



This report was written by Sara Bellan and Charles Shaviro and edited by Jonathan Bowles and Eli Dvorkin.

# Center *for an* Urban Future

**Center for an Urban Future** (CUF) is a leading New York City-based think tank that generates smart and sustainable public policies to reduce inequality, increase economic mobility, and grow the economy.

General operating support for the Center for an Urban Future has been provided by The Clark Foundation, the Bernard F. and Alva B. Gimbel Foundation, and the Altman Foundation.

## **EXECUTIVE DIRECTOR**

Jonathan Bowles

## **EDITORIAL & POLICY DIRECTOR**

Eli Dvorkin

## **EVENTS AND OPERATIONS MANAGER**

Stephanie Arevalo

## **RESEARCHER AND MULTIMEDIA SPECIALIST**

Melissa Lent

## **DATA RESEARCHER**

Charles Shaviro

## **BOARD OF DIRECTORS**

Gifford Miller (Chairman)

Margaret Anadu

Jonathan Bowles

Michael Connor

Russell Dubner

Lisa Gomez

Jalak Jobanputra

Kyle Kimball

David Lebenstein

Eric S. Lee

Monisha Nariani

Max Neukirchen

Andrew Reicher

John Siegal

Thomas Vecchione

## **CONTENTS**

---

<b>INTRODUCTION</b>	<b>3</b>
<b>SIDEBAR: WHERE THE CHANGE IS OCCURRING</b>	<b>9</b>
<b>NEW YORK CITY'S LARGEST NATIONAL RETAILERS, 2021</b>	<b>11</b>
<b>NATIONAL RETAILER GROWTH BY INDUSTRY CATEGORY, 2020-2021</b>	<b>22</b>
<b>NATIONAL RETAILERS IN NYC BY ZIP CODE</b>	<b>23</b>
<b>MANHATTAN</b>	<b>28</b>
<b>BROOKLYN</b>	<b>31</b>
<b>QUEENS</b>	<b>33</b>
<b>BRONX</b>	<b>36</b>
<b>STATEN ISLAND</b>	<b>37</b>

# STATE OF THE CHAINS, 2021

**Chain retailers began a slow return to New York City in 2021, adding 186 stores** across the five boroughs as the pace of commercial activity picked up following the most challenging year on record. After 12.8 percent of chain retailer locations closed in 2020, the city saw a 2.7 percent increase in 2021, breaking a three-year streak of net losses in chain stores (before 2020, NYC lost 3.7 percent of locations in 2019 and 0.3 percent of locations in 2018). But this year's bounce back—largely powered by the reopening of 260 stores that had shuttered in 2020—still leaves the city well short of pre-pandemic levels.

CUF's fourteenth annual analysis of national retailer locations in New York City finds a number of encouraging signs for New York's chain retail sector. Of the 1,021 store locations that shuttered in 2020, a little over a quarter (260) reopened in 2021. Several retailers went beyond reopening locations that closed last year and actually exceeded their pre-pandemic store count—including Pret A Manger, Shake Shack, Insomnia Cookies, Wingstop, and Kiehl's. Meanwhile, far fewer national retailers shut down altogether this past year, with just eight chains closing all their stores in the city, compared to 27 last year.

However, there were other less promising trends. Apart from the 260 stores that reopened after closing in 2020, there was a net decline of 74 stores this year. And although the 307 national retailers in our report increased their overall number of store locations from 6,970 at the end of 2020 to 7,156 today, this is still 10 percent below the 7,948 chain stores we counted in 2019 and 12 percent below the 8,136 chain stores in 2018.

The mixed data on chains appears to mirror broader trends in New York's retail recovery from the pandemic. The city was home to 300,800 retail jobs in October 2021, a significant rebound after falling to 224,600 jobs in April 2020, but still 11 percent below the 339,500 jobs in the month before the pandemic (February 2020).<sup>1</sup>

In 2021, Manhattan saw the largest numerical gain in chain retailer locations, adding 86 stores—a 3.4 percent increase. This partially reverses the disastrous year for Manhattan-based chain stores in 2020, when the number of national retailer locations shrank by 17.4 percent. Staten Island saw the fastest rate of increase this year, with its chain store footprint jumping by 4.5 percent, or 19 stores. Brooklyn added 41 stores (+2.7 percent), Queens added 30 stores (+1.9 percent), and the Bronx added 10 stores (+1.1 percent). Manhattan, powered by re-openings, accounted for 46 percent of the growth in stores locations in 2021, after accounting for over half (51 percent) of closures in 2020. None of the boroughs was able to return to 2019 levels.

**Number of Chain Stores by Borough, 2021 and 2020**

	2021	2020	Pct. Change
Bronx	927	917	1.1%
Brooklyn	1,564	1,523	2.7%
Manhattan	2,591	2,505	3.4%
Queens	1,631	1,601	1.9%
Staten Island	443	424	4.5%
Total	7,156	6,970	2.7%

This year's report, based on data compiled from store locators between October 20, 2021, and November 26, 2021, finds that while chain retailers' total footprint expanded in 2021, the largest retailers in New York City were still feeling the effects of the pandemic and subsequent economic headwinds. Dunkin', still the city's largest retailer after shuttering 18 of its stores in 2020, opened or reopened 26 locations in 2021 while also closing a handful of additional outposts, resulting in a net increase of just one store across the five boroughs. Metro by T-Mobile (formerly MetroPCS), the second-largest chain retailer in the city, had a net decrease of 21 locations, despite reopening 11 stores this year. Of the top 10 largest retailers in New York City, four saw a year-over-year decrease in locations in 2021 (Metro by T-Mobile, Duane Reade, T-Mobile, and McDonald's). In total, the retailers added just 12 stores, an average of just over 1 per retailer, as they grew by a mere 0.4 percent.

Many chains across the city saw a net increase in their footprint, boosted by store reopenings. The largest increases were: Taco Bell (+28), Jimmy Jazz (+27), Pret A Manger (+23), Le Pain Quotidien (+23), Pizza Hut (+22), Subway (+21), Enterprise (+20), Soul Cycle (+19), and Popeye's (+18).

In last year's analysis, we noted that many retailers reported significant numbers of temporary closures. This year, 260 of these store locations reopened their doors after closing in 2020. Leading the pack with 10-plus re-openings: Jimmy Jazz reopened 26 store locations; Pret A Manger reopened 19 locations, Soul Cycle reopened 17 locations; Baskin-Robbins reopened 17 locations; Starbucks reopened 13 locations; Subway reopened 13 locations; Dig (formerly Dig Inn) reopened 12 locations; MAC Cosmetics reopened 12 locations; and Metro by T-Mobile reopened 11 locations.

While chain retailers gained ground overall this year, a number shuttered their doors completely. Eight total retailers—including merchandisers selling clothing, beauty products, coffee, edible gifts, and one travel agency—closed their doors completely in 2021. Apparel chains Century21 (-5), Kenneth Cole (-1), French Connection (-1), and Fossil Accessory (-1), closed all of their stores in 2021, although Century21 has since announced plans to return to New York City, despite their store closures and bankruptcy. Edible gift chain Godiva Chocolatier shut all New York City-based locations (-3). Beauty supply store Ricky's (-1) closed

its final location, after a steep decline from 14 locations in 2017. Coffee shop Aroma Espresso Bar closed its last New York City-based location, as did travel agency Liberty Travel, which shuttered its remaining two locations in New York City between 2020 and 2021, unable to withstand the pandemic-era decline of tourism.

Last year's report showed significant closures of merchandise retailers throughout the city—perhaps the combined result of the pandemic's continuing effect on in-person activity and further growth in e-commerce and online retailer competitors. While trends of closures continued among merchandise retailers, several increased their overall footprint between 2020 and 2021. The level of closures among merchandisers was significantly lower than in 2020.

- Merchandisers continuing to decline included: Victoria's Secret (down from 13 to 9 stores), Footaction (down from 14 to 10 stores), Children's Place (down from 28 to 24 stores), Solstice Sunglass Boutique (down from 7 to 4 stores), and Banana Republic (from 11 to 6).
- However, some merchandisers increased their total footprint across the city, including: Target (from 25 to 32 stores), Burlington Coat Factory (from 14 to 18 stores), and Old Navy (from 17 to 23 stores).

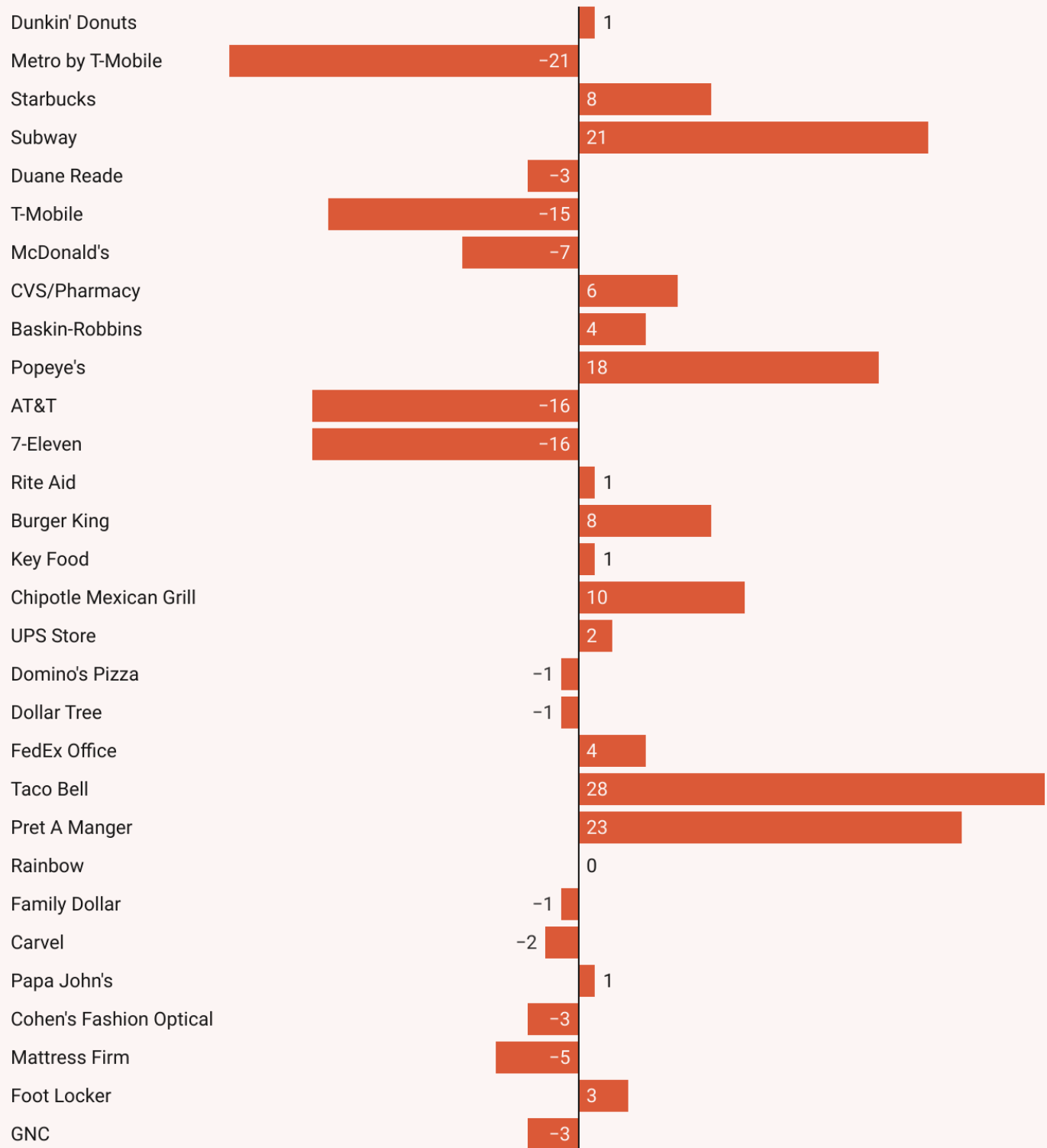
In 2021, 16 percent of merchandising retailers experienced an increase in locations, 50 percent experienced no change, and 34 percent experienced a decrease. In 2021, no merchandise retailer experienced a decline of *larger* than 5 store locations (with Century21's closure of all 5 stores being the largest decline), compared to the significant closures reported in 2020.

While merchandisers continued to struggle in 2021, other sectors experienced significant growth. Food-service chains including fast-casual bakeries, fast-casual restaurants, pizza stores, retail bakeries, and fast-food restaurants all saw impressive increases, while other food industries grew more modestly:

- Fast-casual bakeries increased by 49 percent, followed by fast-casual restaurants (+17 percent), pizzerias (+11 percent), retail bakeries (+9 percent), fast-food restaurants (+7 percent), and tea shops (+5 percent), grocers (+2 percent), and coffee shops (+1 percent).

## 2021's Largest Retailers' Slow Rebound

Net change in # of NYC store locations in 2021 for this year's thirty biggest national retailers



Data compiled between October 20, 2021 and November 26, 2021 from retailer website store locators.

Created with Datawrapper

- Other significant industry increases included: pet supplies stores (+22 percent), health clubs and exercise studios (+14 percent), beauty salons and supplies stores (+8 percent), and optical goods and optometrists (+7 percent).
- Health clubs, fitness studios, and exercise gyms made substantial gains, reopening many stores after widespread 2020 closures amid COVID-19 concerns. Soul Cycle (0 to 19 locations), Rumble (2 to 6), Tiger Schulmann's (from 11 to 12), and Crunch (from 25 to 27) all increased their location numbers. Equinox Fitness Club and Peloton both maintained their 2020 level, at 34 and 4 locations, respectively.

After last year's record closures among sandwich shops, fast food burger chains, ice cream and yogurt chains, and health and exercise studios, 2021 saw the reopening of many stores in these industries. Many of the sectors that had significant declines in 2020 seem to be on the road to economic recovery, although very few are matching 2019 numbers:

- Although only 28 percent of New Yorkers had returned to in-person work as of October 2021, even a modest rebound of office workers eating lunch in the city's central business districts appears to have contributed to notable gains for sandwich and soup shops this year.<sup>2</sup> While not quite reaching 2019 levels, many saw significant increases, including: Subway (from 257 stores in 2020 to 278 stores in 2021), Le Pain Quotidien (from 12 to 35), Potbelly Sandwich Shop (from 10 to 13), and Hale & Hearty Soups (from 13 to 16). Of all the soup and sandwich shops that declined last year, Au Bon Pain was the only chain to *not* increase its numbers, closing an additional 2 stores between 2020 and 2021 (from 11 to 9). Pret A Manger surpassed their pre-pandemic footprint, reaching 63 total locations in 2021, up from 40 in 2020 and 56 in 2019.
- Increases among burger chains between 2020 and 2021 include: Burger King (from 97 to 105), Shake Shack (from 20 to 36), and White Castle (20 to 24). Each of these retailers also surpassed their pre-pandemic 2019 totals this year.
- While some ice cream and yogurt shops increased between 2020 and 2021, other chains continued to face declines. Those that increased include: Baskin-Robbins (171 to 175), Red Mango (7 to 8), Häagen-Dazs (12 to 14), and Cold Stone Creamery (7 to 8). At the same time, Ben & Jerry's (6 to 4), Pinkberry (10 to 9), Dairy Queen (3 to 2), and Tasti D-Lite (4 to 2) all continued to decline.
- Pizza stores and restaurants with increases include: Pizza Hut (from 12 to 34), Papa Johns (from 54 to 55), Famous Famiglia Pizzeria (from 9 to 10), and Chuck E. Cheese (from 6 to 7). Both Uno Pizzeria & Grill and Two Boots Pizza maintained their 2020 numbers, at 3 and 4 locations, respectively. Only two pizza stores declined in number this year: Little Caesar's (from 21 to 19) and Domino's Pizza (from 90 to 89). Pizza Hut and Papa Johns' gains lifted above their pre-pandemic 2019 levels.
- Beauty stores with increases include: M·A·C Cosmetics (10 to 22), Kiehl's (9 to 20), Bath & Body Works (13 to 14), and Lush (6 to 7). Kiehl's surpassed their 2019 numbers, perhaps benefiting from more New Yorkers doing hair and cosmetics at home during the pandemic.

Different sectors such as beauty and pizza saw substantial increases, some even surpassing 2019 numbers in locations:

Even as the city moved toward recovery, some stores continued to log significant year-over-year declines of over 10 locations since the 2020 report, including: Metro by T-Mobile (-21), 7-Eleven (-16), AT&T (-16), T-Mobile (-15), and GameStop (-12).

111 retailers held steady, with no reported changes to their 2020 location totals. These included brands such as: Rainbow (59), Equinox Fitness Club (34), Staples (32), Sephora (25), Applebee's (22), Gap (21), P.C. Richard & Son (21), Danice Stores (18), Chop't Salad (18), H&M (17), Blue Bottle Coffee (17), Lori's Gift (17), Bareburger (17), Whole Foods (15), Pep Boys (14), Raymour & Flanigan Furniture (14), Advance Auto Parts (13), Dr. Jay's (13), Claire's (13), and Baked By Melissa (12).

## Chain Retailers Reopened Stores That Shuttered in 2020

Number of stores closed in 2020 that reopened in 2021, by retailer with 2+ reopenings

	Retail Chain	# Stores Reopened in 2021
1	Jimmy Jazz	26
2	Pret A Manger	19
3	Baskin-Robbins	17
4	Soul Cycle	17
5	Starbucks	13
6	Subway	13
7	M·A·C Cosmetics	12
8	Dig	12
9	Metro PCS	11
10	Dunkin' Donuts	9
11	Enterprise	9
12	Le Pain Quotidien	8
13	Shake Shack	7
14	Old Navy	6
15	Petco	5
16	Hale & Hearty Soups	5
17	Burlington Coat Factory	4
18	Rumble	4
19	BCBG Max Azria	3
20	Tumi	3
21	Just Salad	3
22	Potbelly Sandwich Shop	3
23	Kung Fu Tea	3
24	Charlotte Russe	2
25	Checkers	2
26	Duane Reade	2
27	T-Mobile	2
28	CVS/Pharmacy	2
29	Popeye's	2
30	Staples	2
31	White Castle	2
32	Au Bon Pain	2
33	Taco Bell	2
34	Boston Market	2
35	Red Mango	2
36	Joe Coffee	2
37	Blue Bottle Coffee	2
38	Warby Parker	2

Data compiled between October 20, 2021 and November 26, 2021 from retailer website store locators.

Created with Datawrapper

## Top Ten Chain Retailers in Each Borough

Bronx	Brooklyn	Manhattan	Queens	Staten Island
Dunkin' Donuts (89)	Dunkin' (138)	Starbucks (187)	Dunkin' Donuts (191)	Dunkin' Donuts (39)
Metro by T-Mobile (73)	Metro by T-Mobile (108)	Dunkin' Donuts (162)	Metro by T-Mobile (75)	CVS/Pharmacy (19)
T-Mobile (46)	T-Mobile (60)	Duane Reade (104)	T-Mobile (73)	Subway (18)
Subway (41)	Duane Reade (52)	Subway (98)	Subway (72)	Metro by T-Mobile (15)
McDonald's (40)	McDonald's (50)	CVS/Pharmacy (66)	Baskin-Robbins (62)	Baskin-Robbins and Starbucks (12)
Baskin-Robbins (33)	Subway and Popeye's (49)	Pret A Manger (62)	Duane Reade (57)	7-Eleven (11)
Duane Reade (27)	Starbucks (47)	FedEx Office (54)	CVS/Pharmacy (51)	T-Mobile, Duane Reade, Burger King, and Carvel (10)
Popeye's (26)	Burger King and Key Food (35)	Chipotle Mexican Grill (53)	Starbucks (48)	McDonald's, AT&T, and Domino's Pizza (7)
Rite Aid (18)	Rite Aid (34)	T-Mobile (52)	McDonald's (45)	Dollar Tree, Wendy's, and Autozone (6)
Burger King and Domino's Pizza (17)	AT&T and CVS/Pharmacy (29)	UPS Store (50)	7-Eleven (43)	Key Food, Enterprise, Family Dollar, and Stop and Shop (5)

Last year's record-breaking closures saw 27 retailers shut all of their locations in the five boroughs, for a total of 299 closed stores. This year just eight retailers shuttered completely, losing 15 locations in total.

### Retailer trends since last year

For the fourteenth consecutive year, Dunkin' tops our list as the largest national retailer in New York City, with a total of 619 locations, a net increase of one store since 2020. Metro by T-Mobile remains the second-largest national retailer in the city at 312 stores, with a decrease of 22 stores since 2020, likely due to continued consolidations with parent company T-Mobile. Starbucks rounds out the top three, with 310 locations and a net increase of 8 stores since 2020. Completing the top ten national retailers in New York are: Subway (with 278 stores), Duane Reade/Walgreens (250), T-Mobile (241), McDonald's (191), CVS/Pharmacy (178), and Baskin-Robbins (175). There are 15 retailers with at least 100 stores across the five boroughs, up from 14 last year.

Starbucks has more stores in Manhattan than any other national retailer, with 187 total locations. In all other boroughs, Dunkin' is the top retailer with 191 locations in Queens, 138 locations in Brooklyn, 89 locations in the Bronx, and 39 locations on Staten Island. Brooklyn and the Bronx share the same list of top three chain retailers: Dunkin', Metro by T-Mobile, and T-Mobile. The top three retailers in Queens are Dunkin', Metro by T-Mobile, and T-Mobile (the same three from 2020).

Manhattan's biggest three retailers are: Starbucks, Dunkin', and Duane Reade. Finally, Staten Island's top three are: Dunkin', CVS/Pharmacy, and Subway.

Among the largest pharmacy chains, Duane Reade/Walgreens remains the top pharmacy in all five boroughs except Staten Island, where CVS/Pharmacy continues to take the top spot. After Dunkin' (39), Subway remains the most popular fast-food chain in Staten Island with 18 locations. In Queens, Subway maintained its spot as the second-largest food chain at 72 stores, while Baskin Robbin's numbers decreased to 62 locations across the borough. Once again, Starbucks was the largest food retailer in Manhattan, with Dunkin' a close second at 162 locations. In Brooklyn, McDonalds maintained 50 locations between 2020 and 2021, the second-largest fast-food chain in the borough after Dunkin'. Similarly, in the Bronx, Subway was the second-highest food retailer at 41 locations, following Dunkin's 89 locations, and just beating out McDonald's 40 locations.

### Borough Trends

Our State of the Chains report also charts retailer trends throughout the five boroughs. Manhattan continued to lead as the borough with the highest number of retailers, including more retailers with the majority of their locations in the borough and more retailers that have their sole location(s) in the borough.



## WHERE THE CHANGE IS OCCURRING

The largest national retailers have locations 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' locations increased by one store citywide since last year, including a net decrease of two stores in Brooklyn and one in Manhattan, an increase of one store each in the Bronx and Queens, and an increase of two stores on Staten Island.

Retailer	Number of Stores, 2021	Difference, 2020-21	Brooklyn	Bronx	Queens	Manhattan	Staten Island
Dunkin' Donuts	619	1	-2	1	1	-1	2
Metro by T-Mobile	312	-21	-4	-8	-6	-2	-1
Starbucks	310	8	2	1	3	2	0
Subway	278	21	5	0	2	13	1
Duane Reade	250	-3	2	-1	-3	-1	0
T-Mobile	241	-15	-8	-2	-7	2	0
McDonald's	191	-7	0	0	-2	-5	0
CVS/Pharmacy	178	6	0	-1	6	2	-1
Baskin-Robbins	175	4	4	-1	-9	10	0
Popeye's	134	18	7	3	4	3	1

- Overall, 166 retailers had more locations in Manhattan than in any other borough, significantly out ranking the others. 40 retailers had more locations in Queens than in any other borough, compared to 26 in Brooklyn, 8 in the Bronx, and just 6 retailers with the most locations in Staten Island.
- 62 retailers have no locations outside Manhattan, down from last year's 80. The 2020 report saw a large increase in chains with no locations outside of Manhattan, up from 53 in 2019. The largest chains with no locations outside of Manhattan are: Chop't Salad (18), Bluemercury (15), Fresh & Co (11), La Colombe (8), Louis Vuitton (7), and Magnolia (7).

This year, just 137 out of 307 retailers (45 percent) have at least one store in the Bronx, the smallest national retailer presence of the five boroughs. In comparison, 255 out of 307 retailers (83 percent) have locations in Manhattan,

213 (69 percent) have at least one location in Brooklyn, 188 (61 percent) have locations in Queens, and 159 (52 percent) have locations in Staten Island.

Each year we add new national retailers to our ranking. This year we will be adding: IKEA, Timberland, Tacombi, Morton Williams, Sally Beauty, Tiger Sugar, Shaking Crab, Everlane, and Van Leeuwen.

### Zip Code Trends

For the third consecutive year in our study, zip code 10001, home to the Hudson Yards development, as well as the Manhattan Mall and Herald Square shopping areas, claims the top spot for chain store locations with 183 stores. The area saw an increase of 18 stores, rising 11 percent from 165 stores in 2020 to 183 stores in 2021. In second place for the second year in a row was zip code 10314, home to the Staten Island Mall, with 158 stores (increasing from 153 in 2020). 10314 (New Springville) contains 35.7 percent of the total store locations located in Staten Island. Zip code 11201 (Brooklyn Heights) remained Brooklyn's most dense with 148 store locations, an increase of 7 percent from

## METHODOLOGY

Every year since 2008, the Center for an Urban Future (CUF) releases a report analyzing the change in national retailers across New York City. The report tallies the number of chain retailer store locations throughout the city and records trends by retailer, borough, and zip code, and makes comparisons across years.

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. 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 maintain them for the sake of continuity.

We only remove a retailer from the list on the year after the one in which it closed all locations in New York City, if it remains at zero open locations. This year, we removed Sprint, Modell's, Papyrus, New York & Co, Flywheel Sports, Dress Barn, Motherhood Maternity, Justice, Liquiteria, Brooklyn Industries, Pier 1, Lucky Brand Jeans, Pax Wholesome Foods, Johnny Rockets, David's Tea, Thomas Pink, Bose, Maoz Vegetarian, Billabong, Geox, Laila Rowe, and True Religion.

We obtain the data on the number of locations for each retailer from the store locators on each retailer's website, except in cases where the companies were on the verge of closure and had shut down their websites or otherwise did not have a website.

For mobile communications stores, we count only those locations that use the exact name of the retailer, and we do not count authorized retailers that operate under a different name.

This data for this report was compiled between October 20, 2021 and November 26, 2021.

Year-over-year growth in chains is calculated based on the national retailers we included in last year's report. Retailers added this year are not yet included to ensure an accurate comparison.

2020 which vaulted it up to the third spot. The zip code with the fourth most chain store locations was 10003 (East Village) at 142, just pacing zip code 10019 (Midtown West), which closed out the top five.

In Queens, 11373 (Corona/Elmhurst), home to the Queens Center Mall, was the top zip code for chain retailer locations with 124 stores (up from 123 in 2020). Zip code 11373 is home to the Queens Center Mall. In the Bronx, zip code 10475 (Baychester/Co-op City), home to the Bay Plaza Shopping Center, has the highest number of chain stores of any zip code in that borough with 91. 10475 had a year-over-year increase of 7 percent between 2020 and 2021.

Following last year's study, which saw only six of the city's zip codes increase their number of chain locations, far more zip codes made gains in 2021. 103 zip codes (47 percent) saw an increase in the number of chain store locations. 18 different zip codes saw growth in chain store locations of 15 percent or higher. Only 53 (24 percent) of the city's zip codes saw a decrease, while the remaining 54 zip codes maintained their 2020 numbers.

The largest increase was in the 10001 zip code, where 18 stores were added in 2021. Following 10001, 10017 (Midtown East) added the second most chain stores (+14), while 11201 (Brooklyn Heights) came in third by adding 10 stores. This was followed by 10019

(Midtown West) and 11234 (Flatlands), which added 9 stores and 8 stores, respectively. Next were 11430 (JFK Airport), 10016 (Murray Hill), and 10018 (Midtown West), which added 7 stores each.

Of the 103 zip codes that saw a year-over-year increase from 2020 to 2021, a plurality (33 zip codes, 32 percent) were located within Manhattan, while Queens was a close second with 29 of them (28.2 percent). Brooklyn contained the third-highest number of zip codes that saw increases in chain store locations with 22, followed by the Bronx (12), and Staten Island (7).

Of all national retailer location in New York City, 36 percent are located within Manhattan, a plurality that has been held since the beginning of the State of the Chains reports. Queens ranks second with 23 percent. Brooklyn contains 22 percent of total chain store locations in NYC, while 13 percent are located in the Bronx and 6 percent are in Staten Island. Manhattan, Brooklyn, and Staten Island all saw an increase in their share of chain store locations between 2020 and 2021, while Queens and the Bronx saw a decrease.

Manhattan continued to rank as the borough with the highest concentration of chain store locations, with 113.5 locations per square mile, far beyond that of the other boroughs. There are 22.1 chains per square mile in Brooklyn, 22.0 per square mile in the Bronx, 15.0 per square mile in Queens, and 7.6 per square mile in Staten Island. Overall there are 23.6 chain stores per square

# NEW YORK CITY'S LARGEST NATIONAL RETAILERS, 2021

Retail Chain	Category	2021	2020	2019	2018	2017	Brooklyn	Bronx	Queens	Manhattan	Staten Island
Dunkin'	Coffee Shops	619	618	636	624	612	138	89	191	162	39
Metro by T-Mobile	Cellular Telephones (Services)	312	333	468	471	444	108	73	75	41	15
Starbucks	Coffee Shops	310	302	351	327	312	47	16	48	187	12
Subway	Restaurants, fast-food	278	257	287	330	433	49	41	72	98	18
Duane Reade	Pharmacies	250	253	317	263	260	52	27	57	104	10
T-Mobile	Cellular Telephones (Services)	241	256	245	252	236	60	46	73	52	10
McDonald's	Restaurants, fast-food	191	198	203	207	215	50	40	45	49	7
CVS/Pharmacy	Pharmacies	178	172	170	158	149	29	13	51	66	19
Baskin-Robbins	Ice cream	175	171	217	227	221	19	33	62	49	12
Popeye's	Restaurants, fast-food	134	116	105	99	95	49	26	34	22	3
AT&T	Cellular Telephones (Services)	119	135	136	118	60	29	15	32	36	7
7-Eleven	Other retail	116	132	141	141	140	18	7	43	37	11
Rite Aid	Pharmacies	110	109	119	178	179	34	18	27	28	3
Burger King	Restaurants, fast-food	105	97	104	103	94	35	17	28	15	10
Key Food	Grocers	104	103	108	113	N/A	35	14	39	11	5
Chipotle Mexican Grill	Restaurants, fast-casual	95	85	79	79	74	18	8	14	53	2
UPS Store	Other retail	94	92	87	87	N/A	21	0	20	50	3
Domino's Pizza	Pizza	89	90	88	91	84	23	17	20	22	7
Dollar Tree	Discount retail	73	74	84	86	73	27	14	22	4	6
FedEx Office	Other retail	68	64	64	65	61	8	2	2	54	2
Taco Bell	Restaurants, fast-food	68	40	40	32	26	14	12	13	25	4
Pret A Manger	Restaurants, fast-casual	63	40	56	55	50	1	0	0	62	0
Rainbow	Clothing and accessories	59	59	61	62	63	21	17	13	7	1
Family Dollar	Discount retail	56	57	58	61	79	23	15	12	1	5
Carvel	Ice cream	55	57	54	53	50	15	7	21	2	10
Papa John's	Pizza	55	54	53	52	54	18	10	18	7	2
Cohen's Fashion Optical	Optical Goods and Optometrists	51	54	56	57	54	10	6	9	23	3

Retail Chain	Category	2021	2020	2019	2018	2017	Brooklyn	Bronx	Queens	Manhattan	Staten Island
Mattress Firm	Other retail	50	55	68	88	90	12	7	16	11	4
Foot Locker	Shoes	50	47	43	44	44	14	13	8	14	1
GNC	Vitamin & Food Supplements	48	51	99	107	110	7	10	12	17	2
Wendy's	Restaurants, fast-food	47	43	43	45	42	9	8	13	11	6
Golden Krust	Restaurants, fast-food	46	47	48	63	61	21	11	10	4	0
Enterprise	Other retail	45	25	25	N/A	N/A	11	4	16	9	5
GameStop	Games and toys	43	55	61	68	68	14	10	11	5	3
KFC	Restaurants, fast-food	39	40	42	45	45	13	7	13	5	1
Autozone	Automobile repair, parts, and service	39	38	38	40	31	13	10	10	0	6
Shake Shack	Restaurants, fast-casual	36	20	25	22	18	3	2	7	21	3
Le Pain Quotidien	Bakeries, fast-casual	35	12	37	39	41	1	0	0	34	0
Equinox	Health Clubs, Studios & Gymsnasiums	34	34	33	32	30	3	0	0	31	0
Foodtown	Grocers	34	33	33	32	N/A	10	10	7	7	0
Sweetgreen	Restaurants, fast-casual	34	30	25	21	17	4	0	0	30	0
Pizza Hut	Pizza	34	12	14	18	19	9	8	12	3	2
Associated Supermarkets	Grocers	33	34	33	34	N/A	14	5	6	5	3
Staples	Office Supplies	32	32	35	38	47	7	3	8	12	2
Target	Department Stores	32	25	22	19	12	8	3	6	12	3
Vitamin Shoppe	Vitamin & Food Supplements	29	31	35	37	37	8	2	5	12	2
Edible Arrangements	Other retail	29	28	30	35	39	7	3	8	8	3
Crunch	Health Clubs, Studios & Gymsnasiums	27	25	24	23	24	8	1	2	14	2
Jimmy Jazz	Clothing and accessories	27	0	26	25	26	12	8	5	4	2
Stop & Shop	Grocers	26	27	26	24	N/A	4	5	12	0	5
Kung Fu Tea	Tea Shops	26	20	27	23	20	7	0	7	11	1
Vivi's Bubble Tea	Tea Shops	25	31	31	26	21	7	0	4	12	2
Juice Press	Juice Bars	25	26	29	30	26	4	0	0	21	0
Marshalls	Department Stores	25	26	26	24	22	6	6	5	7	1
Sephora	Beauty salons, equipment, supplies, and products	25	25	23	21	23	4	1	3	16	1
Gong Cha	Tea Shops	25	20	18	15	11	5	0	9	10	1
Children's Place	Clothing and accessories	24	28	35	38	38	6	7	7	3	1
Checkers	Restaurants, fast-food	24	28	34	31	37	7	5	7	4	1

Retail Chain	Category	2021	2020	2019	2018	2017	Brooklyn	Bronx	Queens	Manhattan	Staten Island
Tj Maxx	Department Stores	24	25	24	22	18	3	4	7	7	3
White Castle	Restaurants, fast-food	24	20	22	22	23	4	7	7	4	2
Gregory's Coffee	Coffee Shops	23	26	24	24	24	1	0	0	22	0
Verizon Wireless	Cellular Telephones (Services)	23	25	27	32	31	3	1	3	15	1
Five Guys	Restaurants, fast-food	23	22	24	24	22	4	1	5	12	1
Paris Baguette	Bakeries, retail	23	21	23	22	16	1	0	12	9	1
Just Salad	Restaurants, fast-casual	23	19	21	20	19	1	0	0	22	0
IHOP	Restaurants, fast-casual	23	19	20	21	21	6	6	6	4	1
Old Navy	Clothing and accessories	23	17	23	18	18	5	3	7	5	3
NY Sports Clubs	Health Clubs, Studios & Gymsnasiums	22	25	53	51	53	2	0	6	14	0
V.I.M.	Clothing and accessories	22	24	27	28	28	11	5	2	4	0
Applebee's	Restaurants, fast-casual	22	22	24	27	28	5	5	5	3	4
Home Depot	Home Centers	22	21	21	21	21	5	3	9	2	3
Petco	Pet supplies	22	18	19	14	14	6	3	7	4	2
M-A-C Cosmetics	Beauty salons, equipment, supplies, and products	22	10	34	34	22	4	2	3	11	2
Gap (including GapKids & BabyGap)	Clothing and accessories	21	21	28	29	33	5	3	4	7	2
PC. Richard & Son	Electronics	21	21	21	21	21	7	2	7	4	1
Sunglass Hut	Clothing and accessories	21	19	19	20	24	3	2	4	10	2
Auntie Anne's Pretzels	Bakeries, retail	21	17	17	21	23	5	3	6	6	1
Joe Coffee	Coffee Shops	21	17	17	16	15	1	0	1	19	0
Rent-A-Center	Furniture	20	25	28	32	35	5	6	5	2	2
Party City	Other retail	20	18	18	21	17	4	6	4	4	2
Bluestone Lane	Coffee Shops	20	16	19	N/A	N/A	1	0	0	19	0
LensCrafters	Optical Goods and Optometrists	20	13	14	13	17	3	1	3	11	2
Kiehl's	Beauty salons, equipment, supplies, and products	20	9	9	9	9	1	0	2	17	0
Dig Inn	Restaurants, fast-casual	20	6	25	19	15	1	0	0	19	0
Little Caesar's	Pizza	19	21	26	37	37	4	7	5	3	0
Wingstop	Restaurants, fast-casual	19	13	10	9	14	7	5	3	3	1
Soul Cycle	Health Clubs, Studios & Gymsnasiums	19	0	21	20	19	3	0	0	16	0

Retail Chain	Category	2021	2020	2019	2018	2017	Brooklyn	Bronx	Queens	Manhattan	Staten Island
Carter's	Clothing and accessories	18	20	21	20	N/A	4	4	6	2	2
Chop't Salad	Restaurants, fast-casual	18	18	20	18	17	0	0	0	18	0
Danice Stores	Clothing and accessories	18	18	18	18	18	4	8	4	1	1
Burlington Coat Factory	Clothing and accessories	18	14	15	13	11	4	5	4	4	1
Paper Source	Other retail	17	19	12	N/A	N/A	2	0	0	15	0
Lori's Gifts	Other retail	17	17	18	17	19	4	3	2	7	1
H&M	Clothing and accessories	17	17	17	17	17	2	1	2	10	2
Blue Bottle Coffee	Coffee Shops	17	17	16	14	12	3	0	0	14	0
Bareburger	Restaurants, fast-casual	17	17	15	21	19	2	0	5	10	0
Boston Market	Restaurants, fast-food	17	16	19	23	20	2	5	8	0	2
Best Buy	Electronics	17	16	16	16	18	4	3	3	6	1
Nathan's Famous	Restaurants, fast-food	16	19	11	13	13	12	2	1	0	1
Hale & Hearty Soups	Restaurants, fast-food	16	13	19	21	23	1	0	0	15	0
Trader Joe's	Grocers	16	13	13	12	7	3	0	2	10	1
Tumi	Other retail	16	10	13	13	12	0	0	5	11	0
Bluemercury	Beauty salons, equipment, supplies, and products	15	16	17	16	10	0	0	0	15	0
Whole Foods	Grocers	15	15	13	13	9	4	0	0	11	0
Aldo	Clothing and accessories	14	15	24	24	23	4	1	2	6	1
Skechers Retail	Shoes	14	15	15	16	15	2	3	3	4	2
Lululemon Athletica	Clothing and accessories	14	15	13	15	11	3	0	0	11	0
Raymour & Flanigan	Furniture	14	14	14	14	14	4	2	4	3	1
Pep Boys	Automobile repair, parts, and service	14	14	14	12	13	2	2	8	0	2
Bath & Body Works	Beauty salons, equipment, supplies, and products	14	13	14	13	13	4	1	5	3	1
Häagen-Dazs	Ice cream	14	12	16	13	15	4	1	3	5	1
Lids	Clothing and accessories	13	15	17	18	18	1	1	0	9	2
American Eagle Outfitters	Clothing and accessories	13	14	14	13	13	2	2	1	6	2
Panera Bread	Bakeries, fast-casual	13	14	13	13	18	2	1	5	3	2
Dr. Jay's	Clothing and accessories	13	13	14	13	17	5	6	1	1	0
Advance Auto Parts	Automobile repair, parts, and service	13	13	13	14	11	3	3	5	0	2
Claire's	Clothing and accessories	13	13	13	13	17	3	2	4	3	1

Retail Chain	Category	2021	2020	2019	2018	2017	Brooklyn	Bronx	Queens	Manhattan	Staten Island
Insomnia Cookies	Bakeries, retail	13	11	10	10	10	1	0	0	12	0
Potbelly Sandwich Shop	Bakeries, fast-casual	13	10	15	15	17	1	0	0	12	0
Chick-fil-a	Restaurants, fast-food	12	14	13	7	4	1	0	2	8	1
Baked By Melissa	Bakeries, retail	12	12	12	12	11	0	0	1	11	0
Tiger Schulmann's	Health Clubs, Studios & Gymsnasiums	12	11	12	12	12	2	0	7	1	2
Panda Express	Restaurants, fast-food	12	11	11	12	8	3	1	3	5	0
Apple	Electronics	12	11	11	11	8	2	1	1	7	1
Lot-Less Closeouts	Discount retail	12	10	10	10	9	1	1	3	6	1
Macy's	Department Stores	12	10	10	9	9	3	3	3	1	2
Fresh & Co	Restaurants, fast-casual	11	17	18	18	16	0	0	0	11	0
Dallas BBQ	Restaurants, fast-casual	11	11	11	11	10	2	2	2	5	0
Zara	Clothing and accessories	11	11	11	10	8	1	0	0	9	1
Footaction	Shoes	10	14	13	13	11	3	1	1	4	1
Bed Bath & Beyond	Housewares	10	12	13	14	12	2	0	2	5	1
J. Crew	Clothing and accessories	10	12	12	15	15	1	0	0	9	0
Pressed Juicery	Juice Bars	10	10	11	11	11	1	0	0	9	0
16 Handles	Yogurt	10	10	8	9	13	1	0	0	9	0
Famous Famiglia Pizzeria	Pizza	10	9	11	16	16	2	0	0	8	0
Swarovski	Jewelry and watches	10	9	8	11	9	1	1	2	5	1
Warby Parker	Optical Goods and Optometrists	10	8	9	9	7	3	0	0	7	0
Krispy Kreme	Bakeries, retail	10	7	N/A	N/A	N/A	0	1	0	9	0
Victoria's Secret	Clothing and accessories	9	13	22	21	19	3	1	1	4	0
Au Bon Pain	Bakeries, fast-casual	9	11	18	25	32	2	1	1	4	1
Oshkosh B'gosh	Clothing and accessories	9	11	11	10	9	2	1	3	2	1
Michael's	Other retail	9	10	12	12	11	2	0	3	1	3
Pinkberry	Yogurt	9	10	11	11	11	2	0	0	7	0
Forever 21	Clothing and accessories	9	9	12	13	9	1	1	3	3	1
Milk Bar	Bakeries, retail	9	9	11	N/A	N/A	1	0	0	8	0
DSW Shoe Warehouse	Shoes	9	9	9	9	9	2	1	1	4	1
Mandee	Clothing and accessories	9	9	9	9	7	3	0	3	2	1
BJ's Wholesale Club	Wholesale Clubs	9	9	8	8	8	3	2	4	0	0
Nordstrom	Clothing and accessories	9	8	7	6	N/A	2	0	0	6	1

Retail Chain	Category	2021	2020	2019	2018	2017	Brooklyn	Bronx	Queens	Manhattan	Staten Island
Napa Auto Parts	Automobile repair, parts, and service	8	9	10	10	10	4	3	1	0	0
Rag & Bone	Clothing and accessories	8	8	N/A	N/A	N/A	1	0	0	7	0
Men's Warehouse	Clothing and accessories	8	8	11	12	12	1	1	2	3	1
Madewell	Clothing and accessories	8	8	9	N/A	N/A	2	0	0	6	0
La Colombe	Coffee Shops	8	8	8	N/A	N/A	0	0	0	8	0
Zales The Diamond Store	Jewelry and watches	8	8	8	10	11	2	2	2	1	1
Home Goods	Housewares	8	8	8	7	4	1	0	3	1	3
Steve Madden	Shoes	8	8	7	9	8	1	0	1	5	1
Red Mango	Yogurt	8	7	14	20	22	1	0	5	1	1
Cold Stone Creamery	Ice cream	8	7	9	9	10	2	0	5	0	1
Champs Sports	Other retail	8	7	7	7	6	2	2	1	2	1
Hugo Boss	Clothing and accessories	8	7	6	8	8	0	0	1	6	1
Urban Outfitters	Clothing and accessories	7	9	10	10	11	2	0	0	5	0
Louis Vuitton	Clothing and accessories	7	8	8	N/A	N/A	0	0	0	7	0
Adidas	Clothing and accessories	7	8	8	8	8	2	0	2	3	0
Buffalo Wild Wings	Restaurants, fast-casual	7	7	9	9	9	3	1	2	0	1
Meineke	Automobile repair, parts, and service	7	7	8	9	9	3	1	1	0	2
Barnes & Noble	Other retail	7	7	8	8	8	2	0	0	4	1
Eileen Fisher	Clothing and accessories	7	7	7	8	6	1	0	0	6	0
Sterling Optical	Optical Goods and Optometrists	7	7	7	8	9	1	1	2	1	2
Sarku	Restaurants, fast-casual	7	7	7	7	7	1	2	3	0	1
Ralph Lauren	Clothing and accessories	7	7	7	7	7	1	0	0	6	0
Levi's	Clothing and accessories	7	7	7	6	6	1	0	0	5	1
Lush	Beauty salons, equipment, supplies, and products	7	6	N/A	N/A	N/A	0	0	0	6	1
Chuck E. Cheese	Pizza	7	6	7	7	7	1	2	2	1	1
Magnolia Bakery	Bakeries, retail	7	5	N/A	N/A	N/A	0	0	0	7	0
Express	Clothing and accessories	7	5	10	12	12	2	1	3	1	0
Aldi	Grocers	7	5	5	7	7	3	2	1	1	0
Tim Hortons	Restaurants, fast-food	7	3	5	6	5	0	0	4	0	3
Banana Republic	Clothing and accessories	6	11	12	14	15	0	0	0	6	0



Retail Chain	Category	2021	2020	2019	2018	2017	Brooklyn	Bronx	Queens	Manhattan	Staten Island
Beach Bum Tanning	Beauty salons, equipment, supplies, and products	6	8	8	8	10	0	0	4	1	1
Dashing Diva	Beauty salons, equipment, supplies, and products	6	8	8	8	7	1	0	1	4	0
Journeys	Shoes	6	8	8	8	8	1	1	1	2	1
Ashley Stewart	Clothing and accessories	6	7	8	8	8	3	2	1	0	0
Kay Jewelers	Jewelry and watches	6	7	8	7	6	2	1	1	1	1
Famous Footwear	Shoes	6	7	7	8	9	2	2	1	1	0
Uniqlo	Clothing and accessories	6	7	7	6	6	1	1	1	3	0
Coach	Clothing and accessories	6	6	8	8	9	0	0	0	6	0
Stuart Weitzman	Department Stores	6	6	8	7	5	0	0	0	6	0
Anthropologie	Clothing and accessories	6	6	6	6	4	0	0	0	6	0
Guess	Clothing and accessories	6	6	6	6	6	1	0	1	3	1
Pearle Vision	Optical Goods and Optometrists	6	6	6	6	7	3	0	3	0	0
Outback Steakhouse	Restaurants, fast-casual	6	6	6	6	7	2	1	1	1	1
Buffalo Exchange	Clothing and accessories	6	6	6	5	5	2	0	1	3	0
Qdoba Mexican Eats	Restaurants, fast-casual	6	6	6	5	4	1	0	2	0	3
Body Shop	Beauty salons, equipment, supplies, and products	6	6	5	4	5	1	0	1	3	1
Petsmart	Pet supplies	6	5	6	6	6	2	0	0	2	2
Tiffany's	Jewelry and watches	6	5	4	5	3	0	0	0	6	0
Rumble	Health Clubs, Studios & Gymsnasiums	6	2	6	N/A	N/A	1	0	0	5	0
L'OCCITANE	Beauty salons, equipment, supplies, and products	5	13	14	15	15	0	0	1	4	0
Bonobos Guideshop	Clothing and accessories	5	6	6	6	5	1	0	0	4	0
Blimpie Subs & Salads	Restaurants, fast-casual	5	5	6	7	7	2	3	0	0	0
Perfumania	Beauty salons, equipment, supplies, and products	5	5	6	6	8	1	2	2	0	0
Olive Garden	Restaurants, fast-casual	5	5	6	5	5	2	1	1	1	0
Free People	Clothing and accessories	5	5	5	6	5	1	0	0	4	0

Retail Chain	Category	2021	2020	2019	2018	2017	Brooklyn	Bronx	Queens	Manhattan	Staten Island
Club Monaco	Clothing and accessories	5	5	5	5	10	0	0	0	5	0
Costco Wholesale	Wholesale Clubs	5	5	5	5	5	1	0	2	1	1
Hollister	Clothing and accessories	5	5	5	5	3	1	0	1	2	1
Red Lobster	Restaurants, fast-casual	5	5	5	5	5	1	1	1	2	0
H-Mart	Grocers	5	5	5	5	N/A	0	0	5	0	0
Gucci	Clothing and accessories	5	5	5	4	4	0	0	0	5	0
Lowe's	Home Centers	5	5	4	7	7	2	0	1	0	2
Aeropostale	Clothing and accessories	5	5	4	3	8	1	1	1	1	1
Aritzia	Clothing and accessories	5	4	4	N/A	N/A	0	0	0	5	0
Ashley Furniture	Furniture	5	4	4	N/A	N/A	1	1	2	0	1
TGI Friday's	Restaurants, fast-casual	4	8	9	10	11	1	0	1	2	0
Solstice Sunglass Boutique	Clothing and accessories	4	7	7	7	9	0	0	1	2	1
Ben & Jerry's	Ice cream	4	6	8	5	7	0	1	0	3	0
Sbarro	Restaurants, fast-food	4	5	7	7	7	1	1	1	1	0
5 Napkin Burger	Restaurants, fast-casual	4	5	5	4	4	0	0	0	4	0
Peloton	Health Clubs, Studios & Gymsnasiums	4	4	N/A	N/A	N/A	0	0	0	4	0
Dante Zeller Tuxedo	Clothing and accessories	4	4	6	6	6	1	1	0	0	2
JCPenney	Department Stores	4	4	6	6	5	1	1	1	0	1
Moe's Southwest Grill	Restaurants, fast-food	4	4	5	6	6	0	1	0	1	2
Planet Wings	Restaurants, fast-food	4	4	5	5	6	0	0	0	0	4
Spencer's	Other retail	4	4	5	5	4	1	1	1	0	1
AAMCO Transmissions	Automobile repair, parts, and service	4	4	4	4	6	2	1	0	0	1
Armani Exchange	Clothing and accessories	4	4	4	4	6	1	0	1	1	1
Hot Topic	Clothing and accessories	4	4	4	4	4	1	1	1	0	1
Two Boots	Pizza	4	4	3	10	9	2	0	0	2	0
Abercrombie & Fitch	Clothing and accessories	4	4	3	2	2	1	0	1	1	1
Build-A-Bear Workshop	Games and toys	4	3	3	3	1	0	0	1	2	1
West Elm	Housewares	4	3	3	3	4	2	0	0	2	0
Tourneau	Jewelry and watches	4	3	3	2	3	0	0	0	4	0
Arby's	Restaurants, fast-food	3	5	5	4	3	0	0	2	1	0

Retail Chain	Category	2021	2020	2019	2018	2017	Brooklyn	Bronx	Queens	Manhattan	Staten Island
Brooks Brothers	Clothing and accessories	3	4	9	8	8	0	0	0	3	0
Jamba Juice	Juice Bars	3	4	5	8	8	0	0	0	3	0
Pollo Campero	Restaurants, fast-food	3	4	4	5	5	1	0	2	0	0
Guitar Center	Other retail	3	4	4	4	4	1	0	1	1	0
LEGO Store	Games and toys	3	4	4	4	4	0	0	0	2	1
Pretzel Time	Bakeries, retail	3	4	4	4	5	0	0	3	0	0
The Palm Restaurant	Restaurants, fast-casual	3	3	N/A	N/A	N/A	0	0	1	2	0
New Balance	Shoes	3	3	N/A	N/A	N/A	0	0	0	3	0
UGG	Shoes	3	3	N/A	N/A	N/A	0	0	0	3	0
Kmart	Department Stores	3	3	4	5	7	1	2	0	0	0
Finish Line	Shoes	3	3	4	4	4	1	0	1	0	1
Uno Pizzeria & Grill	Pizza	3	3	4	4	5	1	0	1	1	0
Kohl's	Department Stores	3	3	3	4	4	1	0	1	0	1
Bloomingdale's	Department Stores	3	3	3	3	3	0	0	0	3	0
Capital Grille	Restaurants, fast-casual	3	3	3	3	3	0	0	0	3	0
Sam Ash Music Stores	Other retail	3	3	3	3	3	1	0	1	1	0
Johnston & Murphy	Shoes	3	1	2	3	1	0	0	0	2	1
BCBG Max Azria	Clothing and accessories	3	0	6	4	11	0	0	0	2	1
Charlotte Russe	Clothing and accessories	3	0	2	6	5	1	1	1	0	0
Lucille Roberts	Health Clubs, Studios & Gymsnasiums	2	9	9	9	9	1	0	1	0	0
Dylan's Candy Bar	Bakeries, retail	2	4	N/A	N/A	N/A	0	0	0	2	0
Tasti D-Lite	Ice cream	2	4	5	5	8	0	0	0	2	0
Ann Taylor	Clothing and accessories	2	4	4	5	5	0	0	0	2	0
Sears	Department Stores	2	4	4	5	5	1	0	1	0	0
Lane Bryant	Clothing and accessories	2	3	6	6	7	1	0	0	1	0
Argo Tea Coffee	Tea Shops	2	3	4	7	7	0	0	0	2	0
Dairy Queen	Yogurt	2	3	4	4	N/A	0	0	0	0	2
Williams-Sonoma	Housewares	2	3	4	3	3	0	0	0	2	0
Cosi	Restaurants, fast-casual	2	3	3	5	7	0	1	0	1	0
Container Store	Housewares	2	3	3	3	2	0	0	0	1	1
Montblanc	Jewelry and watches	2	3	3	3	2	0	0	0	2	0
Mrs. Fields	Bakeries, retail	2	3	2	2	3	0	0	1	1	0
Sprinkles	Bakeries, retail	2	2	N/A	N/A	N/A	0	0	0	2	0
Totto Ramen	Restaurants, fast-casual	2	2	4	3	3	0	0	0	2	0

Retail Chain	Category	2021	2020	2019	2018	2017	Brooklyn	Bronx	Queens	Manhattan	Staten Island
7 for all Mankind	Clothing and accessories	2	2	3	3	3	0	0	0	2	0
Lacoste	Clothing and accessories	2	2	3	3	3	0	0	0	2	0
White House/Black Market	Clothing and accessories	2	2	2	3	4	0	0	1	0	1
Yankee Candle	Other retail	2	2	2	3	3	0	0	1	0	1
Gloria Jean's Coffee	Coffee Shops	2	2	2	2	2	0	0	1	0	1
Chili's	Restaurants, fast-casual	2	2	2	2	2	0	0	1	0	1
Hillstone Restaurant	Restaurants, fast-casual	2	2	2	2	2	0	0	0	2	0
J. Jill	Clothing and accessories	2	2	2	2	2	0	0	0	2	0
Morton's Steak-house	Restaurants, fast-casual	2	2	2	2	2	0	0	0	2	0
Oakley	Clothing and accessories	2	2	2	2	2	0	0	0	2	0
Pottery Barn	Furniture	2	2	2	2	2	0	0	0	2	0
La Perla	Clothing and accessories	2	1	2	2	2	0	0	0	2	0
wichcraft	Restaurants, fast-casual	1	3	4	5	10	0	0	0	1	0
Disney Store	Games and toys	1	3	3	3	3	0	0	0	1	0
Supercuts	Beauty salons, equipment, supplies, and products	1	2	4	4	5	0	0	0	1	0
Juan Valdez	Coffee Shops	1	2	2	2	3	0	0	0	1	0
Sur La Table	Housewares	1	2	2	2	3	0	0	0	1	0
Talbots	Clothing and accessories	1	2	2	2	2	0	0	0	1	0
Art of Shaving	Beauty salons, equipment, supplies, and products	1	1	4	6	7	0	0	0	1	0
Paul Smith	Clothing and accessories	1	1	4	4	4	0	0	0	1	0
JoS. A. Bank	Clothing and accessories	1	1	2	1	2	0	0	0	1	0
Diesel	Clothing and accessories	1	1	1	3	3	0	0	0	1	0
Chico's	Clothing and accessories	1	1	1	2	4	0	0	1	0	0
Umami Burger	Restaurants, fast-casual	1	1	1	2	4	0	0	0	1	0
Crate & Barrel	Furniture	1	1	1	1	1	0	0	0	1	0
Curves	Health Clubs, Studios & Gymsnasiums	1	1	1	1	4	0	0	1	0	0
Helzberg's Diamonds	Jewelry and watches	1	1	1	1	2	0	0	0	0	1
Puma	Clothing and accessories	1	1	1	1	1	0	0	0	1	0
Original SoupMan	Restaurants, fast-food	1	1	1	1	3	0	0	1	0	0

Retail Chain	Category	2021	2020	2019	2018	2017	Brooklyn	Bronx	Queens	Manhattan	Staten Island
Naturalizer Shoes	Shoes	1	1	1	0	0	0	0	0	1	0
Strawberry	Clothing and accessories	1	0	1	1	2	0	0	0	1	0
Century21	Department Stores	0	5	7	7	6	0	0	0	0	0
Godiva Chocolatier	Other retail	0	3	8	7	7	0	0	0	0	0
Liberty Travel	Other retail	0	2	9	9	15	0	0	0	0	0
Ricky's	Beauty salons, equipment, supplies, and products	0	1	2	14	17	0	0	0	0	0
Fossil Accessory	Clothing and accessories	0	1	2	2	6	0	0	0	0	0
Aroma Espresso Bar	Coffee Shops	0	1	1	1	3	0	0	0	0	0
French Connection	Clothing and accessories	0	1	1	1	1	0	0	0	0	0
Kenneth Cole	Clothing and accessories	0	1	1	1	2	0	0	0	0	0

# NATIONAL RETAILER GROWTH BY INDUSTRY CATEGORY, 2020–2021

Category	2021	2020	Difference	% Change	Examples
Yogurt	29	30	-1	-3%	Dairy Queen, Pinkberry
Wholesale Clubs	14	14	0	0%	BJ's Wholesale Club, Costco Wholesale
Vitamin & Food Supplements	77	82	-5	-6%	GNC, Vitamin Shoppe
Tea Shops	78	74	4	5%	Vivi's Bubble Tea, Kung Fu Tea
Shoes	116	119	-3	-3%	New Balance, Finish Line, UGG
Restaurants, fast-food	1,078	1,007	71	7%	McDonald's, KFC, Popeye's
Restaurants, fast-casual	459	392	67	17%	Olive Garden, Applebee's, Pret A Manger
Pizza	221	199	22	11%	Domino's, Papa John's, Two Boots
Pharmacies	538	534	4	1%	CVS/Pharmacy, Rite Aid
Pet supplies	28	23	5	22%	Petco, PetSmart
Other retail	508	502	6	1%	Barnes & Noble, Party City
Optical Goods and Optometrists	94	88	6	7%	LensCrafters, Warby Parker
Office Supplies	32	32	0	0%	Staples
Juice Bars	38	40	-2	-5%	Jamba Juice, Pressed Juicery
Jewelry and watches	37	36	1	3%	Kay Jewelers, Swarovski
Ice cream	258	257	1	0%	Ben & Jerry's, Carvel, Tasti D-Lite
Housewares	27	31	-4	-13%	West Elm, Container Store
Home Centers	27	26	1	4%	Lowe's, Home Depot
Health Clubs, Studios & Gyms	127	111	16	14%	Crunch, Peloton, NY Sports Club
Grocers	240	235	5	2%	Stop & Shop, Whole Foods
Games and toys	51	65	-14	-22%	GameStop, LEGO Store
Furniture	42	46	-4	-9%	Raymour & Flanigan, Crate & Barrel
Electronics	50	48	2	4%	Best Buy, Apple
Discount retail	141	141	0	0%	Lot-Less Closeouts, Family Dollar
Department Stores	114	114	0	0%	Kmart, Marshalls, Target
Coffee Shops	1,021	1,009	12	1%	Dunkin', Starbucks, La Colombe
Clothing and accessories	624	616	8	1%	Levi's, Gucci, Urban Outfitters
Cellular Telephones (Services)	695	749	-54	-7%	AT&T, T-Mobile
Beauty salons, equipment, supplies, and products	133	123	10	8%	Kiehl's, Bath & Body Works, L'OCCITANE
Bakeries, retail	104	95	9	9%	Krispy Kreme, Magnolia Bakery, Mrs. Fields
Bakeries, fast-casual	70	47	23	49%	Au Bon Pain, Le Pain Quotidien
Automobile repair, parts, and service	85	85	0	0%	Advance Auto Parts, Pep Boys

# NATIONAL RETAILERS IN NYC BY ZIP CODE

Neighborhood	Borough	Zip Code	2021	2020	Difference	% Change
Garment District / Koreatown	Manhattan	10001	183	165	18	11%
New Springville	Staten Island	10314	158	153	5	3%
Brooklyn Heights	Brooklyn	11201	148	138	10	7%
East Village	Manhattan	10003	142	141	1	1%
Midtown West	Manhattan	10019	140	131	9	7%
Flatlands	Brooklyn	11234	127	119	8	7%
Corona/Elmhurst	Queens	11373	124	123	1	1%
Midtown West	Manhattan	10036	124	122	2	2%
Midtown East	Manhattan	10022	117	116	1	1%
Midtown East	Manhattan	10017	112	98	14	14%
Chelsea	Manhattan	10011	109	112	-3	-3%
Midtown West	Manhattan	10018	104	97	7	7%
Greenwich Village / SoHo	Manhattan	10012	96	97	-1	-1%
Baychester / Co-op city	Bronx	10475	91	85	6	7%
Murray Hill	Manhattan	10016	90	83	7	8%
Upper West Side / Morningside Heights	Manhattan	10025	85	83	2	2%
Gramercy Park	Manhattan	10010	83	83	0	0%
Central Harlem / Morningside Heights	Manhattan	10027	82	80	2	3%
Flushing	Queens	11354	81	77	4	5%
Ridgewood	Queens	11385	78	77	1	1%
Upper East Side	Manhattan	10028	76	72	4	6%
Lower Manhattan / TriBeCa	Manhattan	10007	73	76	-3	-4%
Forest Hills	Queens	11375	73	75	-2	-3%
Parkchester	Bronx	10462	72	72	0	0%
Jamaica	Queens	11432	69	69	0	0%
Upper West Side	Manhattan	10023	69	68	1	1%
East Flatbush / Flatbush	Brooklyn	11226	68	79	-11	-14%
Bay Ridge	Brooklyn	11209	68	71	-3	-4%
High Bridge / Morrisania	Bronx	10451	68	66	2	3%
Bensonhurst	Brooklyn	11214	67	63	4	6%
Jackson Heights	Queens	11372	66	67	-1	-1%
Kingsbridge	Bronx	10463	64	58	6	10%
Fordham / Bronx Park	Bronx	10458	63	61	2	3%
Canarsie	Brooklyn	11236	62	64	-2	-3%
Williamsbridge	Bronx	10467	61	60	1	2%
Park Slope	Brooklyn	11217	61	58	3	5%
Lower Manhattan/Financial District	Manhattan	10038	58	55	3	5%

Neighborhood	Borough	Zip Code	2021	2020	Difference	% Change
Upper West Side	Manhattan	10024	57	53	4	8%
Westchester	Bronx	10461	56	57	-1	-2%
TriBeCa/Chinatown	Manhattan	10013	55	50	5	10%
Park Slope	Brooklyn	11215	54	55	-1	-2%
Long Island City	Queens	11101	54	53	1	2%
Brownsville	Brooklyn	11212	54	50	4	8%
Astoria	Queens	11103	53	49	4	8%
Oakwood/New Dorp	Staten Island	10306	53	47	6	13%
Hunts Point / Mott Haven	Bronx	10455	52	50	2	4%
East New York	Brooklyn	11207	52	49	3	6%
Spanish Harlem/East Harlem	Manhattan	10029	52	49	3	6%
Upper East Side	Manhattan	10065	51	54	-3	-6%
Rego Park	Queens	11374	51	51	0	0%
Woodside	Queens	11377	51	51	0	0%
Upper East Side	Manhattan	10021	49	51	-2	-4%
Sheepshead Bay	Brooklyn	11229	47	48	-1	-2%
West Village	Manhattan	10014	47	47	0	0%
Sheepshead Bay	Brooklyn	11235	46	42	4	10%
Canarsie	Brooklyn	11239	44	42	2	5%
Corona	Queens	11368	43	42	1	2%
Washington Heights	Manhattan	10033	43	41	2	5%
Bayside	Queens	11361	41	42	-1	-2%
East New York	Brooklyn	11208	40	38	2	5%
Pleasant Plains/Princess Bay	Staten Island	10309	40	38	2	5%
Williamsburg	Brooklyn	11211	40	35	5	14%
Rochdale Village/Jamaica	Queens	11434	39	40	-1	-3%
Flatbush/East Flatbush	Brooklyn	11210	39	38	1	3%
Hunts Point / Mott Haven	Bronx	10459	39	35	4	11%
Chinatown/Lower East Side	Manhattan	10002	38	42	-4	-10%
Bay Ridge	Brooklyn	11220	38	37	1	3%
Williamsburg/Bushwick	Brooklyn	11206	38	37	1	3%
East Harlem	Manhattan	10035	38	36	2	6%
Jamaica	Queens	11435	38	36	2	6%
Tompkinsville/New Brighton/Saint George	Staten Island	10301	38	33	5	15%
Flatbush/East Flatbush	Brooklyn	11203	37	39	-2	-5%
West Farms	Bronx	10460	37	36	1	3%
JFK Airport	Queens	11430	37	30	7	23%
Washington Heights	Manhattan	10032	36	36	0	0%
Highbridge / Morrisania	Bronx	10452	36	35	1	3%
Financial District / Battery Park City	Manhattan	10004	36	31	5	16%
Wakefield	Bronx	10466	35	36	-1	-3%
Bedford Stuyvesant / Crown Heights	Brooklyn	11216	35	32	3	9%
Upper East Side	Manhattan	10128	34	35	-1	-3%
Port Richmond	Staten Island	10302	34	35	-1	-3%
Gravesend	Brooklyn	11223	34	34	0	0%
Greenpoint	Brooklyn	11222	33	32	1	3%
Washington Heights	Manhattan	10031	33	32	1	3%
Coney Island / Sheepshead Bay	Brooklyn	11224	33	29	4	14%



Neighborhood	Borough	Zip Code	2021	2020	Difference	% Change
Long Island City / Astoria	Queens	11106	32	33	-1	-3%
Baychester	Bronx	10469	32	32	0	0%
Borough Park	Brooklyn	11204	32	27	5	19%
Kingsbridge	Bronx	10468	31	36	-5	-14%
Bushwick	Brooklyn	11237	30	30	0	0%
Howard Beach	Queens	11414	30	30	0	0%
Pelham / Throgs Neck	Bronx	10465	29	28	1	4%
Flushing	Queens	11356	29	28	1	4%
Mariners Harbor	Staten Island	10303	29	27	2	7%
Morris Heights	Bronx	10453	28	29	-1	-3%
Soundview / Unionport	Bronx	10472	28	28	0	0%
Soundview / Unionport	Bronx	10473	27	32	-5	-16%
South Richmond Hill	Queens	11419	27	29	-2	-7%
Ozone Park	Queens	11417	27	24	3	13%
Prospect Lefferts Gardens	Brooklyn	11225	26	28	-2	-7%
Springfield Gardens	Queens	11413	26	25	1	4%
Bayside	Queens	11360	26	24	2	8%
Astoria	Queens	11105	26	24	2	8%
Eltingville	Staten Island	10312	25	26	-1	-4%
Sunnyside	Queens	11104	25	24	1	4%
Tremont	Bronx	10457	24	25	-1	-4%
South Beach / Linden Park / Rosebank	Staten Island	10305	24	24	0	0%
Fresh Meadows	Queens	11365	24	23	1	4%
Bedford Stuyvesant / Crown Heights	Brooklyn	11213	24	22	2	9%
Middle Village	Queens	11379	23	26	-3	-12%
Bushwick	Brooklyn	11221	23	23	0	0%
Woodhaven	Queens	11421	23	23	0	0%
Flushing	Queens	11358	23	21	2	10%
Financial District	Manhattan	10005	23	20	3	15%
Sunset Park	Brooklyn	11232	22	22	0	0%
Rosedale	Queens	11422	22	19	3	16%
East Village / Alphabet City	Manhattan	10009	21	22	-1	-5%
Fort George / Inwood	Manhattan	10040	21	21	0	0%
Williamsburg	Brooklyn	11249	21	18	3	17%
Fresh Meadows	Queens	11366	20	22	-2	-9%
Midwood	Brooklyn	11230	20	20	0	0%
Flushing	Queens	11357	20	20	0	0%
Midtown	Manhattan	10020	20	19	1	5%
Hollis	Queens	11423	19	19	0	0%
Upper East Side	Manhattan	10075	19	17	2	12%
Ozone Park	Queens	11416	19	16	3	19%
Kew Gardens / Richmond Hill	Queens	11418	18	19	-1	-5%
Borough Park	Brooklyn	11219	18	19	-1	-5%
Inwood	Manhattan	10034	18	16	2	13%
High Bridge / Morrisania	Bronx	10456	17	22	-5	-23%
Clinton Hill	Brooklyn	11205	17	19	-2	-11%
Kensington	Brooklyn	11218	17	18	-1	-6%
Financial District	Manhattan	10006	17	15	2	13%

Neighborhood	Borough	Zip Code	2021	2020	Difference	% Change
Flushing	Queens	11355	16	20	-4	-20%
Central Harlem / Morningside Heights	Manhattan	10026	16	17	-1	-6%
Maspeth	Queens	11378	16	15	1	7%
Little Neck	Queens	11362	16	15	1	7%
West New Brighton	Staten Island	10310	16	14	2	14%
North Floral Park	Queens	11004	15	17	-2	-12%
Financial District	Manhattan	10281	15	15	0	0%
Prospect Heights	Brooklyn	11238	15	14	1	7%
South Ozone Park	Queens	11420	15	14	1	7%
East Elmhurst	Queens	11369	14	16	-2	-13%
Far Rockaway	Queens	11691	14	15	-1	-7%
Oakland Gardens	Queens	11364	14	14	0	0%
Jamaica	Queens	11433	13	14	-1	-7%
Upper Harlem	Manhattan	10039	13	13	0	0%
Mott Haven	Bronx	10454	13	13	0	0%
Midtown	Manhattan	10112	13	11	2	18%
Astoria	Queens	11102	12	11	1	9%
Dyker Heights	Brooklyn	11228	12	10	2	20%
LaGuardia Airport	Queens	11371	12	9	3	33%
Central Harlem / Morningside Heights	Manhattan	10030	11	10	1	10%
Fresh Meadows	Queens	11367	11	10	1	10%
Queens Village	Queens	11427	11	10	1	10%
Queens Village	Queens	11428	10	11	-1	-9%
St. Albans	Queens	11412	10	10	0	0%
Queens Village	Queens	11429	10	9	1	11%
East Elmhurst	Queens	11370	10	9	1	11%
Riverdale	Bronx	10471	10	8	2	25%
Bellerose	Queens	11426	10	5	5	100%
Bedford Stuyvesant / Crown Heights	Brooklyn	11233	9	11	-2	-18%
Stapleton / Emerson Hill	Staten Island	10304	9	10	-1	-10%
Rockaway Park	Queens	11694	9	9	0	0%
Far Rockaway / Broad Channel	Queens	11693	9	9	0	0%
Woodlawn	Bronx	10470	9	8	1	13%
Red Hook	Brooklyn	11231	9	8	1	13%
Tottenville	Staten Island	10307	9	8	1	13%
Great Kills	Staten Island	10308	8	8	0	0%
Garment District / Koreatown	Manhattan	10119	7	9	-2	-22%
Kew Gardens	Queens	11415	7	8	-1	-13%
Harlem	Manhattan	10037	6	6	0	0%
Cambria Heights	Queens	11411	5	5	0	0%
Garment District / Koreatown	Manhattan	10121	5	5	0	0%
Far Rockaway / Arverne	Queens	11692	5	5	0	0%
Roosevelt Island	Manhattan	10044	5	4	1	25%
Midtown	Manhattan	10103	5	4	1	25%
Midtown	Manhattan	10111	5	3	2	67%
Garment District / Koreatown	Manhattan	10118	4	6	-2	-33%
Jamaica	Queens	11436	4	4	0	0%
Garment District / Koreatown	Manhattan	10120	4	4	0	0%

Neighborhood	Borough	Zip Code	2021	2020	Difference	% Change
Midtown	Manhattan	10170	3	4	-1	-25%
Hunts Point	Bronx	10474	3	3	0	0%
Midtown	Manhattan	10168	3	3	0	0%
Financial District	Manhattan	10282	3	2	1	50%
Garment District / Koreatown	Manhattan	10123	2	2	0	0%
Midtown	Manhattan	10107	2	2	0	0%
Midtown	Manhattan	10173	2	2	0	0%
Fort Hamilton	Brooklyn	11252	2	2	0	0%
Pelham Bay Park / City Island	Bronx	10464	2	2	0	0%
Downtown Brooklyn	Brooklyn	11241	2	2	0	0%
Little Neck / Douglaston	Queens	11363	2	2	0	0%
Midtown	Manhattan	10104	2	2	0	0%
Battery Park City / Downtown Manhattan	Manhattan	10280	2	2	0	0%
Jamaica	Queens	11439	2	1	1	100%
Midtown	Manhattan	10166	1	2	-1	-50%
Midtown	Manhattan	10169	1	2	-1	-50%
Midtown	Manhattan	10175	1	2	-1	-50%
Harlem	Manhattan	10116	1	1	0	0%
Midtown	Manhattan	10165	1	1	0	0%
Midtown	Manhattan	10129	1	1	0	0%
Midtown	Manhattan	10153	1	1	0	0%
Midtown	Manhattan	10176	1	1	0	0%
Financial District	Manhattan	10271	1	1	0	0%
Kew Gardens	Queens	11424	1	1	0	0%
Jamaica	Queens	11425	1	1	0	0%
Midtown	Manhattan	10174	1	1	0	0%
Midtown	Manhattan	10105	1	0	1	-
Financial District	Manhattan	10286	1	0	1	-
Garment District / Koreatown	Manhattan	10122	0	1	-1	-100%
Financial District	Manhattan	10279	0	0	0	-
Midtown	Manhattan	10110	0	0	0	-
Midtown	Manhattan	10167	0	0	0	-
Financial District	Manhattan	10285	0	0	0	-
New Springville	Staten Island	10313	0	0	0	-
Greenpoint	Brooklyn	11202	0	0	0	-
Navy Yard	Brooklyn	11251	0	0	0	-
Jamaica	Queens	11431	0	0	0	-
Breezy Point	Queens	11697	0	0	0	-
Financial District	Manhattan	10270	0	0	0	-

# MANHATTAN

**Top Zip Codes for National Chain Stores, Manhattan**

Neighborhood	Zip Code	2021	2020	Difference	% Change
Garment District / Koreatown	10001	183	165	18	11%
East Village	10003	142	141	1	1%
Midtown West	10019	140	131	9	7%
Midtown West	10036	124	122	2	2%
Midtown East	10022	117	116	1	1%
Midtown East	10017	112	98	14	14%
Chelsea	10011	109	112	-3	-3%
Midtown West	10018	104	97	7	7%
Greenwich Village / SoHo	10012	96	97	-1	-1%
Murray Hill	10016	90	83	7	8%

**Top Zip Codes for National Chain Stores, Manhattan**

Neighborhood	Zip Code	2021	2020	Difference	% Change
Harlem	10116	1	1	0	0%
Midtown	10165	1	1	0	0%
Midtown	10129	1	1	0	0%
Midtown	10153	1	1	0	0%
Midtown	10176	1	1	0	0%
Financial District	10271	1	1	0	0%
Midtown	10174	1	1	0	0%
Midtown	10105	1	0	1	-
Financial District	10286	1	0	1	-
Garment District / Koreatown	10122	0	1	-1	-100%

## Number of National Retail Outlets, by Zip Code, Manhattan

Neighborhood	Zip Code	2021	2020	Difference	% Change
Garment District / Koreatown	10001	183	165	18	11%
East Village	10003	142	141	1	1%
Midtown West	10019	140	131	9	7%
Midtown West	10036	124	122	2	2%
Midtown East	10022	117	116	1	1%
Midtown East	10017	112	98	14	14%
Chelsea	10011	109	112	-3	-3%
Midtown West	10018	104	97	7	7%
Greenwich Village / SoHo	10012	96	97	-1	-1%
Murray Hill	10016	90	83	7	8%
Upper West Side / Morningside Heights	10025	85	83	2	2%
Gramercy Park	10010	83	83	0	0%
Central Harlem / Morningside Heights	10027	82	80	2	3%
Upper East Side	10028	76	72	4	6%
Lower Manhattan / TriBeCa	10007	73	76	-3	-4%
Upper West Side	10023	69	68	1	1%
Lower Manhattan / Financial District	10038	58	55	3	5%
Upper West Side	10024	57	53	4	8%
TriBeCa / Chinatown	10013	55	50	5	10%
Spanish Harlem / East Harlem	10029	52	49	3	6%
Upper East Side	10065	51	54	-3	-6%
Upper East Side	10021	49	51	-2	-4%
West Village	10014	47	47	0	0%
Washington Heights	10033	43	41	2	5%
Chinatown / Lower East Side	10002	38	42	-4	-10%
East Harlem	10035	38	36	2	6%
Washington Heights	10032	36	36	0	0%
Financial District / Battery Park City	10004	36	31	5	16%
Upper East Side	10128	34	35	-1	-3%
Washington Heights	10031	33	32	1	3%
Financial District	10005	23	20	3	15%
East Village / Alphabet City	10009	21	22	-1	-5%
Fort George / Inwood	10040	21	21	0	0%
Midtown	10020	20	19	1	5%
Upper East Side	10075	19	17	2	12%
Inwood	10034	18	16	2	13%
Financial District	10006	17	15	2	13%
Central Harlem / Morningside Heights	10026	16	17	-1	-6%
Financial District	10281	15	15	0	0%
Upper Harlem	10039	13	13	0	0%
Midtown	10112	13	11	2	18%
Central Harlem / Morningside Heights	10030	11	10	1	10%
Garment District / Koreatown	10119	7	9	-2	-22%
Harlem	10037	6	6	0	0%
Garment District / Koreatown	10121	5	5	0	0%
Roosevelt Island	10044	5	4	1	25%

Neighborhood	Zip Code	2021	2020	Difference	% Change
Midtown	10103	5	4	1	25%
Midtown	10111	5	3	2	67%
Garment District / Koreatown	10118	4	6	-2	-33%
Garment District / Koreatown	10120	4	4	0	0%
Midtown	10170	3	4	-1	-25%
Midtown	10168	3	3	0	0%
Financial District	10282	3	2	1	50%
Garment District / Koreatown	10123	2	2	0	0%
Midtown	10107	2	2	0	0%
Midtown	10173	2	2	0	0%
Midtown	10104	2	2	0	0%
Battery Park City / Downtown Manhattan	10280	2	2	0	0%
Midtown	10166	1	2	-1	-50%
Midtown	10169	1	2	-1	-50%
Midtown	10175	1	2	-1	-50%
Harlem	10116	1	1	0	0%
Midtown	10165	1	1	0	0%
Midtown	10129	1	1	0	0%
Midtown	10153	1	1	0	0%
Midtown	10176	1	1	0	0%
Financial District	10271	1	1	0	0%
Midtown	10174	1	1	0	0%
Midtown	10105	1	0	1	-
Financial District	10286	1	0	1	-
Garment District / Koreatown	10122	0	1	-1	-100%
Financial District	10279	0	0	0	-
Midtown	10110	0	0	0	-
Midtown	10167	0	0	0	-
Financial District	10285	0	0	0	-
Financial District	10270	0	0	0	-

# BROOKLYN

## Top Zip Codes for National Chain Stores, Brooklyn

Neighborhood	Zip Code	2021	2020	Difference	% Change
Brooklyn Heights	11201	148	138	10	7%
Flatlands	11234	127	119	8	7%
East Flatbush / Flatbush	11226	68	79	-11	-14%
Bay Ridge	11209	68	71	-3	-4%
Bensonhurst	11214	67	63	4	6%
Canarsie	11236	62	64	-2	-3%
Park Slope	11217	61	58	3	5%
Park Slope	11215	54	55	-1	-2%
Brownsville	11212	54	50	4	8%
East New York	11207	52	49	3	6%

## Bottom Zip Codes for National Chain Stores, Brooklyn

Neighborhood	Zip Code	2021	2020	Difference	% Change
Midwood	11230	20	20	0	0%
Borough Park	11219	18	19	-1	-5%
Clinton Hill	11205	17	19	-2	-11%
Kensington	11218	17	18	-1	-6%
Prospect Heights	11238	15	14	1	7%
Dyker Heights	11228	12	10	2	20%
Bedford Stuyvesant / Crown Heights	11233	9	11	-2	-18%
Red Hook	11231	9	8	1	13%
Fort Hamilton	11252	2	2	0	0%
Downtown Brooklyn	11241	2	2	0	0%

### Number of National Retail Outlets, by Zip Code, Brooklyn

Neighborhood	Zip Code	2021	2020	Difference	% Change
Brooklyn Heights	11201	148	138	10	7%
Flatlands	11234	127	119	8	7%
East Flatbush / Flatbush	11226	68	79	-11	-14%
Bay Ridge	11209	68	71	-3	-4%
Bensonhurst	11214	67	63	4	6%
Canarsie	11236	62	64	-2	-3%
Park Slope	11217	61	58	3	5%
Park Slope	11215	54	55	-1	-2%
Brownsville	11212	54	50	4	8%
East New York	11207	52	49	3	6%
Sheepshead Bay	11229	47	48	-1	-2%
Sheepshead Bay	11235	46	42	4	10%
Canarsie	11239	44	42	2	5%
East New York	11208	40	38	2	5%
Williamsburg	11211	40	35	5	14%
Flatbush / East Flatbush	11210	39	38	1	3%
Bay Ridge	11220	38	37	1	3%
Williamsburg / Bushwick	11206	38	37	1	3%
Flatbush / East Flatbush	11203	37	39	-2	-5%
Bedford Stuyvesant / Crown Heights	11216	35	32	3	9%
Gravesend	11223	34	34	0	0%
Greenpoint	11222	33	32	1	3%
Coney Island / Sheepshead Bay	11224	33	29	4	14%
Borough Park	11204	32	27	5	19%
Bushwick	11237	30	30	0	0%
Prospect Lefferts Gardens	11225	26	28	-2	-7%
Bedford Stuyvesant / Crown Heights	11213	24	22	2	9%
Bushwick	11221	23	23	0	0%
Sunset Park	11232	22	22	0	0%
Williamsburg	11249	21	18	3	17%
Midwood	11230	20	20	0	0%
Borough Park	11219	18	19	-1	-5%
Clinton Hill	11205	17	19	-2	-11%
Kensington	11218	17	18	-1	-6%
Prospect Heights	11238	15	14	1	7%
Dyker Heights	11228	12	10	2	20%
Bedford Stuyvesant / Crown Heights	11233	9	11	-2	-18%
Red Hook	11231	9	8	1	13%
Fort Hamilton	11252	2	2	0	0%
Downtown Brooklyn	11241	2	2	0	0%
Greenpoint	11202	0	0	0	-
Navy Yard	11251	0	0	0	-



# QUEENS

**Top Zip Codes for National Chain Stores, Queens**

Neighborhood	Zip Code	2021	2020	Difference	% Change
Corona / Elmhurst	11373	124	123	1	1%
Flushing	11354	81	77	4	5%
Ridgewood	11385	78	77	1	1%
Forest Hills	11375	73	75	-2	-3%
Jamaica	11432	69	69	0	0%
Jackson Heights	11372	66	67	-1	-1%
Long Island City	11101	54	53	1	2%
Astoria	11103	53	49	4	8%
Rego Park	11374	51	51	0	0%
Woodside	11377	51	51	0	0%

**Bottom Zip Codes for National Chain Stores, Queens**

Neighborhood	Zip Code	2021	2020	Difference	% Change
Rockaway Park	11694	9	9	0	0%
Far Rockaway / Broad Channel	11693	9	9	0	0%
Kew Gardens	11415	7	8	-1	-13%
Cambria Heights	11411	5	5	0	0%
Far Rockaway / Arverne	11692	5	5	0	0%
Jamaica	11436	4	4	0	0%
Little Neck / Douglaston	11363	2	2	0	0%
Jamaica	11439	2	1	1	100%
Kew Gardens	11424	1	1	0	0%
Jamaica	11425	1	1	0	0%

### Number of National Retail Outlets, by Zip Code, Queens

Neighborhood	Zip Code	2021	2020	Difference	% Change
Corona / Elmhurst	11373	124	123	1	1%
Flushing	11354	81	77	4	5%
Ridgewood	11385	78	77	1	1%
Forest Hills	11375	73	75	-2	-3%
Jamaica	11432	69	69	0	0%
Jackson Heights	11372	66	67	-1	-1%
Long Island City	11101	54	53	1	2%
Astoria	11103	53	49	4	8%
Rego Park	11374	51	51	0	0%
Woodside	11377	51	51	0	0%
Corona	11368	43	42	1	2%
Bayside	11361	41	42	-1	-2%
Rochdale Village / Jamaica	11434	39	40	-1	-3%
Jamaica	11435	38	36	2	6%
JFK Airport	11430	37	30	7	23%
Long Island City / Astoria	11106	32	33	-1	-3%
Howard Beach	11414	30	30	0	0%
Flushing	11356	29	28	1	4%
South Richmond Hill	11419	27	29	-2	-7%
Ozone Park	11417	27	24	3	13%
Springfield Gardens	11413	26	25	1	4%
Bayside	11360	26	24	2	8%
Astoria	11105	26	24	2	8%
Sunnyside	11104	25	24	1	4%
Fresh Meadows	11365	24	23	1	4%
Middle Village	11379	23	26	-3	-12%
Woodhaven	11421	23	23	0	0%
Flushing	11358	23	21	2	10%
Rosedale	11422	22	19	3	16%
Fresh Meadows	11366	20	22	-2	-9%
Flushing	11357	20	20	0	0%
Hollis	11423	19	19	0	0%
Ozone Park	11416	19	16	3	19%
Kew Gardens / Richmond Hill	11418	18	19	-1	-5%
Flushing	11355	16	20	-4	-20%
Maspeth	11378	16	15	1	7%
Little Neck	11362	16	15	1	7%
North Floral Park	11004	15	17	-2	-12%
South Ozone Park	11420	15	14	1	7%
East Elmhurst	11369	14	16	-2	-13%
Far Rockaway	11691	14	15	-1	-7%
Oakland Gardens	11364	14	14	0	0%
Jamaica	11433	13	14	-1	-7%
Astoria	11102	12	11	1	9%
LaGuardia Airport	11371	12	9	3	33%
Fresh Meadows	11367	11	10	1	10%

Neighborhood	Zip Code	2021	2020	Difference	% Change
Queens Village	11427	11	10	1	10%
Queens Village	11428	10	11	-1	-9%
St. Albans	11412	10	10	0	0%
Queens Village	11429	10	9	1	11%
East Elmhurst	11370	10	9	1	11%
Bellerose	11426	10	5	5	100%
Rockaway Park	11694	9	9	0	0%
Far Rockaway / Broad Channel	11693	9	9	0	0%
Kew Gardens	11415	7	8	-1	-13%
Cambria Heights	11411	5	5	0	0%
Far Rockaway / Arverne	11692	5	5	0	0%
Jamaica	11436	4	4	0	0%
Little Neck / Douglaston	11363	2	2	0	0%
Jamaica	11439	2	1	1	100%
Kew Gardens	11424	1	1	0	0%
Jamaica	11425	1	1	0	0%
Jamaica	11431	0	0	0	-
Breezy Point	11697	0	0	0	-

# BRONX

Number of National Retail Outlets, by Zip Code, Bronx

Neighborhood	Zip Code	2021	2020	Difference	% Change
Baychester / Co-op city	10475	91	85	6	7%
Parkchester	10462	72	72	0	0%
Highbridge / Morrisania	10451	68	66	2	3%
Kingsbridge	10463	64	58	6	10%
Fordham / Bronx Park	10458	63	61	2	3%
Williamsbridge	10467	61	60	1	2%
Westchester	10461	56	57	-1	-2%
Hunts Point / Mott Haven	10455	52	50	2	4%
Hunts Point / Mott Haven	10459	39	35	4	11%
West Farms	10460	37	36	1	3%
High Bridge / Morrisania	10452	36	35	1	3%
Wakefield	10466	35	36	-1	-3%
Baychester	10469	32	32	0	0%
Kingsbridge	10468	31	36	-5	-14%
Pelham / Throgs Neck	10465	29	28	1	4%
Morris Heights	10453	28	29	-1	-3%
Soundview / Unionport	10472	28	28	0	0%
Soundview / Unionport	10473	27	32	-5	-16%
Tremont	10457	24	25	-1	-4%
High Bridge / Morrisania	10456	17	22	-5	-23%
Mott Haven	10454	13	13	0	0%
Riverdale	10471	10	8	2	25%
Woodlawn	10470	9	8	1	13%
Hunts Point	10474	3	3	0	0%
Pelham Bay Park / City Island	10464	2	2	0	0%

# STATEN ISLAND

**Number of National Retail Outlets, by Zip Code, Staten Island**

Neighborhood	Zip Code	2021	2020	Difference	% Change
New Springville	10314	158	153	5	3%
Oakwood / New Dorp	10306	53	47	6	13%
Pleasant Plains / Princess Bay	10309	40	38	2	5%
Tompkinsville / New Brighton / Saint George	10301	38	33	5	15%
Port Richmond	10302	34	35	-1	-3%
Mariners Harbor	10303	29	27	2	7%
Eltingville	10312	25	26	-1	-4%
South Beach / Linden Park / Rosebank	10305	24	24	0	0%
West New Brighton	10310	16	14	2	14%
Stapleton / Emerson Hill	10304	9	10	-1	-10%
Tottenville	10307	9	8	1	13%
Great Kills	10308	8	8	0	0%
New Springville	10313	0	0	0	-

# ENDNOTES

1. Center for an Urban Future analysis of employment data from New York State Department of Labor.
2. Partnership for New York City's October return-to-office survey, available from <https://pnyc.org/news/return-to-office-results-released-november>.

**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](http://www.nycfuture.org). Please subscribe to our monthly email bulletin by contacting us at [cuf@nycfuture.org](mailto:cuf@nycfuture.org) or (212) 479-3344.