Manhattan, the largest drop of for any national retailer in any borough.
- Overall, 166 retailers have more of their stores in Manhattan than any other borough, 60 retailers have more of their stores in Queens than any other borough, 44 have the most stores in Brooklyn, 15 have the most in the Bronx, and three have the most on Staten Island.
- Only 136 out of the 303 retailers (45 percent) have any locations in the Bronx, compared to 255 (84 percent) in Manhattan, 200 (66 percent) in Queens, 183 (60 percent) in Brooklyn, and 157 (52 percent) on Staten Island.
- A total of 48 retailers have no locations outside Manhattan, most notably Pret A Manger, which has all 42 New York City locations in Manhattan, Papyrus with 22, and Chop't with 17.
- Four retailers have their only locations in Queens: Gold's Gym, Bare Escentuals, Puma, and Easy Spirit.
- Two retailers have their only locations on Staten Island: Stride Rite and Build-A-Bear Workshop.

Every year, we add new national retailers to our ranking. This year, we added nine new retailers:

- Vivi's Bubble Tea
- Kung Fu Tea
- Aroma Espresso Bar
- Gong Cha
- Totto Ramen
- Liquiteria

- Sweetgreen
- Chick-fil-A
- DAVIDs TEA

This year the 10314 zip code, home to the Staten Island Mall, took the top place for highest number of national retailer locations at 183, up from 176 last year. Manhattan's 10001 zip code in Midtown/Koreatown that is home to the Manhattan Mall and the Herald Square shopping areas has the second highest number of locations at 169, down from 172 last year; it is followed by 10003 in Manhattan's East Village (161 locations). Zip code 11201 in Brooklyn Heights / Downtown Brooklyn has the largest number of national retailer locations in that borough at 139; zip code 11234, home to Kings Plaza Shopping Center in Flatlands, is a close second at 133 locations. In Queens, zip code 11373 in Corona/Elmhurst, home to the Queens Center Mall, has the highest number of chain stores in that borough (129). In the Bronx, zip code 10475 in Baychester / Co-op City has the highest number of chain stores of any zip code in that borough (86).

Increases in retailer locations by zip code were modest this year. The biggest increase was in the 10475 zip code in Baychester / Co-op City in the Bronx, which saw an increase of nine locations, followed by seven-location increases in 10018 (Manhattan Midtown West), 10314 (New Springville, Staten Island), 10451 (High Bridge / Morrisania in the Bronx), 11372 (Jackson Heights, Queens), 11212 (Brownsville, Brooklyn), and 11430 (JFK Airport).

Manhattan still has the largest number share of national retailer locations in the city at 37 percent of all locations, followed by Queens at 23 percent, Brooklyn at 21 percent, the Bronx at 12 percent, and Staten Island at 6 percent. Manhattan also has the highest concentration of chain stores at 115 locations per square mile. The remaining boroughs have significantly fewer chain stores per square mile: Brooklyn (35), Queens (15), the Bronx (11), and Staten Island (7). Overall there are 24 chain stores per square mile and 1,181 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.

[Download](#) the full report.

¹ CUF defines a “national retailer” as one that has at least two locations in New York City and at least one location outside the city limits.

² The data for this report was compiled in July 2016.

³ Dollar Tree acquired the Deals chain in 2006, but only rebranded the locations at the beginning of 2016.

Center for an Urban Future (CUF) is a catalyst for smart and sustainable policies that reduce inequality, increase economic mobility, and grow the economy in New York City. An independent, nonpartisan policy organization, CUF uses fact-based research to elevate important and often overlooked issues onto the radar of policymakers and advance practical solutions that strengthen New York and help all New Yorkers participate in the city's rising prosperity.

This report was written by Christian González-Rivera and edited by Eli Dvorkin. Research support from Mahalia Thomas.

Support for Center for an Urban Future has been provided by the **Bernard F. and Alva B. Gimbel Foundation**. We are also grateful for support from **Fisher Brothers** for CUF's Middle Class Jobs Project.

RELATED PRESS

Number of Chain Stores Drops on the Lower East Side in 2016

The Lo-Down , December 08, 2016

Eleven retail chains have left New York City this year

Crain's New York Business, by Gerald Schifman, December 08, 2016

Somehow, It's Even More Impossible for New Yorkers to Avoid Dunkin' Donuts in 2016

Grub Street, by Clint Rainey, December 09, 2016

Dunkin' Donuts is largest chain store in NYC; expands in outer boroughs, report says

amNewYork, by Tobias Salinger, December 08, 2016

Starbucks and Dunkin' Donuts are leading the retail chain takeover of NYC

Fast Company, December 08, 2016

Chain stores flock to outer boroughs while locations drop in Manhattan

The Real Deal, by Kathryn Brenzel, December 08, 2016

National Brand Are Slowly Leaving Manhattan for Outer Borough Frontiers

Bisnow, by Benjamin Mazzara, December 09, 2016

How many chain stores are there are on Staten Island?

Staten Island Advance, by Tracey Porpora, December 08, 2016

National Chain Stores Decline In Manhattan

GlobeSt. , by Rayna Katz, December 09, 2016

Retail Chain Stores in Bushwick Are On the Rise, Report Indicates

Bushwick Daily, by Magdalena Waz, December 08, 2016

Dunkin' Donuts and Dollar Tree Stores are Proliferating in The Bronx

DNAinfo, by Eddie Small, December 13, 2016

National chains ditch Manhattan and head for the outer boroughs

Curbed, by Rachel Sugar, December 08, 2016

South Bronx's First Chipotle to Open This Month

DNAinfo, by Eddie Small, March 03, 2017

Council speaker Melissa Mark-Viverito releases proposals to bolster retail sector

amNewYork, by Sarina Trangle and Ivan Pereira, December 14, 2017

New York City Mayor Bill de Blasio Clearly Doesn't Think There Is a Starbucks on Every Corner

The Street, by Brian Sozzi, April 19, 2017

'State of the Chains' shows 4.2 % growth

Bronx Times, by Patrick Rocchio, January 21, 2017

Upper West Side zoning law limiting chains has yielded mixed results since 2012

amNewYork, by Sarina Trangle, June 19, 2017

Mom-and-Pop Dollar Stores Fight to Survive as Chains Move In

New York Times, by Winnie Hue and Emily Palmer, July 13, 2017

Subway introduces self-order kiosks and free Wi-Fi, just not in NYC

amNewYork, by Lisa L. Colangelo, July 17, 2017

Starbucks outrage boils over on Avenue A

The Villager, by Scott R. Axelrod, July 21, 2017

Local coffee shops holding their own against Starbucks, Dunkin' Donuts, report says

amNewYork, by Sarina Trangle, July 24, 2017

Can't pay up: Payless Shoes may shut down 1,000 stores

The Real Deal, by Kathryn Brenzel, February 10, 2017

New York City once repelled fast-food chains. Now it is their hottest market

Crain's New York Business, by Aaron Elstein , November 06, 2017

Big retail chains are rapidly closing in New York City

Fox Business, by Jade Scipioni, January 28, 2019

The exodus of New York City's endangered middle class

New York Post, by John Aidan Byrne, December 22, 2018

Big Retail, Food Chains Closing Shop In New York City In Record Numbers

Yonkers Daily Voice, by Zak Failla, January 10, 2019

Shake Shack shares fall as restaurants cannibalize one another

Crain's New York Business, by Aaron Elstein, February 25, 2020



CENTER FOR AN URBAN FUTURE
120 Wall Street, 20th Floor, New York, NY 10005

cuf@nycfuture.org © All Rights Reserved.