

Vacancy Report

Vacancy report of the North Side of 125th Street

2015-2016

- Between 5th Avenue to Adam Clayton Powell Street Boulevard/7th Avenue
 - Storefront Vacancies: 1
- Between Adam Clayton Powell Street Boulevard/7th Avenue to Morningside Avenue
 - Storefront Vacancies: 4
- Between Morningside Avenue and Marginal Avenue/Hudson River
 - Storefront Vacancies: 0

2016-2017

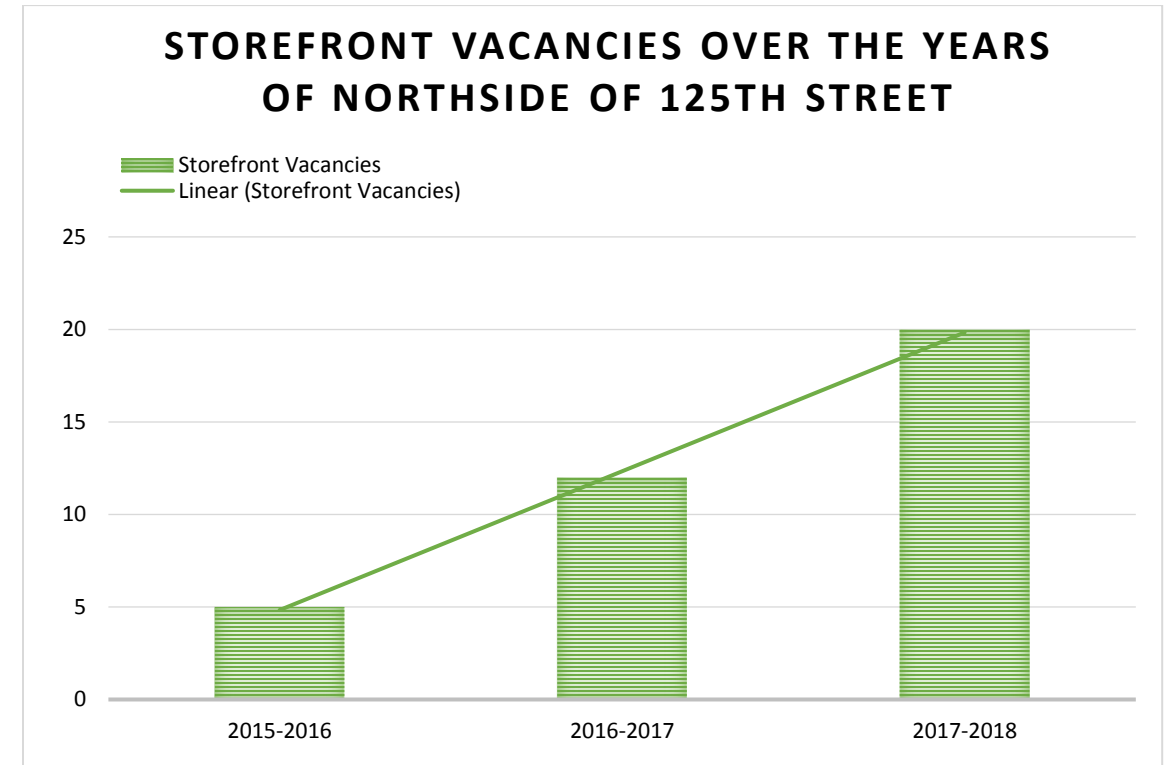
- Between 5th Avenue to Adam Clayton Powell Street Boulevard/7th Avenue
 - Storefront Vacancies: 4
- Between 7th Avenue/Adam Clayton Powell Street Boulevard to Morningside Avenue
 - Storefront Vacancies: 7
- Between Morningside Avenue to Marginal Avenue/Hudson River
 - Storefront Vacancies: 1

2017-2018

- Between 5th Avenue to Adam Clayton Powell Street Blvd/7th Avenue
 - Storefront Vacancies: 9
- Between 7th Avenue/Adam Clayton Powell Street Blvd to Morningside Avenue
 - Storefront Vacancies: 3
- Between Morningside Avenue to Marginal Avenue/Hudson River
 - Storefront Vacancies: 8

Overview of 125th Street on the North Side

- Total number of storefront vacancies between 2015-2016: 5
- Total number of storefront vacancies between 2016-2017: 12
- Total number of storefront vacancies between 2017-2018: 20



Changes in Development¹

- In 2015-2016 : 4
- In 2016-2017: 4
- In 2017-2018: 4

¹Changes in Development refers to the number of development sites or projects that have occurred within the 125th Street perimeters over the years.

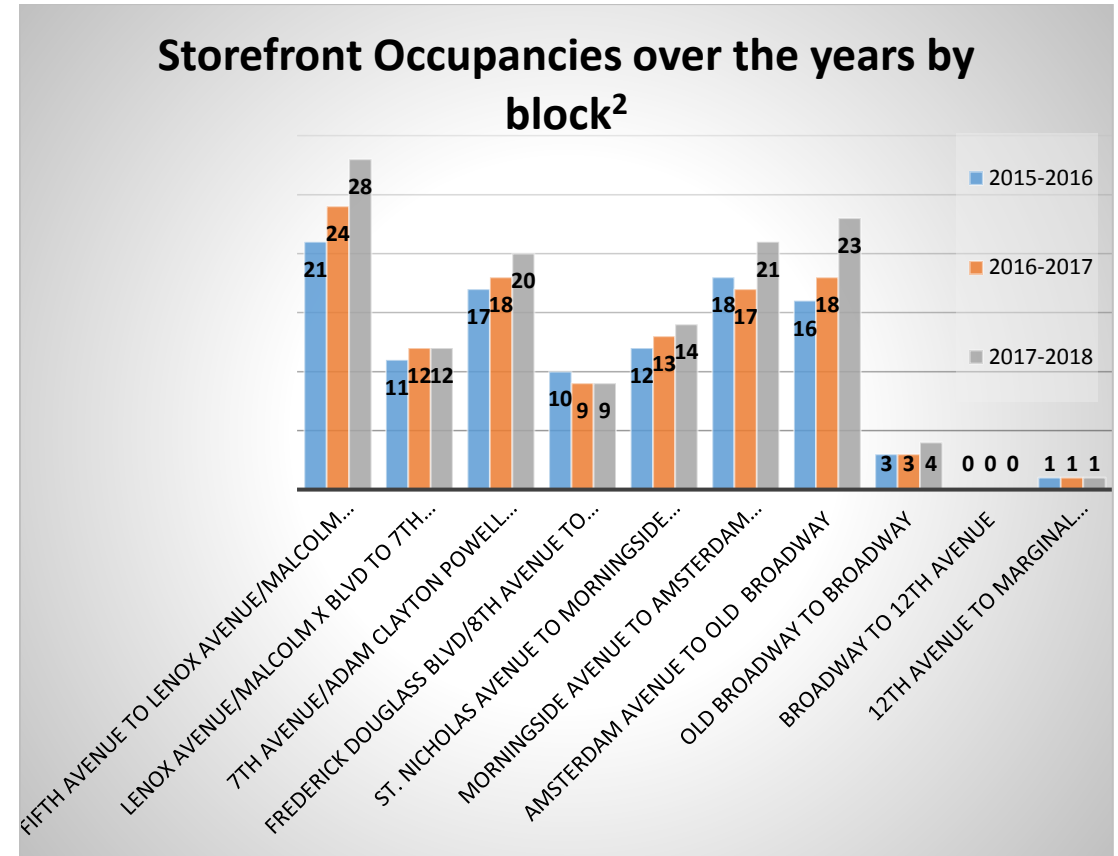
Changes in Development Site

2015-2016: Development Site – Victoria Theater located in W. 125th Street between 7th Ave. / Adam Clayton Powell Street Blvd located between Popular Community Bank and Portabella, Development Site at W. 125th Street between 5th Avenue and Lenox Ave./Malcolm X Blvd. , Urban League Development Site between Adam Clayton Powell St. Blvd/7th Avenue and Fredericka Douglass Blvd/Eighth Avenue, and Columbia University Development Project between Broadway and 12th Ave.

2016-2017: Development Site at 5-15 W. 125th Street, Development Site with Urban League Development Site at 121 W. 125th Street, Development Site – Victoria Theater located in W. 125th Street between 7th Avenue/Adam Clayton Powell St. Blvd between Popular Community Bank and Portabella, Development Site at 1341 Amsterdam Ave, Development Site with Columbia University in between Broadway and 12th Avenue

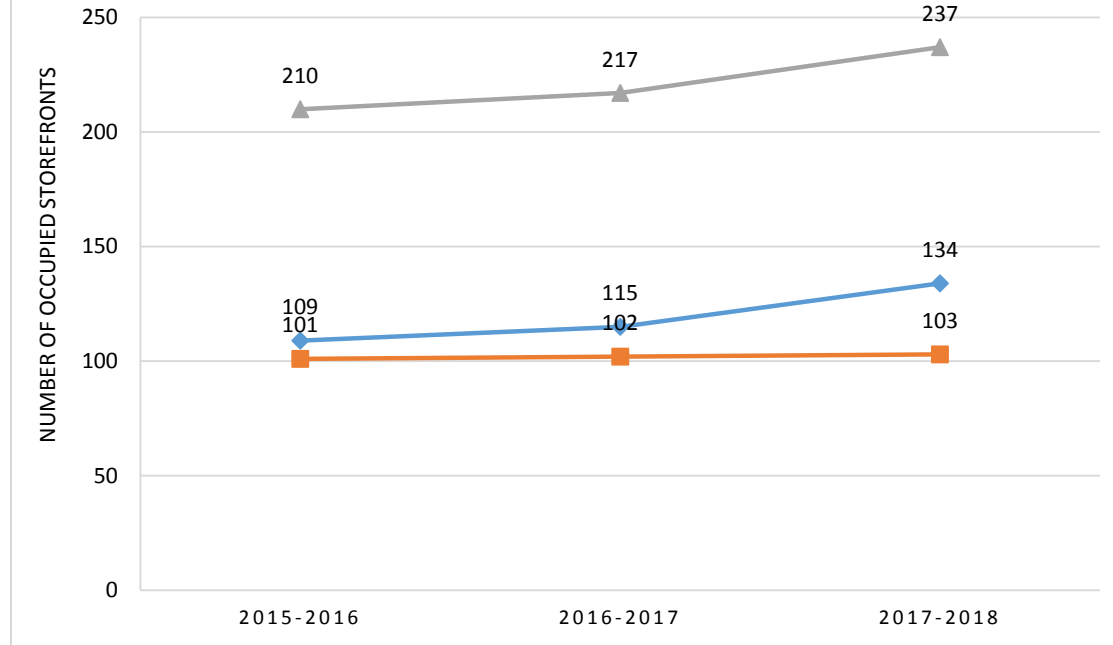
2017-2018: Development Site at 121 W. 125th Street with Urban League Development Site, Development Site at W. 125th Street between 7th Ave. / Adam Clayton Powell Street Blvd located between Popular Community Bank and Portabella, Development Site at 1341 Amsterdam Ave, and Development Site with Columbia University between Broadway and 12th Avenue.

Occupied Storefronts over the years



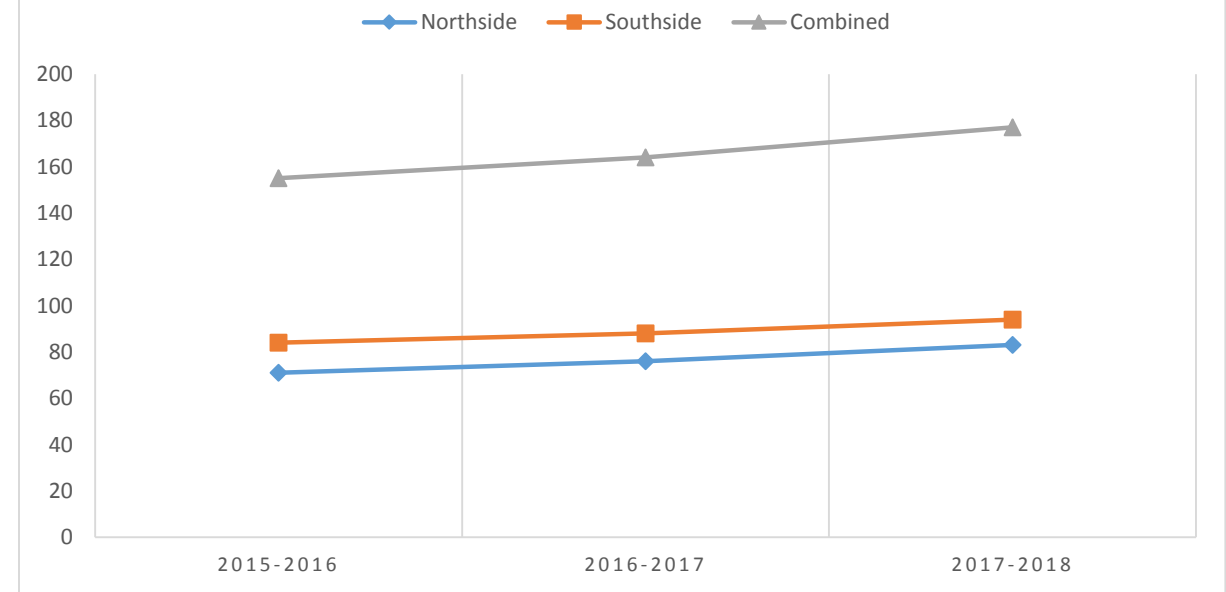
²Certain storefronts are counted into the data including the following: New York Fire Department, State Office Building, and several churches including: St. Joseph’s Church of Holy Family, Scientology, Antioch Baptist Church and Manhattan Pentecostal Church.

TOTAL NUMBER OF STOREFRONT OCCUPANCIES OVER THE YEARS³



³The numbers in the chart shown reflect the directions in 125th street from Fifth Avenue to Morningside Avenue and include the expansionary projects of Morningside Avenue to Marginal Street/Hudson River.

TOTAL NUMBER OF STOREFRONT OCCUPANCIES BETWEEN NORTHSIDE AND SOUTHSIDE OF 125TH AVENUE⁴



⁴The numbers in the chart shown reflect the directions in 125th street from Fifth Avenue to Morningside Avenue, but does not include the expansionary projects of Morningside Avenue to Marginal Street/Hudson River.

Total Number of Storefronts on 125th street presented:

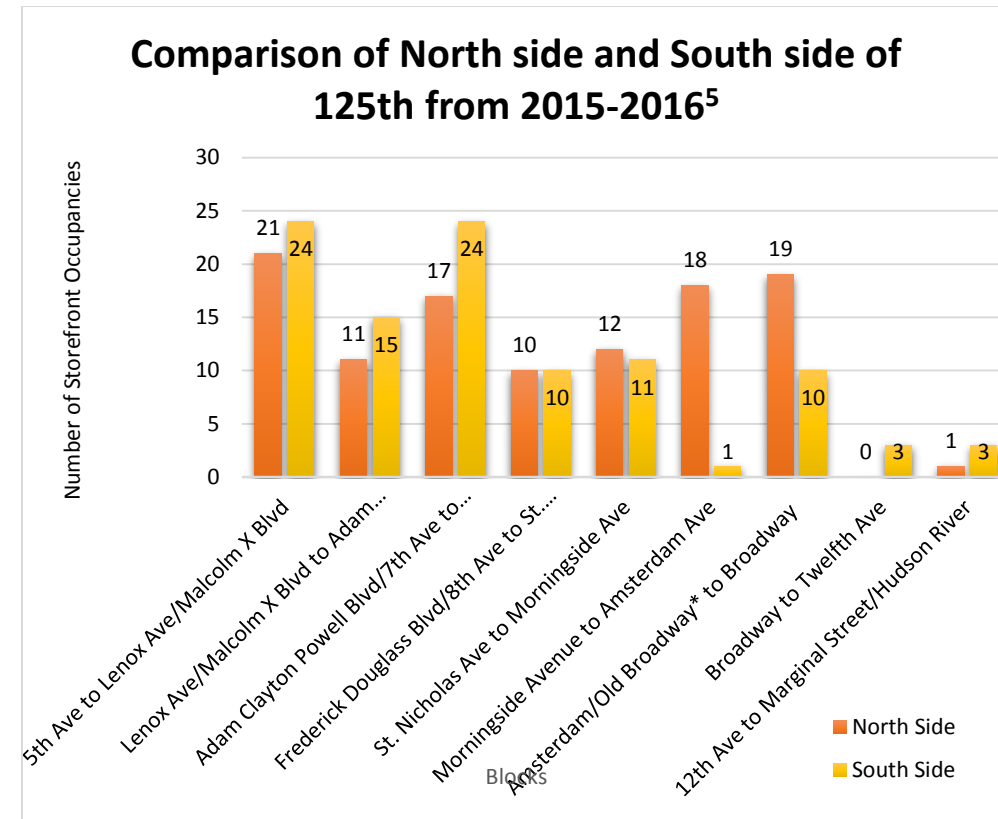
- Between 2015-2016: 109
- Between 2016-2017: 115 (6% Increase from 2015-2016)
- Between 2017-2018: 134 (17% Increase from 2017-2018)

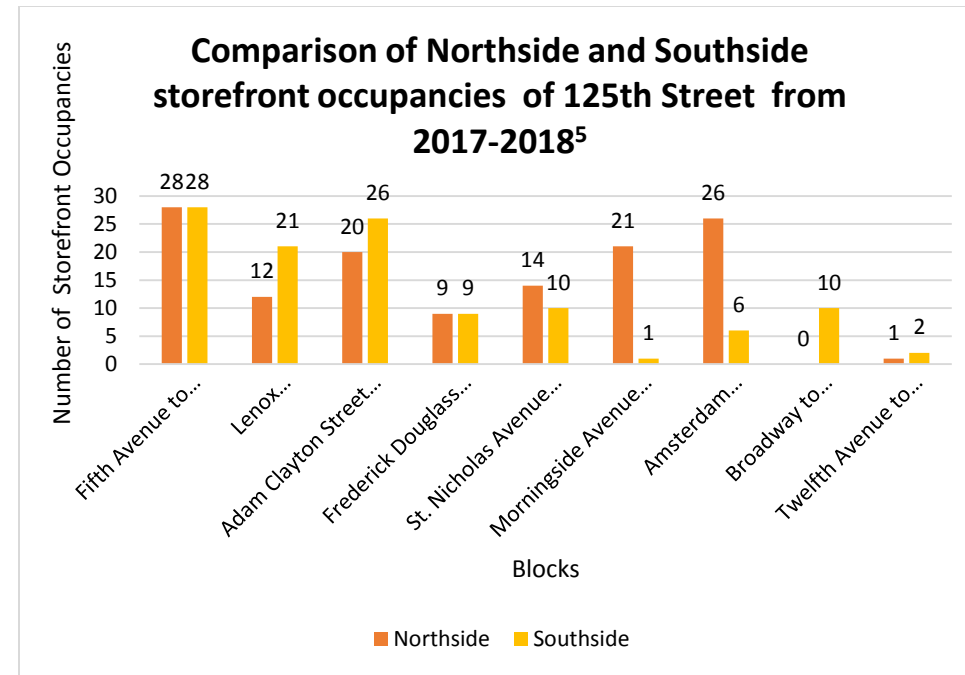
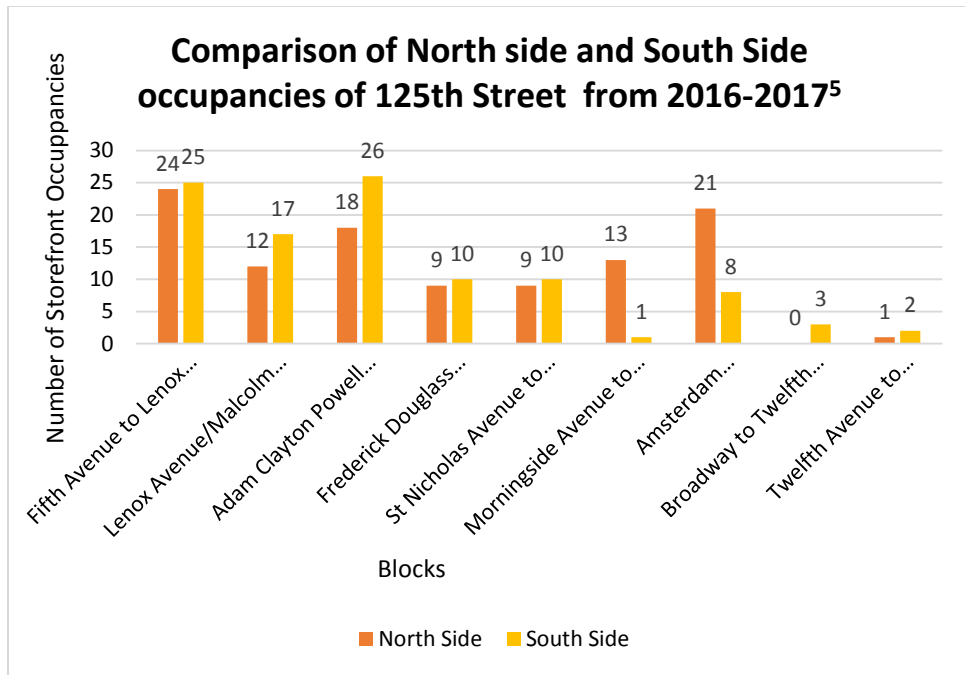
Analysis:

Based on the data recorded and shown, there has been a general increase in occupied storefronts over the years. Some of these increases in occupied storefronts can be attributed to the following:

- increase in opening businesses in 125th Street,
- the subdividing of properties, and
- an increase in development within 125th Street.

Another factor to mention is the progression of storefront occupancies between the Northside of 125th street and the Southside of 125th street differs, because of the occupancy of certain streets that may contain city or state owned such as the following: Adam Clayton Powell State Office Building, General Grant Houses, New York Fire Department, George Bruce Branch of the New York Public Library, and the Manhattan Borough President's Office. Those properties, while taken up by the public sector, can take up from a quarter of a block to a block and a half. ??





⁵Due to uneven divisions of streets, the comparison charts for the following years will combine Amsterdam Avenue and Old Broadway of the Northside and will add them together as one complete block.