Appendix B:
Socioeconomic Conditions

Table 1
Retail Survey
Summary for Area of Potential Competitive Impact

Category	Establishments No.	Percent
SHOPPING GOODS	**621**	**21.4%**
General Merchandise	**72**	
Department (except discount)	7	
Discount department	12	
Warehouse clubs and supercenters	0	
All other general merchandise	53	
Clothing and Clothing Accessories	**243**	
Men's clothing	8	
Women's clothing	71	
Children's clothing	9	
Family clothing	28	
Accessories	9	
Other clothing	23	
Shoes	41	
Jewelry	51	
Luggage and leather goods	3	
Furniture, Home Furnishings, Equipment	**94**	
Furniture	52	
Floor covering	11	
Window treatment	2	
All other home furnishings	29	
Electronics and Appliance	**89**	
Appliance, television, and other electronics	83	
Computer and software	6	
Camera and photographic supplies	0	
Sporting Goods, Hobby, Books, Music	**36**	
Sporting goods	14	
Hobby, toy, and games	9	
Sewing, needlework, and piece	2	
Musical instrument and supplies	2	
Books	4	
Tape, compact disc, and record	5	
Miscellaneous Store Retailers	**72**	
Optical goods	23	
Office supplies and stationary	2	
Gift, novelty, and souvenier	39	
Used merchandise	1	
Art delaers	2	
Other miscellaneous shopping goods	5	
BLDING MTR'LS & GARDEN SUPPLY	**52**	**1.8%**
Home centers	7	
Paint and wallpaper	3	
Hardware	15	
Other building material dealers	25	
Lawn and garden equipment & supplies	2	
VACANT STOREFRONTS	**181**	**6.2%**
Boarded-up	122	
Under renovation, no tenant specified	52	
Under renovation, future tenant specified	7	

Category	Establishments No.	Percent
CONVENIENCE GOODS	**486**	**16.8%**
Food and Beverage	**301**	
Supermarkets and other grocery	99	
Convenience stores	74	
Meat markets	19	
Fish and seafood markets	7	
Fruit and vegetable markets	18	
Other specialty food stores	55	
Beer, wine, and liquor stores	29	
Health and Personal Care	**123**	
Pharmacies and drug stores	68	
Beauty supplies and perfume	17	
Other health and personal care	38	
Other Convenience Goods	**62**	
Florists	33	
Tobacco stores	8	
Newsdealers and newsstands	5	
Pet and pet supplies stores	14	
Other miscellaneous convenience goods	2	
NEIGHBORHOOD SERVICES	**979**	**33.7%**
Taxi and limousine services	10	
Banks	68	
Check cashing	9	
Pawn shops	2	
Video tape and disc rentals	12	
Photocopy stores	2	
Fitness and recreational sports centers	27	
Electronics repair (computer, stereo, etc.)	5	
Personal & household goods repair (appliance,	12	
Hair, nail, and skin services	209	
Funeral homes and funeral services	10	
Laundromats	36	
Drycleaning and laundry services	42	
Photofinishing	16	
Parking lots and garages	5	
Medical or dental offices	214	
All other professional offices (travel, tax, etc.)	237	
Other neighborhood services (palm reading, etc.)	63	
EATING AND DRINKING PLACES	**450**	**15.5%**
Full-service restaurants	161	
	0	
Limited-service eating places	254	
Special food services (e.g., caterers)	11	
Drinking places (alcoholic beverages)	24	
AUTO-RELATED TRADE	**132**	**4.6%**
Automobile dealers	23	
Other motor vehicle dealers (motorcycle, boat, etc)	1	
Automotive parts, accessories, and tires	18	
Gasoline stations	23	
Car rental	3	
Automotive repair and maintenance	64	

STOREFRONT SUMMARY					
Total Storefronts	**2901**		Neighborhood Services	979	
Shopping Goods	621		Eating and Drinking Places	450	
Blding Mtr'ls & Garden Supply	52		Auto-Related Trade	132	
Convenience Goods	486		Vacant Storefronts	181	

Source: AKRF, Inc. field surveys conducted in August and September, 2008.

Table 2
Retail Survey
Project Site Area

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	**7**	**31.8%**	**CONVENIENCE GOODS**	**0**	**0.0%**
General Merchandise	**1**		**Food and Beverage**	**0**	
Department (except discount)	1		Supermarkets and other grocery		
Discount department			Convenience stores		
Warehouse clubs and supercenters			Meat markets		
All other general merchandise			Fish and seafood markets		
Clothing and Clothing Accessories	**1**		Fruit and vegetable markets		
Men's clothing			Other specialty food stores		
Women's clothing			Beer, wine, and liquor stores		
Children's clothing	1		**Health and Personal Care**	**0**	
Family clothing			Pharmacies and drug stores		
Accessories			Beauty supplies and perfume		
Other clothing			Other health and personal care		
Shoes			**Other Convenience Goods**	**0**	
Jewelry			Florists		
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	**1**		Newsdealers and newsstands		
Furniture	1		Pet and pet supplies stores		
Floor covering			Other miscellaneous convenience goods		
Window treatment			**NEIGHBORHOOD SERVICES**	**10**	**45.5%**
All other home furnishings			Taxi and limousine services	1	
Electronics and Appliance	**1**		Banks	3	
Appliance, television, and other electronics	1		Check cashing		
Computer and software			Pawn shops		
Camera and photographic supplies			Video tape and disc rentals		
Sporting Goods, Hobby, Books, Music	**2**		Photocopy stores		
Sporting goods	1		Fitness and recreational sports centers	1	
Hobby, toy, and games	1		Electronics repair (computer, stereo, etc.)		
Sewing, needlework, and piece			Personal & household goods repair (appliance,		
Musical instrument and supplies			Hair, nail, and skin services	1	
Books			Funeral homes and funeral services		
Tape, compact disc, and record			Laundromats		
Miscellaneous Store Retailers	**1**		Drycleaning and laundry services		
Optical goods	1		Photofinishing		
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenier			Medical or dental offices		
Used merchandise			All other professional offices (travel, tax, etc.)		
Art delaers			Other neighborhood services (palm reading, etc.)	4	
Other miscellaneous shopping goods			**EATING AND DRINKING PLACES**	**2**	**9.1%**
BLDING MTR'LS & GARDEN SUPPLY	**0**	**0.0%**	Full-service restaurants	1	
Home centers					
Paint and wallpaper			Limited-service eating places	1	
Hardware			Special food services (e.g., caterers)		
Other building material dealers			Drinking places (alcoholic beverages)		
Lawn and garden equipment & supplies			**AUTO-RELATED TRADE**	**3**	**13.6%**
VACANT STOREFRONTS	**0**	**0.0%**	Automobile dealers	1	
Boarded-up			Other motor vehicle dealers (motorcycle, boat, etc)	1	
Under renovation, no tenant specified			Automotive parts, accessories, and tires	1	
Under renovation, future tenant specified			Gasoline stations		
			Car rental		
			Automotive repair and maintenance		

STOREFRONT SUMMARY					
Total Storefronts	**22**	**100.0%**	Neighborhood Services	10	45.5%
Shopping Goods	7	31.8%	Eating and Drinking Places	2	9.1%
Blding Mtr'ls & Garden Supply	0	0.0%	Auto-Related Trade	3	13.6%
Convenience Goods	0	0.0%	Vacant Storefronts	0	0.0%

Source: AKRF, Inc. field surveys conducted in August and September, 2008.

Table 3
Retail Survey
Bay Ridge, between 3rd Avenue and 7th Avenue, and from 86th St to Poly Pl

Category	Establishments No.	Percent
SHOPPING GOODS	**72**	**14.2%**
General Merchandise	**5**	
Department (except discount)		
Discount department	2	
Warehouse clubs and supercenters		
All other general merchandise	3	
Clothing and Clothing Accessories	**29**	
Men's clothing	0	
Women's clothing	13	
Children's clothing	1	
Family clothing	3	
Accessories		
Other clothing	1	
Shoes	3	
Jewelry	7	
Luggage and leather goods	1	
Furniture, Home Furnishings, Equipment	**15**	
Furniture	10	
Floor covering	1	
Window treatment		
All other home furnishings	4	
Electronics and Appliance	**7**	
Appliance, television, and other electronics	6	
Computer and software	1	
Camera and photographic supplies		
Sporting Goods, Hobby, Books, Music	**9**	
Sporting goods	5	
Hobby, toy, and games	3	
Sewing, needlework, and piece		
Musical instrument and supplies		
Books	1	
Tape, compact disc, and record		
Miscellaneous Store Retailers	**12**	
Optical goods	2	
Office supplies and stationary	1	
Gift, novelty, and souvenier	8	
Used merchandise		
Art delaers		
Other miscellaneous shopping goods	1	
BLDING MTR'LS & GARDEN SUPPLY	**5**	**1.0%**
Home centers	1	
Paint and wallpaper		
Hardware	3	
Other building material dealers		
Lawn and garden equipment & supplies	1	
VACANT STOREFRONTS	**14**	**2.8%**
Boarded-up	4	
Under renovation, no tenant specified	8	
Under renovation, future tenant specified	2	

Category	Establishments No.	Percent
CONVENIENCE GOODS	**78**	**15.4%**
Food and Beverage	**51**	
Supermarkets and other grocery	7	
Convenience stores	30	
Meat markets	1	
Fish and seafood markets		
Fruit and vegetable markets		
Other specialty food stores	11	
Beer, wine, and liquor stores	2	
Health and Personal Care	**13**	
Pharmacies and drug stores	4	
Beauty supplies and perfume	3	
Other health and personal care	6	
Other Convenience Goods	**14**	
Florists	5	
Tobacco stores	3	
Newsdealers and newsstands	1	
Pet and pet supplies stores	5	
Other miscellaneous convenience goods		
NEIGHBORHOOD SERVICES	**214**	**42.1%**
Taxi and limousine services	2	
Banks	15	
Check cashing	1	
Pawn shops	1	
Video tape and disc rentals	3	
Photocopy stores		
Fitness and recreational sports centers	8	
Electronics repair (computer, stereo, etc.)		
Personal & household goods repair (appliance,	3	
Hair, nail, and skin services	41	
Funeral homes and funeral services	1	
Laundromats	8	
Drycleaning and laundry services	15	
Photofinishing	3	
Parking lots and garages	1	
Medical or dental offices	47	
All other professional offices (travel, tax, etc.)	47	
Other neighborhood services (palm reading, etc.)	18	
EATING AND DRINKING PLACES	**93**	**18.3%**
Full-service restaurants	38	
Limited-service eating places	42	
Special food services (e.g., caterers)	3	
Drinking places (alcoholic beverages)	10	
AUTO-RELATED TRADE	**32**	**6.3%**
Automobile dealers	10	
Other motor vehicle dealers (motorcycle, boat, etc)		
Automotive parts, accessories, and tires	3	
Gasoline stations	4	
Car rental	1	
Automotive repair and maintenance	14	

STOREFRONT SUMMARY					
Total Storefronts	**508**	**100.0%**	Neighborhood Services	214	42.1%
Shopping Goods	72	14.2%	Eating and Drinking Places	93	18.3%
Blding Mtr'ls & Garden Supply	5	1.0%	Auto-Related Trade	32	6.3%
Convenience Goods	78	15.4%	Vacant Storefronts	14	2.8%

Source: AKRF, Inc. field surveys conducted in August and September, 2008.

Table 4
Retail Survey
86th Street, between 14th Ave and Stillwell Ave

Category	Establishments No.	Percent
SHOPPING GOODS	**157**	**25.7%**
General Merchandise	**23**	
Department (except discount)	1	
Discount department	3	
Warehouse clubs and supercenters	0	
All other general merchandise	19	
Clothing and Clothing Accessories	**67**	
Men's clothing	2	
Women's clothing	18	
Children's clothing	0	
Family clothing	10	
Accessories	0	
Other clothing	3	
Shoes	15	
Jewelry	19	
Luggage and leather goods	0	
Furniture, Home Furnishings, Equipment	**25**	
Furniture	17	
Floor covering	2	
Window treatment	1	
All other home furnishings	5	
Electronics and Appliance	**18**	
Appliance, television, and other electronics	18	
Computer and software	0	
Camera and photographic supplies	0	
Sporting Goods, Hobby, Books, Music	**5**	
Sporting goods	0	
Hobby, toy, and games	3	
Sewing, needlework, and piece	0	
Musical instrument and supplies	2	
Books	0	
Tape, compact disc, and record	0	
Miscellaneous Store Retailers	**19**	
Optical goods	4	
Office supplies and stationary	0	
Gift, novelty, and souvenier	15	
Used merchandise	0	
Art delaers	0	
Other miscellaneous shopping goods	0	
BLDING MTR'LS & GARDEN SUPPLY	**8**	**1.3%**
Home centers	0	
Paint and wallpaper	1	
Hardware	4	
Other building material dealers	3	
Lawn and garden equipment & supplies	0	
VACANT STOREFRONTS	**32**	**5.2%**
Boarded-up	8	
Under renovation, no tenant specified	21	
Under renovation, future tenant specified	3	

Category	Establishments No.	Percent
CONVENIENCE GOODS	**103**	**16.9%**
Food and Beverage	**65**	
Supermarkets and other grocery	17	
Convenience stores	24	
Meat markets	5	
Fish and seafood markets	2	
Fruit and vegetable markets	2	
Other specialty food stores	9	
Beer, wine, and liquor stores	6	
Health and Personal Care	**23**	
Pharmacies and drug stores	11	
Beauty supplies and perfume	7	
Other health and personal care	5	
Other Convenience Goods	**15**	
Florists	10	
Tobacco stores	2	
Newsdealers and newsstands	1	
Pet and pet supplies stores	2	
Other miscellaneous convenience goods	0	
NEIGHBORHOOD SERVICES	**193**	**31.6%**
Taxi and limousine services	1	
Banks	14	
Check cashing	1	
Pawn shops	0	
Video tape and disc rentals	1	
Photocopy stores	0	
Fitness and recreational sports centers	7	
Electronics repair (computer, stereo, etc.)	4	
Personal & household goods repair (appliance,	0	
Hair, nail, and skin services	49	
Funeral homes and funeral services	2	
Laundromats	11	
Drycleaning and laundry services	6	
Photofinishing	3	
Parking lots and garages	0	
Medical or dental offices	38	
All other professional offices (travel, tax, etc.)	47	
Other neighborhood services (palm reading, etc.)	9	
EATING AND DRINKING PLACES	**96**	**15.7%**
Full-service restaurants	29	
Limited-service eating places	66	
Special food services (e.g., caterers)	1	
Drinking places (alcoholic beverages)	0	
AUTO-RELATED TRADE	**21**	**3.4%**
Automobile dealers	3	
Other motor vehicle dealers (motorcycle, boat, etc)	0	
Automotive parts, accessories, and tires	6	
Gasoline stations	5	
Car rental	0	
Automotive repair and maintenance	7	

STOREFRONT SUMMARY

Total Storefronts	**610**	**100.0%**	Neighborhood Services	193	31.6%
Shopping Goods	157	25.7%	Eating and Drinking Places	96	15.7%
Blding Mtr'ls & Garden Supply	8	1.3%	Auto-Related Trade	21	3.4%
Convenience Goods	103	16.9%	Vacant Storefronts	32	5.2%

Source: AKRF, Inc. field surveys conducted in August and September, 2008.

Table 5
Retail Survey
Avenue U between Stillwell and Burnett

Category	Establishments No.	Percent
SHOPPING GOODS	**153**	**20.9%**
General Merchandise	**20**	
Department (except discount)	2	
Discount department	1	
Warehouse clubs and supercenters	0	
All other general merchandise	17	
Clothing and Clothing Accessories	**57**	
Men's clothing	2	
Women's clothing	19	
Children's clothing	1	
Family clothing	6	
Accessories	2	
Other clothing	9	
Shoes	8	
Jewelry	8	
Luggage and leather goods	2	
Furniture, Home Furnishings, Equipment	**22**	
Furniture	11	
Floor covering	3	
Window treatment	1	
All other home furnishings	7	
Electronics and Appliance	**23**	
Appliance, television, and other electronics	21	
Computer and software	2	
Camera and photographic supplies	0	
Sporting Goods, Hobby, Books, Music	**6**	
Sporting goods	3	
Hobby, toy, and games	1	
Sewing, needlework, and piece	1	
Musical instrument and supplies	0	
Books	0	
Tape, compact disc, and record	1	
Miscellaneous Store Retailers	**17**	
Optical goods	5	
Office supplies and stationary	1	
Gift, novelty, and souvenier	8	
Used merchandise	1	
Art dealers	0	
Other miscellaneous shopping goods	2	
BLDING MTR'LS & GARDEN SUPPLY	**17**	**2.3%**
Home centers	2	
Paint and wallpaper	1	
Hardware	4	
Other building material dealers	9	
Lawn and garden equipment & supplies	1	
VACANT STOREFRONTS	**72**	**9.8%**
Boarded-up	58	
Under renovation, no tenant specified	14	
Under renovation, future tenant specified	0	

Category	Establishments No.	Percent
CONVENIENCE GOODS	**126**	**17.2%**
Food and Beverage	**78**	
Supermarkets and other grocery	30	
Convenience stores	7	
Meat markets	4	
Fish and seafood markets	5	
Fruit and vegetable markets	6	
Other specialty food stores	18	
Beer, wine, and liquor stores	8	
Health and Personal Care	**40**	
Pharmacies and drug stores	24	
Beauty supplies and perfume	5	
Other health and personal care	11	
Other Convenience Goods	**8**	
Florists	4	
Tobacco stores	1	
Newsdealers and newsstands	0	
Pet and pet supplies stores	3	
Other miscellaneous convenience goods	0	
NEIGHBORHOOD SERVICES	**260**	**35.5%**
Taxi and limousine services	2	
Banks	14	
Check cashing	2	
Pawn shops	0	
Video tape and disc rentals	2	
Photocopy stores	1	
Fitness and recreational sports centers	4	
Electronics repair (computer, stereo, etc.)	0	
Personal & household goods repair (appliance,	6	
Hair, nail, and skin services	59	
Funeral homes and funeral services	4	
Laundromats	9	
Drycleaning and laundry services	11	
Photofinishing	8	
Parking lots and garages	0	
Medical or dental offices	57	
All other professional offices (travel, tax, etc.)	65	
Other neighborhood services (palm reading, etc.)	16	
EATING AND DRINKING PLACES	**98**	**13.4%**
Full-service restaurants	31	
	0	
Limited-service eating places	61	
Special food services (e.g., caterers)	2	
Drinking places (alcoholic beverages)	4	
AUTO-RELATED TRADE	**7**	**1.0%**
Automobile dealers	0	
Other motor vehicle dealers (motorcycle, boat, etc)	0	
Automotive parts, accessories, and tires	1	
Gasoline stations	3	
Car rental	0	
Automotive repair and maintenance	3	

STOREFRONT SUMMARY

Total Storefronts	**733**	**100.0%**	Neighborhood Services	260	35.5%
Shopping Goods	153	20.9%	Eating and Drinking Places	98	13.4%
Blding Mtr'ls & Garden Supply	17	2.3%	Auto-Related Trade	7	1.0%
Convenience Goods	126	17.2%	Vacant Storefronts	72	9.8%

Source: AKRF, Inc. field surveys conducted in August and September, 2008.

Table 6
Retail Survey
Coney Island Boulevard between Montauk Court and Avenue S

Category	Establishments No.	Percent	Category	Establishments No.	Percent
SHOPPING GOODS	**25**	**16.9%**	**CONVENIENCE GOODS**	**16**	**10.8%**
General Merchandise	**1**		**Food and Beverage**	**10**	
Department (except discount)			Supermarkets and other grocery	5	
Discount department			Convenience stores	1	
Warehouse clubs and supercenters			Meat markets	1	
All other general merchandise	1		Fish and seafood markets		
Clothing and Clothing Accessories	**4**		Fruit and vegetable markets		
Men's clothing			Other specialty food stores	1	
Women's clothing	1		Beer, wine, and liquor stores	2	
Children's clothing			**Health and Personal Care**	**2**	
Family clothing	1		Pharmacies and drug stores	2	
Accessories			Beauty supplies and perfume		
Other clothing	1		Other health and personal care		
Shoes			**Other Convenience Goods**	**4**	
Jewelry	1		Florists	3	
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	**10**		Newsdealers and newsstands		
Furniture	5		Pet and pet supplies stores	1	
Floor covering	2		Other miscellaneous convenience goods		
Window treatment			**NEIGHBORHOOD SERVICES**	**46**	**31.1%**
All other home furnishings	3		Taxi and limousine services		
Electronics and Appliance	**8**		Banks	3	
Appliance, television, and other electronics	8		Check cashing	1	
Computer and software			Pawn shops		
Camera and photographic supplies			Video tape and disc rentals	2	
Sporting Goods, Hobby, Books, Music	**1**		Photocopy stores		
Sporting goods	1		Fitness and recreational sports centers		
Hobby, toy, and games			Electronics repair (computer, stereo, etc.)	1	
Sewing, needlework, and piece			Personal & household goods repair (appliance,		
Musical instrument and supplies			Hair, nail, and skin services	6	
Books			Funeral homes and funeral services	2	
Tape, compact disc, and record			Laundromats		
Miscellaneous Store Retailers	**1**		Drycleaning and laundry services	2	
Optical goods	1		Photofinishing		
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenier			Medical or dental offices	4	
Used merchandise			All other professional offices (travel, tax, etc.)	24	
Art delaers			Other neighborhood services (palm reading, etc.)	1	
Other miscellaneous shopping goods			**EATING AND DRINKING PLACES**	**15**	**10.1%**
BLDING MTR'LS & GARDEN SUPPLY	**13**	**8.8%**	Full-service restaurants	6	
Home centers	1				
Paint and wallpaper			Limited-service eating places	8	
Hardware	2		Special food services (e.g., caterers)		
Other building material dealers	10		Drinking places (alcoholic beverages)	1	
Lawn and garden equipment & supplies			**AUTO-RELATED TRADE**	**15**	**10.1%**
VACANT STOREFRONTS	**18**	**12.2%**	Automobile dealers	4	
Boarded-up	17		Other motor vehicle dealers (motorcycle, boat, etc)		
Under renovation, no tenant specified	1		Automotive parts, accessories, and tires	1	
Under renovation, future tenant specified			Gasoline stations	3	
			Car rental	2	
			Automotive repair and maintenance	5	

STOREFRONT SUMMARY					
Total Storefronts	**148**	**100.0%**	Neighborhood Services	46	31.1%
Shopping Goods	25	16.9%	Eating and Drinking Places	15	10.1%
Blding Mtr'ls & Garden Supply	13	8.8%	Auto-Related Trade	15	10.1%
Convenience Goods	16	10.8%	Vacant Storefronts	18	12.2%

Source: AKRF, Inc. field surveys conducted in March and April 2007.

Table 7
Retail Survey
Nostrand Avenue Area

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	**26**	**23.2%**	**CONVENIENCE GOODS**	**18**	**16.1%**
General Merchandise	**7**		**Food and Beverage**	**12**	
Department (except discount)			Supermarkets and other grocery	4	
Discount department	3		Convenience stores	4	
Warehouse clubs and supercenters			Meat markets	2	
All other general merchandise	4		Fish and seafood markets		
Clothing and Clothing Accessories	**7**		Fruit and vegetable markets		
Men's clothing			Other specialty food stores	1	
Women's clothing	1		Beer, wine, and liquor stores	1	
Children's clothing	1		**Health and Personal Care**	**5**	
Family clothing			Pharmacies and drug stores	4	
Accessories			Beauty supplies and perfume		
Other clothing			Other health and personal care	1	
Shoes	3		**Other Convenience Goods**	**1**	
Jewelry	2		Florists		
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	**4**		Newsdealers and newsstands		
Furniture	3		Pet and pet supplies stores	1	
Floor covering			Other miscellaneous convenience goods		
Window treatment			**NEIGHBORHOOD SERVICES**	**36**	**32.1%**
All other home furnishings	1		Taxi and limousine services		
Electronics and Appliance	**4**		Banks	4	
Appliance, television, and other electronics	3		Check cashing		
Computer and software	1		Pawn shops		
Camera and photographic supplies			Video tape and disc rentals	1	
Sporting Goods, Hobby, Books, Music	**1**		Photocopy stores		
Sporting goods	1		Fitness and recreational sports centers		
Hobby, toy, and games			Electronics repair (computer, stereo, etc.)		
Sewing, needlework, and piece			Personal & household goods repair (appliance,	1	
Musical instrument and supplies			Hair, nail, and skin services	6	
Books			Funeral homes and funeral services		
Tape, compact disc, and record			Laundromats	2	
Miscellaneous Store Retailers	**3**		Drycleaning and laundry services	2	
Optical goods	1		Photofinishing	1	
Office supplies and stationary			Parking lots and garages	2	
Gift, novelty, and souvenier	2		Medical or dental offices	10	
Used merchandise			All other professional offices (travel, tax, etc.)	6	
Art delaers			Other neighborhood services (palm reading, etc.)	1	
Other miscellaneous shopping goods			**EATING AND DRINKING PLACES**	**18**	**16.1%**
BLDING MTR'LS & GARDEN SUPPLY	**1**	**0.9%**	Full-service restaurants	3	
Home centers					
Paint and wallpaper	1		Limited-service eating places	14	
Hardware			Special food services (e.g., caterers)	1	
Other building material dealers			Drinking places (alcoholic beverages)		
Lawn and garden equipment & supplies			**AUTO-RELATED TRADE**	**2**	**1.8%**
VACANT STOREFRONTS	**11**	**9.8%**	Automobile dealers		
Boarded-up	7		Other motor vehicle dealers (motorcycle, boat, etc)		
Under renovation, no tenant specified	3		Automotive parts, accessories, and tires	1	
Under renovation, future tenant specified	1		Gasoline stations	1	
			Car rental		
			Automotive repair and maintenance		

STOREFRONT SUMMARY					
Total Storefronts	**112**	**100.0%**	Neighborhood Services	36	32.1%
Shopping Goods	26	23.2%	Eating and Drinking Places	18	16.1%
Blding Mtr'ls & Garden Supply	1	0.9%	Auto-Related Trade	2	1.8%
Convenience Goods	18	16.1%	Vacant Storefronts	11	9.8%

Source: AKRF, Inc. field surveys conducted in August and September, 2008.

Table 8
Retail Survey
Sheepshead Bay Road, Voorhies Avenue, 17th Street and Emmons Avenue

Category	Establishments No.	Percent
SHOPPING GOODS	**53**	**21.4%**
General Merchandise	**3**	
Department (except discount)	1	
Discount department		
Warehouse clubs and supercenters		
All other general merchandise	2	
Clothing and Clothing Accessories	**31**	
Men's clothing	2	
Women's clothing	7	
Children's clothing	3	
Family clothing	3	
Accessories	1	
Other clothing	3	
Shoes	4	
Jewelry	8	
Luggage and leather goods		
Furniture, Home Furnishings, Equipment	**3**	
Furniture		
Floor covering		
Window treatment		
All other home furnishings	3	
Electronics and Appliance	**7**	
Appliance, television, and other electronics	7	
Computer and software		
Camera and photographic supplies		
Sporting Goods, Hobby, Books, Music	**3**	
Sporting goods	2	
Hobby, toy, and games		
Sewing, needlework, and piece		
Musical instrument and supplies		
Books	1	
Tape, compact disc, and record		
Miscellaneous Store Retailers	**6**	
Optical goods	3	
Office supplies and stationary		
Gift, novelty, and souvenier	1	
Used merchandise		
Art delaers	1	
Other miscellaneous shopping goods	1	
BLDING MTR'LS & GARDEN SUPPLY	**3**	**1.2%**
Home centers	2	
Paint and wallpaper		
Hardware		
Other building material dealers	1	
Lawn and garden equipment & supplies		
VACANT STOREFRONTS	**18**	**7.3%**
Boarded-up	17	
Under renovation, no tenant specified	1	
Under renovation, future tenant specified		

Category	Establishments No.	Percent
CONVENIENCE GOODS	**38**	**15.3%**
Food and Beverage	**21**	
Supermarkets and other grocery	11	
Convenience stores		
Meat markets	2	
Fish and seafood markets		
Fruit and vegetable markets	4	
Other specialty food stores	2	
Beer, wine, and liquor stores	2	
Health and Personal Care	**11**	
Pharmacies and drug stores	5	
Beauty supplies and perfume		
Other health and personal care	6	
Other Convenience Goods	**6**	
Florists	2	
Tobacco stores	1	
Newsdealers and newsstands	2	
Pet and pet supplies stores	1	
Other miscellaneous convenience goods		
NEIGHBORHOOD SERVICES	**83**	**33.5%**
Taxi and limousine services	1	
Banks	7	
Check cashing	2	
Pawn shops		
Video tape and disc rentals	1	
Photocopy stores		
Fitness and recreational sports centers	4	
Electronics repair (computer, stereo, etc.)		
Personal & household goods repair (appliance,	1	
Hair, nail, and skin services	18	
Funeral homes and funeral services	1	
Laundromats	2	
Drycleaning and laundry services	1	
Photofinishing		
Parking lots and garages	2	
Medical or dental offices	21	
All other professional offices (travel, tax, etc.)	18	
Other neighborhood services (palm reading, etc.)	4	
EATING AND DRINKING PLACES	**52**	**21.0%**
Full-service restaurants	23	
Limited-service eating places	26	
Special food services (e.g., caterers)	1	
Drinking places (alcoholic beverages)	2	
AUTO-RELATED TRADE	**1**	**0.4%**
Automobile dealers		
Other motor vehicle dealers (motorcycle, boat, etc)		
Automotive parts, accessories, and tires		
Gasoline stations		
Car rental		
Automotive repair and maintenance	1	

STOREFRONT SUMMARY

Total Storefronts	**248**	**100.0%**	Neighborhood Services	83	33.5%
Shopping Goods	53	21.4%	Eating and Drinking Places	52	21.0%
Blding Mtr'ls & Garden Supply	3	1.2%	Auto-Related Trade	1	0.4%
Convenience Goods	38	15.3%	Vacant Storefronts	18	7.3%

Source: AKRF, Inc. field surveys conducted in March and April 2007.

Table 9
Retail Survey
Avenue X Area

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	**24**	**28.6%**	**CONVENIENCE GOODS**	**18**	**21.4%**
General Merchandise	**2**		**Food and Beverage**	**9**	
Department (except discount)	1		Supermarkets and other grocery	1	
Discount department			Convenience stores	4	
Warehouse clubs and supercenters			Meat markets		
All other general merchandise	1		Fish and seafood markets		
Clothing and Clothing Accessories	**3**		Fruit and vegetable markets		
Men's clothing			Other specialty food stores	3	
Women's clothing	1		Beer, wine, and liquor stores	1	
Children's clothing			**Health and Personal Care**	**6**	
Family clothing			Pharmacies and drug stores	3	
Accessories			Beauty supplies and perfume		
Other clothing			Other health and personal care	3	
Shoes	2		**Other Convenience Goods**	**3**	
Jewelry			Florists	1	
Luggage and leather goods			Tobacco stores	1	
Furniture, Home Furnishings, Equipment	**1**		Newsdealers and newsstands		
Furniture	1		Pet and pet supplies stores		
Floor covering			Other miscellaneous convenience goods	1	
Window treatment			**NEIGHBORHOOD SERVICES**	**27**	**32.1%**
All other home furnishings			Taxi and limousine services		
Electronics and Appliance	**4**		Banks	1	
Appliance, television, and other electronics	4		Check cashing		
Computer and software			Pawn shops		
Camera and photographic supplies			Video tape and disc rentals		
Sporting Goods, Hobby, Books, Music	**1**		Photocopy stores		
Sporting goods			Fitness and recreational sports centers		
Hobby, toy, and games			Electronics repair (computer, stereo, etc.)		
Sewing, needlework, and piece			Personal & household goods repair (appliance,		
Musical instrument and supplies			Hair, nail, and skin services	5	
Books			Funeral homes and funeral services		
Tape, compact disc, and record	1		Laundromats		
Miscellaneous Store Retailers	**1**		Drycleaning and laundry services	2	
Optical goods			Photofinishing		
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenier	1		Medical or dental offices	8	
Used merchandise			All other professional offices (travel, tax, etc.)	9	
Art delaers			Other neighborhood services (palm reading, etc.)	2	
Other miscellaneous shopping goods			**EATING AND DRINKING PLACES**	**15**	**17.9%**
BLDING MTR'LS & GARDEN SUPPLY	**0**	**0.0%**	Full-service restaurants	8	
Home centers					
Paint and wallpaper			Limited-service eating places	3	
Hardware			Special food services (e.g., caterers)		
Other building material dealers			Drinking places (alcoholic beverages)	4	
Lawn and garden equipment & supplies			**AUTO-RELATED TRADE**	**0**	**0.0%**
VACANT STOREFRONTS	**0**	**0.0%**	Automobile dealers		
Boarded-up			Other motor vehicle dealers (motorcycle, boat, etc)		
Under renovation, no tenant specified			Automotive parts, accessories, and tires		
Under renovation, future tenant specified			Gasoline stations		
			Car rental		
			Automotive repair and maintenance		

STOREFRONT SUMMARY					
Total Storefronts	**84**	**100.0%**	Neighborhood Services	27	32.1%
Shopping Goods	24	28.6%	Eating and Drinking Places	15	17.9%
Blding Mtr'ls & Garden Supply	0	0.0%	Auto-Related Trade	0	0.0%
Convenience Goods	18	21.4%	Vacant Storefronts	0	0.0%

Source: AKRF, Inc. field surveys conducted in August and September, 2008.

Table 10
Retail Survey
Brighton Beach Avenue between Ocean Parkway and Brighton 15 Street

Category	Establishments No.	Percent	Category	Establishments No.	Percent
SHOPPING GOODS	**87**	**30.5%**	**CONVENIENCE GOODS**	**73**	**25.6%**
General Merchandise	**6**		**Food and Beverage**	**44**	
Department (except discount)	1		Supermarkets and other grocery	20	
Discount department	2		Convenience stores		
Warehouse clubs and supercenters			Meat markets	4	
All other general merchandise	3		Fish and seafood markets		
Clothing and Clothing Accessories	**43**		Fruit and vegetable markets	6	
Men's clothing	2		Other specialty food stores	9	
Women's clothing	11		Beer, wine, and liquor stores	5	
Children's clothing	2		**Health and Personal Care**	**20**	
Family clothing	4		Pharmacies and drug stores	13	
Accessories	6		Beauty supplies and perfume	2	
Other clothing	6		Other health and personal care	5	
Shoes	6		**Other Convenience Goods**	**9**	
Jewelry	6		Florists	7	
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	**9**		Newsdealers and newsstands	1	
Furniture	1		Pet and pet supplies stores	1	
Floor covering	3		Other miscellaneous convenience goods		
Window treatment			**NEIGHBORHOOD SERVICES**	**76**	**26.7%**
All other home furnishings	5		Taxi and limousine services	2	
Electronics and Appliance	**14**		Banks	5	
Appliance, television, and other electronics	12		Check cashing	2	
Computer and software	2		Pawn shops		
Camera and photographic supplies			Video tape and disc rentals	2	
Sporting Goods, Hobby, Books, Music	**7**		Photocopy stores	1	
Sporting goods	1		Fitness and recreational sports centers	2	
Hobby, toy, and games			Electronics repair (computer, stereo, etc.)		
Sewing, needlework, and piece	1		Personal & household goods repair (appliance,	1	
Musical instrument and supplies			Hair, nail, and skin services	21	
Books	2		Funeral homes and funeral services		
Tape, compact disc, and record	3		Laundromats	3	
Miscellaneous Store Retailers	**8**		Drycleaning and laundry services	2	
Optical goods	4		Photofinishing	1	
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenier	3		Medical or dental offices	13	
Used merchandise			All other professional offices (travel, tax, etc.)	17	
Art delaers	1		Other neighborhood services (palm reading, etc.)	4	
Other miscellaneous shopping goods			**EATING AND DRINKING PLACES**	**34**	**11.9%**
BLDING MTR'LS & GARDEN SUPPLY	**2**	**0.7%**	Full-service restaurants	10	
Home centers					
Paint and wallpaper			Limited-service eating places	21	
Hardware	2		Special food services (e.g., caterers)		
Other building material dealers			Drinking places (alcoholic beverages)	3	
Lawn and garden equipment & supplies			**AUTO-RELATED TRADE**	**0**	**0.0%**
VACANT STOREFRONTS	**13**	**4.6%**	Automobile dealers		
Boarded-up	10		Other motor vehicle dealers (motorcycle, boat, etc)		
Under renovation, no tenant specified	3		Automotive parts, accessories, and tires		
Under renovation, future tenant specified			Gasoline stations		
			Car rental		
			Automotive repair and maintenance		

STOREFRONT SUMMARY					
Total Storefronts	**285**	**100.0%**	Neighborhood Services	76	26.7%
Shopping Goods	87	30.5%	Eating and Drinking Places	34	11.9%
Blding Mtr'ls & Garden Supply	2	0.7%	Auto-Related Trade	0	0.0%
Convenience Goods	73	25.6%	Vacant Storefronts	13	4.6%

Source: AKRF, Inc. field surveys conducted in March and April 2007.

Table 11
Retail Survey
Neptune Avenue Area

Category	Establishments No.	Percent
SHOPPING GOODS	**11**	**19.3%**
General Merchandise	**4**	
Department (except discount)		
Discount department	1	
Warehouse clubs and supercenters		
All other general merchandise	3	
Clothing and Clothing Accessories	**0**	
Men's clothing		
Women's clothing		
Children's clothing		
Family clothing		
Accessories		
Other clothing		
Shoes		
Jewelry		
Luggage and leather goods		
Furniture, Home Furnishings, Equipment	**2**	
Furniture	2	
Floor covering		
Window treatment		
All other home furnishings		
Electronics and Appliance	**1**	
Appliance, television, and other electronics	1	
Computer and software		
Camera and photographic supplies		
Sporting Goods, Hobby, Books, Music	**1**	
Sporting goods		
Hobby, toy, and games	1	
Sewing, needlework, and piece		
Musical instrument and supplies		
Books		
Tape, compact disc, and record		
Miscellaneous Store Retailers	**3**	
Optical goods	2	
Office supplies and stationary		
Gift, novelty, and souvenier	1	
Used merchandise		
Art delaers		
Other miscellaneous shopping goods		
BLDING MTR'LS & GARDEN SUPPLY	**0**	**0.0%**
Home centers		
Paint and wallpaper		
Hardware		
Other building material dealers		
Lawn and garden equipment & supplies		
VACANT STOREFRONTS	**1**	**1.8%**
Boarded-up	1	
Under renovation, no tenant specified		
Under renovation, future tenant specified		

Category	Establishments No.	Percent
CONVENIENCE GOODS	**8**	**14.0%**
Food and Beverage	**5**	
Supermarkets and other grocery	1	
Convenience stores	2	
Meat markets		
Fish and seafood markets		
Fruit and vegetable markets		
Other specialty food stores	1	
Beer, wine, and liquor stores	1	
Health and Personal Care	**2**	
Pharmacies and drug stores	1	
Beauty supplies and perfume		
Other health and personal care	1	
Other Convenience Goods	**1**	
Florists	1	
Tobacco stores		
Newsdealers and newsstands		
Pet and pet supplies stores		
Other miscellaneous convenience goods		
NEIGHBORHOOD SERVICES	**26**	**45.6%**
Taxi and limousine services		
Banks	2	
Check cashing		
Pawn shops		
Video tape and disc rentals		
Photocopy stores		
Fitness and recreational sports centers	1	
Electronics repair (computer, stereo, etc.)		
Personal & household goods repair (appliance,		
Hair, nail, and skin services	2	
Funeral homes and funeral services		
Laundromats		
Drycleaning and laundry services	1	
Photofinishing		
Parking lots and garages		
Medical or dental offices	15	
All other professional offices (travel, tax, etc.)	3	
Other neighborhood services (palm reading, etc.)	2	
EATING AND DRINKING PLACES	**11**	**19.3%**
Full-service restaurants	6	
Limited-service eating places	5	
Special food services (e.g., caterers)		
Drinking places (alcoholic beverages)		
AUTO-RELATED TRADE	**0**	**0.0%**
Automobile dealers		
Other motor vehicle dealers (motorcycle, boat, etc)		
Automotive parts, accessories, and tires		
Gasoline stations		
Car rental		
Automotive repair and maintenance		

STOREFRONT SUMMARY

Total Storefronts	**57**	**100.0%**	Neighborhood Services	26	45.6%
Shopping Goods	11	19.3%	Eating and Drinking Places	11	19.3%
Blding Mtr'ls & Garden Supply	0	0.0%	Auto-Related Trade	0	0.0%
Convenience Goods	8	14.0%	Vacant Storefronts	1	1.8%

Source: AKRF, Inc. field surveys conducted in August and September, 2008.

Table 12
Retail Survey
Cropsey Avenue Area

Category	Establishments No.	Percent	Category	Establishments No.	Percent
SHOPPING GOODS	**6**	**6.4%**	**CONVENIENCE GOODS**	**8**	**8.5%**
General Merchandise	**0**		**Food and Beverage**	**6**	
Department (except discount)			Supermarkets and other grocery	3	
Discount department			Convenience stores	2	
Warehouse clubs and supercenters			Meat markets		
All other general merchandise			Fish and seafood markets		
Clothing and Clothing Accessories	**1**		Fruit and vegetable markets		
Men's clothing			Other specialty food stores		
Women's clothing			Beer, wine, and liquor stores	1	
Children's clothing			**Health and Personal Care**	**1**	
Family clothing	1		Pharmacies and drug stores	1	
Accessories			Beauty supplies and perfume		
Other clothing			Other health and personal care		
Shoes			**Other Convenience Goods**	**1**	
Jewelry			Florists		
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	**2**		Newsdealers and newsstands		
Furniture	1		Pet and pet supplies stores		
Floor covering			Other miscellaneous convenience goods	1	
Window treatment			**NEIGHBORHOOD SERVICES**	**8**	**8.5%**
All other home furnishings	1		Taxi and limousine services	1	
Electronics and Appliance	**2**		Banks		
Appliance, television, and other electronics	2		Check cashing		
Computer and software			Pawn shops	1	
Camera and photographic supplies			Video tape and disc rentals		
Sporting Goods, Hobby, Books, Music	**0**		Photocopy stores		
Sporting goods			Fitness and recreational sports centers		
Hobby, toy, and games			Electronics repair (computer, stereo, etc.)		
Sewing, needlework, and piece			Personal & household goods repair (appliance,		
Musical instrument and supplies			Hair, nail, and skin services	1	
Books			Funeral homes and funeral services		
Tape, compact disc, and record			Laundromats	1	
Miscellaneous Store Retailers	**1**		Drycleaning and laundry services		
Optical goods			Photofinishing		
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenier			Medical or dental offices	1	
Used merchandise			All other professional offices (travel, tax, etc.)	1	
Art delaers			Other neighborhood services (palm reading, etc.)	2	
Other miscellaneous shopping goods	1		**EATING AND DRINKING PLACES**	**16**	**17.0%**
BLDING MTR'LS & GARDEN SUPPLY	**3**	**3.2%**	Full-service restaurants	6	
Home centers	1				
Paint and wallpaper			Limited-service eating places	7	
Hardware			Special food services (e.g., caterers)	3	
Other building material dealers	2		Drinking places (alcoholic beverages)		
Lawn and garden equipment & supplies			**AUTO-RELATED TRADE**	**51**	**54.3%**
VACANT STOREFRONTS	**2**	**2.1%**	Automobile dealers	5	
Boarded-up			Other motor vehicle dealers (motorcycle, boat, etc)		
Under renovation, no tenant specified	1		Automotive parts, accessories, and tires	5	
Under renovation, future tenant specified	1		Gasoline stations	7	
			Car rental		
			Automotive repair and maintenance	34	

STOREFRONT SUMMARY					
Total Storefronts	**94**	**100.0%**	Neighborhood Services	8	8.5%
Shopping Goods	6	6.4%	Eating and Drinking Places	16	17.0%
Blding Mtr'ls & Garden Supply	3	3.2%	Auto-Related Trade	51	54.3%
Convenience Goods	8	8.5%	Vacant Storefronts	2	2.1%

Source: AKRF, Inc. field surveys conducted in August and September, 2008.