



125th Street BID
Retail Space Use

July 2015

Breakdown of Retail Space by Detailed Categories – Total, Central, East and West districts

	TOTAL				CENTRAL				EAST				WEST			
	Number of Stores	% of Total	Square Footage	% of Total	Number of Stores	% of Total	Square Footage	% of Total	Number of Stores	% of Total	Square Footage	% of Total	Number of Stores	% of Total	Square Footage	% of Total
Retail Merchandise																
Clothing and Accessories	61	12.4%	159,500	18.8%	51	19.2%	146,900	28.3%	7	6.3%	10,100	5.0%	3	2.6%	2,500	1.9%
Jewelry, Leather and Luggage	9	1.8%	7,300	0.9%	6	2.4%	4,500	0.9%	2	1.8%	1,600	0.8%	1	1.0%	1,200	0.9%
Appliances and Electronics	17	3.5%	15,900	1.9%	14	5.3%	14,100	2.7%	2	1.8%	1,000	0.5%	1	0.9%	800	0.6%
Health and Personal Care	32	6.5%	61,000	7.2%	17	6.4%	38,200	7.4%	10	9.0%	17,100	8.5%	5	4.3%	5,700	4.4%
Home Furnishings	15	3.1%	41,400	4.9%	8	3.0%	25,300	4.9%	6	5.4%	14,600	7.2%	1	0.9%	1,500	1.2%
Home Improvement	5	1.0%	7,400	0.9%	0	0.0%	-	0.0%	3	2.7%	4,700	2.3%	2	1.7%	2,700	2.1%
General Merchandise	13	2.6%	32,100	3.8%	7	2.6%	16,200	3.1%	4	3.6%	13,500	6.7%	2	1.7%	2,400	1.9%
Leisure	5	1.0%	14,800	1.7%	4	1.5%	13,000	2.5%	1	0.9%	1,800	0.9%	0	0.0%	-	0.0%
Total Retail Merchandise	157	32.0%	339,400	40.1%	107	40.4%	258,200	49.8%	35	31.5%	64,400	31.9%	15	13.1%	16,800	13.0%
Convenience Goods																
Grocery	15	3.1%	49,500	5.8%	7	2.6%	8,800	1.7%	2	1.8%	30,800	15.3%	6	5.2%	9,900	7.7%
Convenience/Grocery	40	8.1%	41,900	4.9%	12	4.5%	14,000	2.7%	16	14.4%	15,900	7.9%	12	10.4%	12,000	9.3%
Specialty Food and Alcohol	7	1.4%	7,100	0.8%	4	1.5%	2,800	0.5%	2	1.8%	3,300	1.6%	1	0.9%	1,000	0.8%
Total Convenience Goods	62	12.6%	98,500	11.5%	23	8.6%	25,600	4.9%	20	18.0%	50,000	24.8%	19	16.5%	22,900	17.8%
Eating and Drinking																
Café	14	2.9%	13,700	1.6%	7	2.6%	7,000	1.3%	3	2.7%	3,500	1.7%	4	3.5%	3,200	2.5%
Fast Food	42	8.6%	44,800	5.3%	18	6.8%	18,800	3.6%	14	12.6%	16,800	8.3%	10	8.7%	9,200	7.2%
Restaurant	33	6.7%	82,500	9.7%	24	9.1%	66,600	12.8%	3	2.7%	3,700	1.8%	6	5.2%	12,200	9.5%
Total Eating and Drinking	89	18.1%	141,000	16.6%	49	18.5%	92,400	17.7%	20	18.0%	24,000	11.8%	20	17.4%	24,600	19.2%
Services																
Personal services - Beauty	43	8.8%	30,400	3.6%	23	8.7%	16,200	3.1%	7	6.3%	5,000	2.5%	13	11.3%	9,200	7.2%
Professional Services	32	6.5%	36,100	4.2%	15	5.7%	19,500	3.8%	4	3.6%	5,200	2.6%	13	11.3%	11,400	8.9%
Other Personal Services	16	3.3%	28,700	3.4%	7	2.6%	17,100	3.3%	4	3.6%	7,200	3.6%	5	4.3%	4,400	3.4%
Financial	20	4.1%	47,000	5.5%	12	4.5%	29,600	5.7%	3	2.8%	7,200	3.6%	5	4.3%	10,200	7.9%
Total Service	111	22.6%	142,200	16.7%	57	21.5%	82,400	15.9%	18	16.3%	24,600	12.3%	36	31.2%	35,200	27.4%
Other																
Automotive	9	1.8%	19,000	2.2%	0	0.0%	-	0.0%	5	4.5%	12,200	6.0%	4	3.5%	6,800	5.3%
Entertainment	4	0.8%	20,000	2.4%	4	1.5%	20,000	3.8%	0	0.0%	-	0.0%	0	0.0%	-	0.0%
Total Other	13	2.6%	39,000	4.6%	4	1.5%	20,000	3.8%	5	4.5%	12,200	6.0%	4	3.5%	6,800	5.3%
Vacant	59	12.0%	89,900	10.5%	25	9.5%	41,000	7.9%	13	11.7%	26,600	13.2%	21	18.3%	22,300	17.3%
	491	100.0%	850,000	100.0%	265	100.0%	519,600	100.0%	111	100.0%	201,800	100.0%	115	100.0%	128,600	100.0%

Retail Supply Conclusions

- As a result of the flurry of activity around new developments and highly coveted retailers entering the marketplace, 125th Street is poised to continue to experience strong growth in its retail core as other branded retailers seek to co-locate.
- When comparing the three districts on 125th Street, there is a general upgrade occurring in both the Central and West districts. While the East district is also affected by the changes, generally it will continue to offer more neighborhood-oriented services.
 - There has been significant growth in the quality of restaurants that are found in Harlem, which will attract businesses as well as residents and visitors of Upper Manhattan, the Bronx and northern New Jersey.
 - The noticeable difference amongst retail units today is that existing retailers have moved into larger spaces and/or retailers have merged retail spaces that were once divided into smaller units. This speaks to a general upgrade in retail spaces and the need for more such units as businesses look for newer facilities to attract consumers.
- 125th Street also provides a number of health & beauty stores, which cater to a diversified racial and ethnic market. It has the ability to stand out as a unique destination for niche beauty and/or health products as a result.