

Appendix B:

Socioeconomic Conditions

Table 1

Retail Survey

Summary for Area of Potential Competitive Impact

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	621	21.4%	CONVENIENCE GOODS	486	16.8%
General Merchandise	72		Food and Beverage	301	
Department (except discount)	7		Supermarkets and other grocery	99	
Discount department	12		Convenience stores	74	
Warehouse clubs and supercenters	0		Meat markets	19	
All other general merchandise	53		Fish and seafood markets	7	
Clothing and Clothing Accessories	243		Fruit and vegetable markets	18	
Men's clothing	8		Other specialty food stores	55	
Women's clothing	71		Beer, wine, and liquor stores	29	
Children's clothing	9		Health and Personal Care	123	
Family clothing	28		Pharmacies and drug stores	68	
Accessories	9		Beauty supplies and perfume	17	
Other clothing	23		Other health and personal care	38	
Shoes	41		Other Convenience Goods	62	
Jewelry	51		Florists	33	
Luggage and leather goods	3		Tobacco stores	8	
Furniture, Home Furnishings, Equipment	94		Newsdealers and newsstands	5	
Furniture	52		Pet and pet supplies stores	14	
Floor covering	11		Other miscellaneous convenience goods	2	
Window treatment	2		NEIGHBORHOOD SERVICES	979	33.7%
All other home furnishings	29		Taxi and limousine services	10	
Electronics and Appliance	89		Banks	68	
Appliance, television, and other electronics	83		Check cashing	9	
Computer and software	6		Pawn shops	2	
Camera and photographic supplies	0		Video tape and disc rentals	12	
Sporting Goods, Hobby, Books, Music	36		Photocopy stores	2	
Sporting goods	14		Fitness and recreational sports centers	27	
Hobby, toy, and games	9		Electronics repair (computer, stereo, etc.)	5	
Sewing, needlework, and piece	2		Personal & household goods repair (appliance,	12	
Musical instrument and supplies	2		Hair, nail, and skin services	209	
Books	4		Funeral homes and funeral services	10	
Tape, compact disc, and record	5		Laundromats	36	
Miscellaneous Store Retailers	72		Drycleaning and laundry services	42	
Optical goods	23		Photofinishing	16	
Office supplies and stationary	2		Parking lots and garages	5	
Gift, novelty, and souvenir	39		Medical or dental offices	214	
Used merchandise	1		All other professional offices (travel, tax, etc.)	237	
Art delaers	2		Other neighborhood services (palm reading, etc.)	63	
Other miscellaneous shopping goods	5		EATING AND DRINKING PLACES	450	15.5%
BLDING MTR'LS & GARDEN SUPPLY	52	1.8%	Full-service restaurants	161	
Home centers	7			0	
Paint and wallpaper	3		Limited-service eating places	254	
Hardware	15		Special food services (e.g., caterers)	11	
Other building material dealers	25		Drinking places (alcoholic beverages)	24	
Lawn and garden equipment & supplies	2		AUTO-RELATED TRADE	132	4.6%
VACANT STOREFRONTS	181	6.2%	Automobile dealers	23	
Boarded-up	122		Other motor vehicle dealers (motorcycle, boat, etc)	1	
			Automotive parts, accessories, and tires	18	
Under renovation, no tenant specified	52		Gasoline stations	23	
Under renovation, future tenant specified	7		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 souvenir			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			Limited-service eating places	1	
Paint and wallpaper			Special food services (e.g., caterers)		
Hardware			Drinking places (alcoholic beverages)		
Other building material dealers			AUTO-RELATED TRADE	3	13.6%
Lawn and garden equipment & supplies			Automobile dealers	1	
VACANT STOREFRONTS	0	0.0%	Other motor vehicle dealers (motorcycle, boat, etc)	1	
Boarded-up			Automotive parts, accessories, and tires	1	
Under renovation, no tenant specified			Gasoline stations		
Under renovation, future tenant specified			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		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	72	14.2%	CONVENIENCE GOODS	78	15.4%
General Merchandise	5		Food and Beverage	51	
Department (except discount)			Supermarkets and other grocery	7	
Discount department	2		Convenience stores	30	
Warehouse clubs and supercenters			Meat markets	1	
All other general merchandise	3		Fish and seafood markets		
Clothing and Clothing Accessories	29		Fruit and vegetable markets		
Men's clothing	0		Other specialty food stores	11	
Women's clothing	13		Beer, wine, and liquor stores	2	
Children's clothing	1		Health and Personal Care	13	
Family clothing	3		Pharmacies and drug stores	4	
Accessories			Beauty supplies and perfume	3	
Other clothing	1		Other health and personal care	6	
Shoes	3		Other Convenience Goods	14	
Jewelry	7		Florists	5	
Luggage and leather goods	1		Tobacco stores	3	
Furniture, Home Furnishings, Equipment	15		Newsdealers and newsstands	1	
Furniture	10		Pet and pet supplies stores	5	
Floor covering	1		Other miscellaneous convenience goods		
Window treatment			NEIGHBORHOOD SERVICES	214	42.1%
All other home furnishings	4		Taxi and limousine services	2	
Electronics and Appliance	7		Banks	15	
Appliance, television, and other electronics	6		Check cashing	1	
Computer and software	1		Pawn shops	1	
Camera and photographic supplies			Video tape and disc rentals	3	
Sporting Goods, Hobby, Books, Music	9		Photocopy stores		
Sporting goods	5		Fitness and recreational sports centers	8	
Hobby, toy, and games	3		Electronics repair (computer, stereo, etc.)		
Sewing, needlework, and piece			Personal & household goods repair (appliance,	3	
Musical instrument and supplies			Hair, nail, and skin services	41	
Books	1		Funeral homes and funeral services	1	
Tape, compact disc, and record			Laundromats	8	
Miscellaneous Store Retailers	12		Drycleaning and laundry services	15	
Optical goods	2		Photofinishing	3	
Office supplies and stationary	1		Parking lots and garages	1	
Gift, novelty, and souvenir	8		Medical or dental offices	47	
Used merchandise			All other professional offices (travel, tax, etc.)	47	
Art delaters			Other neighborhood services (palm reading, etc.)	18	
Other miscellaneous shopping goods	1		EATING AND DRINKING PLACES	93	18.3%
BLDING MTR'LS & GARDEN SUPPLY	5	1.0%	Full-service restaurants	38	
Home centers	1				
Paint and wallpaper			Limited-service eating places	42	
Hardware	3		Special food services (e.g., caterers)	3	
Other building material dealers			Drinking places (alcoholic beverages)	10	
Lawn and garden equipment & supplies	1		AUTO-RELATED TRADE	32	6.3%
VACANT STOREFRONTS	14	2.8%	Automobile dealers	10	
Boarded-up	4		Other motor vehicle dealers (motorcycle, boat, etc)		
Under renovation, no tenant specified	8		Automotive parts, accessories, and tires	3	
Under renovation, future tenant specified	2		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		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	157	25.7%	CONVENIENCE GOODS	103	16.9%
General Merchandise	23		Food and Beverage	65	
Department (except discount)	1		Supermarkets and other grocery	17	
Discount department	3		Convenience stores	24	
Warehouse clubs and supercenters	0		Meat markets	5	
All other general merchandise	19		Fish and seafood markets	2	
Clothing and Clothing Accessories	67		Fruit and vegetable markets	2	
Men's clothing	2		Other specialty food stores	9	
Women's clothing	18		Beer, wine, and liquor stores	6	
Children's clothing	0		Health and Personal Care	23	
Family clothing	10		Pharmacies and drug stores	11	
Accessories	0		Beauty supplies and perfume	7	
Other clothing	3		Other health and personal care	5	
Shoes	15		Other Convenience Goods	15	
Jewelry	19		Florists	10	
Luggage and leather goods	0		Tobacco stores	2	
Furniture, Home Furnishings, Equipment	25		Newsdealers and newsstands	1	
Furniture	17		Pet and pet supplies stores	2	
Floor covering	2		Other miscellaneous convenience goods	0	
Window treatment	1		NEIGHBORHOOD SERVICES	193	31.6%
All other home furnishings	5		Taxi and limousine services	1	
Electronics and Appliance	18		Banks	14	
Appliance, television, and other electronics	18		Check cashing	1	
Computer and software	0		Pawn shops	0	
Camera and photographic supplies	0		Video tape and disc rentals	1	
Sporting Goods, Hobby, Books, Music	5		Photocopy stores	0	
Sporting goods	0		Fitness and recreational sports centers	7	
Hobby, toy, and games	3		Electronics repair (computer, stereo, etc.)	4	
Sewing, needlework, and piece	0		Personal & household goods repair (appliance,	0	
Musical instrument and supplies	2		Hair, nail, and skin services	49	
Books	0		Funeral homes and funeral services	2	
Tape, compact disc, and record	0		Laundromats	11	
Miscellaneous Store Retailers	19		Drycleaning and laundry services	6	
Optical goods	4		Photofinishing	3	
Office supplies and stationary	0		Parking lots and garages	0	
Gift, novelty, and souvenir	15		Medical or dental offices	38	
Used merchandise	0		All other professional offices (travel, tax, etc.)	47	
Art delaers	0		Other neighborhood services (palm reading, etc.)	9	
Other miscellaneous shopping goods	0		EATING AND DRINKING PLACES	96	15.7%
BLDING MTR'LS & GARDEN SUPPLY	8	1.3%	Full-service restaurants	29	
Home centers	0				
Paint and wallpaper	1		Limited-service eating places	66	
Hardware	4		Special food services (e.g., caterers)	1	
Other building material dealers	3		Drinking places (alcoholic beverages)	0	
Lawn and garden equipment & supplies	0		AUTO-RELATED TRADE	21	3.4%
VACANT STOREFRONTS	32	5.2%	Automobile dealers	3	
Boarded-up	8		Other motor vehicle dealers (motorcycle, boat, etc)	0	
Under renovation, no tenant specified	21		Automotive parts, accessories, and tires	6	
Under renovation, future tenant specified	3		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		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	153	20.9%	CONVENIENCE GOODS	126	17.2%
General Merchandise	20		Food and Beverage	78	
Department (except discount)	2		Supermarkets and other grocery	30	
Discount department	1		Convenience stores	7	
Warehouse clubs and supercenters	0		Meat markets	4	
All other general merchandise	17		Fish and seafood markets	5	
Clothing and Clothing Accessories	57		Fruit and vegetable markets	6	
Men's clothing	2		Other specialty food stores	18	
Women's clothing	19		Beer, wine, and liquor stores	8	
Children's clothing	1		Health and Personal Care	40	
Family clothing	6		Pharmacies and drug stores	24	
Accessories	2		Beauty supplies and perfume	5	
Other clothing	9		Other health and personal care	11	
Shoes	8		Other Convenience Goods	8	
Jewelry	8		Florists	4	
Luggage and leather goods	2		Tobacco stores	1	
Furniture, Home Furnishings, Equipment	22		Newsdealers and newsstands	0	
Furniture	11		Pet and pet supplies stores	3	
Floor covering	3		Other miscellaneous convenience goods	0	
Window treatment	1		NEIGHBORHOOD SERVICES	260	35.5%
All other home furnishings	7		Taxi and limousine services	2	
Electronics and Appliance	23		Banks	14	
Appliance, television, and other electronics	21		Check cashing	2	
Computer and software	2		Pawn shops	0	
Camera and photographic supplies	0		Video tape and disc rentals	2	
Sporting Goods, Hobby, Books, Music	6		Photocopy stores	1	
Sporting goods	3		Fitness and recreational sports centers	4	
Hobby, toy, and games	1		Electronics repair (computer, stereo, etc.)	0	
Sewing, needlework, and piece	1		Personal & household goods repair (appliance,	6	
Musical instrument and supplies	0		Hair, nail, and skin services	59	
Books	0		Funeral homes and funeral services	4	
Tape, compact disc, and record	1		Laundromats	9	
Miscellaneous Store Retailers	17		Drycleaning and laundry services	11	
Optical goods	5		Photofinishing	8	
Office supplies and stationary	1		Parking lots and garages	0	
Gift, novelty, and souvenir	8		Medical or dental offices	57	
Used merchandise	1		All other professional offices (travel, tax, etc.)	65	
Art dealers	0		Other neighborhood services (palm reading, etc.)	16	
Other miscellaneous shopping goods	2		EATING AND DRINKING PLACES	98	13.4%
BLDING MTR'LS & GARDEN SUPPLY	17	2.3%	Full-service restaurants	31	
Home centers	2			0	
Paint and wallpaper	1		Limited-service eating places	61	
Hardware	4		Special food services (e.g., caterers)	2	
Other building material dealers	9		Drinking places (alcoholic beverages)	4	
Lawn and garden equipment & supplies	1		AUTO-RELATED TRADE	7	1.0%
VACANT STOREFRONTS	72	9.8%	Automobile dealers	0	
Boarded-up	58		Other motor vehicle dealers (motorcycle, boat, etc)	0	
Under renovation, no tenant specified	14		Automotive parts, accessories, and tires	1	
Under renovation, future tenant specified	0		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		Category	Establishments	
	No.	Percent		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 souvenir			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		Limited-service eating places	8	
Paint and wallpaper			Special food services (e.g., caterers)		
Hardware	2		Drinking places (alcoholic beverages)	1	
Other building material dealers	10		AUTO-RELATED TRADE	15	10.1%
Lawn and garden equipment & supplies			Automobile dealers	4	
VACANT STOREFRONTS	18	12.2%	Other motor vehicle dealers (motorcycle, boat, etc)		
Boarded-up	17		Automotive parts, accessories, and tires	1	
Under renovation, no tenant specified	1		Gasoline stations	3	
Under renovation, future tenant specified			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 souvenir	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		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	53	21.4%	CONVENIENCE GOODS	38	15.3%
General Merchandise	3		Food and Beverage	21	
Department (except discount)	1		Supermarkets and other grocery	11	
Discount department			Convenience stores		
Warehouse clubs and supercenters			Meat markets	2	
All other general merchandise	2		Fish and seafood markets		
Clothing and Clothing Accessories	31		Fruit and vegetable markets	4	
Men's clothing	2		Other specialty food stores	2	
Women's clothing	7		Beer, wine, and liquor stores	2	
Children's clothing	3		Health and Personal Care	11	
Family clothing	3		Pharmacies and drug stores	5	
Accessories	1		Beauty supplies and perfume		
Other clothing	3		Other health and personal care	6	
Shoes	4		Other Convenience Goods	6	
Jewelry	8		Florists	2	
Luggage and leather goods			Tobacco stores	1	
Furniture, Home Furnishings, Equipment	3		Newsdealers and newsstands	2	
Furniture			Pet and pet supplies stores	1	
Floor covering			Other miscellaneous convenience goods		
Window treatment			NEIGHBORHOOD SERVICES	83	33.5%
All other home furnishings	3		Taxi and limousine services	1	
Electronics and Appliance	7		Banks	7	
Appliance, television, and other electronics	7		Check cashing	2	
Computer and software			Pawn shops		
Camera and photographic supplies			Video tape and disc rentals	1	
Sporting Goods, Hobby, Books, Music	3		Photocopy stores		
Sporting goods	2		Fitness and recreational sports centers	4	
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	18	
Books	1		Funeral homes and funeral services	1	
Tape, compact disc, and record			Laundromats	2	
Miscellaneous Store Retailers	6		Drycleaning and laundry services	1	
Optical goods	3		Photofinishing		
Office supplies and stationary			Parking lots and garages	2	
Gift, novelty, and souvenir	1		Medical or dental offices	21	
Used merchandise			All other professional offices (travel, tax, etc.)	18	
Art dealers	1		Other neighborhood services (palm reading, etc.)	4	
Other miscellaneous shopping goods	1		EATING AND DRINKING PLACES	52	21.0%
BLDING MTR'LS & GARDEN SUPPLY	3	1.2%	Full-service restaurants	23	
Home centers	2				
Paint and wallpaper			Limited-service eating places	26	
Hardware			Special food services (e.g., caterers)	1	
Other building material dealers	1		Drinking places (alcoholic beverages)	2	
Lawn and garden equipment & supplies			AUTO-RELATED TRADE	1	0.4%
VACANT STOREFRONTS	18	7.3%	Automobile dealers		
Boarded-up	17		Other motor vehicle dealers (motorcycle, boat, etc)		
Under renovation, no tenant specified	1		Automotive parts, accessories, and tires		
Under renovation, future tenant specified			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 souvenir	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			Limited-service eating places	3	
Paint and wallpaper			Special food services (e.g., caterers)		
Hardware			Drinking places (alcoholic beverages)	4	
Other building material dealers			AUTO-RELATED TRADE	0	0.0%
Lawn and garden equipment & supplies			Automobile dealers		
VACANT STOREFRONTS	0	0.0%	Other motor vehicle dealers (motorcycle, boat, etc)		
Boarded-up			Automotive parts, accessories, and tires		
Under renovation, no tenant specified			Gasoline stations		
Under renovation, future tenant specified			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		Category	Establishments	
	No.	Percent		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 souvenir	3		Medical or dental offices	13	
Used merchandise			All other professional offices (travel, tax, etc.)	17	
Art dealers	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			Limited-service eating places	21	
Paint and wallpaper			Special food services (e.g., caterers)		
Hardware	2		Drinking places (alcoholic beverages)	3	
Other building material dealers			AUTO-RELATED TRADE	0	0.0%
Lawn and garden equipment & supplies			Automobile dealers		
VACANT STOREFRONTS	13	4.6%	Other motor vehicle dealers (motorcycle, boat, etc)		
Boarded-up	10		Automotive parts, accessories, and tires		
Under renovation, no tenant specified	3		Gasoline stations		
Under renovation, future tenant specified			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		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	11	19.3%	CONVENIENCE GOODS	8	14.0%
General Merchandise	4		Food and Beverage	5	
Department (except discount)			Supermarkets and other grocery	1	
Discount department	1		Convenience stores	2	
Warehouse clubs and supercenters			Meat markets		
All other general merchandise	3		Fish and seafood markets		
Clothing and Clothing Accessories	0		Fruit and vegetable markets		
Men's clothing			Other specialty food stores	1	
Women's clothing			Beer, wine, and liquor stores	1	
Children's clothing			Health and Personal Care	2	
Family clothing			Pharmacies and drug stores	1	
Accessories			Beauty supplies and perfume		
Other clothing			Other health and personal care	1	
Shoes			Other Convenience Goods	1	
Jewelry			Florists	1	
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	2		Newsdealers and newsstands		
Furniture	2		Pet and pet supplies stores		
Floor covering			Other miscellaneous convenience goods		
Window treatment			NEIGHBORHOOD SERVICES	26	45.6%
All other home furnishings			Taxi and limousine services		
Electronics and Appliance	1		Banks	2	
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	1		Photocopy stores		
Sporting goods			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	2	
Books			Funeral homes and funeral services		
Tape, compact disc, and record			Laundromats		
Miscellaneous Store Retailers	3		Drycleaning and laundry services	1	
Optical goods	2		Photofinishing		
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenir	1		Medical or dental offices	15	
Used merchandise			All other professional offices (travel, tax, etc.)	3	
Art delaers			Other neighborhood services (palm reading, etc.)	2	
Other miscellaneous shopping goods			EATING AND DRINKING PLACES	11	19.3%
BLDING MTR'LS & GARDEN SUPPLY	0	0.0%	Full-service restaurants	6	
Home centers					
Paint and wallpaper			Limited-service eating places	5	
Hardware			Special food services (e.g., caterers)		
Other building material dealers			Drinking places (alcoholic beverages)		
Lawn and garden equipment & supplies			AUTO-RELATED TRADE	0	0.0%
VACANT STOREFRONTS	1	1.8%	Automobile dealers		
Boarded-up	1		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	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		Category	Establishments	
	No.	Percent		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 souvenir			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		Limited-service eating places	7	
Paint and wallpaper			Special food services (e.g., caterers)	3	
Hardware			Drinking places (alcoholic beverages)		
Other building material dealers	2		AUTO-RELATED TRADE	51	54.3%
Lawn and garden equipment & supplies			Automobile dealers	5	
VACANT STOREFRONTS	2	2.1%	Other motor vehicle dealers (motorcycle, boat, etc)		
Boarded-up			Automotive parts, accessories, and tires	5	
Under renovation, no tenant specified	1		Gasoline stations	7	
Under renovation, future tenant specified	1		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.