

Appendix A:

Socioeconomic Conditions

Table A-1
Retail Survey
Summary Table

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	1,802	22.2%	CONVENIENCE GOODS	1,226	15.1%
General Merchandise	210		Food and Beverage	769	
Department (except discount)	9		Supermarkets and other grocery	470	
Discount department	34		Convenience stores	50	
Warehouse clubs and supercenters	0		Meat markets	39	
All other general merchandise	167		Fish and seafood markets	30	
Clothing and Clothing Accessories	762		Fruit and vegetable markets	38	
Men's clothing	75		Other specialty food stores	54	
Women's clothing	236		Beer, wine, and liquor stores	88	
Children's clothing	40		Health and Personal Care	344	
Family clothing	86		Pharmacies and drug stores	166	
Accessories	39		Beauty supplies and perfume	116	
Other clothing	46		Other health and personal care	62	
Shoes	131		Other Convenience Goods	113	
Jewelry	101		Florists	63	
Luggage and leather goods	8		Tobacco stores	3	
Furniture, Home Furnishings, Equipment	235		Newsdealers and newsstands	13	
Furniture	108		Pet and pet supplies stores	32	
Floor covering	40		Other miscellaneous convenience goods	2	
Window treatment	10		NEIGHBORHOOD SERVICES	2,812	34.7%
All other home furnishings	77		Taxi and limousine services	27	
Electronics and Appliance	254		Banks	123	
Appliance, television, and other electronics	239		Check cashing	69	
Computer and software	14		Pawn shops	14	
Camera and photographic supplies	1		Video tape and disc rentals	40	
Sporting Goods, Hobby, Books, Music	121		Photocopy stores	11	
Sporting goods	25		Fitness and recreational sports centers	63	
Hobby, toy, and games	26		Electronics repair (computer, stereo, etc.)	20	
Sewing, needlework, and piece	18		Personal & household goods repair (appliance, garden equipment, footwear, etc.)	40	
Musical instrument and supplies	5		Hair, nail, and skin services	776	
Books	11		Funeral homes and funeral services	16	
Tape, compact disc, and record	36		Laundromats	157	
Miscellaneous Store Retailers	220		Drycleaning and laundry services	131	
Optical goods	62		Photofinishing	34	
Office supplies and stationary	12		Parking lots and garages	11	
Gift, novelty, and souvenir	90		Medical or dental offices	380	
Used merchandise	6		All other professional offices (travel, tax, etc.)	764	
Art dealers	2		Other neighborhood services (palm reading, etc.)	136	
Other miscellaneous shopping goods	48		EATING AND DRINKING PLACES	1,042	12.9%
BLDING MTR'LS & GARDEN SUPPLY	167	2.1%	Full-service restaurants	270	
Home centers	11		Limited-service eating places	0	
Paint and wallpaper	8		Special food services (e.g., caterers)	689	
Hardware	58		Drinking places (alcoholic beverages)	19	
Other building material dealers	87		AUTO-RELATED TRADE	234	2.9%
Lawn and garden equipment & supplies	3		Automobile dealers	24	
VACANT STOREFRONTS	822	10.1%	Other motor vehicle dealers (motorcycle, boat, etc)	6	
Boarded-up	714		Automotive parts, accessories, and tires	50	
Under renovation, no tenant specified	105		Gasoline stations	52	
Under renovation, future tenant specified	3		Car rental	7	
			Automotive repair and maintenance	95	
STOREFRONT SUMMARY					
Total Storefronts	8,105	100.0%	Neighborhood Services	2,812	34.7%
Shopping Goods	1,802	22.2%	Eating and Drinking Places	1,042	12.9%
Blding Mtr'ls & Garden Supply	167	2.1%	Auto-Related Trade	234	2.9%
Convenience Goods	1,226	15.1%	Vacant Storefronts	822	10.1%

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

Table A-2
Retail Survey

Brighton Beach Boulevard 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, garden	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 delaeers	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 A-3
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, garden)		
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 delars			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 A-4
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, garden	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 A-5
Retail Survey
Avenue U between Ocean Avenue and Burnett Street

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	105	20.3%	CONVENIENCE GOODS	89	17.2%
General Merchandise	15		Food and Beverage	50	
Department (except discount)	2		Supermarkets and other grocery	26	
Discount department	1		Convenience stores	1	
Warehouse clubs and supercenters			Meat markets	3	
All other general merchandise	12		Fish and seafood markets	2	
Clothing and Clothing Accessories	40		Fruit and vegetable markets	5	
Men's clothing	2		Other specialty food stores	7	
Women's clothing	10		Beer, wine, and liquor stores	6	
Children's clothing	1		Health and Personal Care	32	
Family clothing	5		Pharmacies and drug stores	18	
Accessories	2		Beauty supplies and perfume	4	
Other clothing	4		Other health and personal care	10	
Shoes	8		Other Convenience Goods	7	
Jewelry	6		Florists	3	
Luggage and leather goods	2		Tobacco stores	1	
Furniture, Home Furnishings, Equipment	17		Newsdealers and newsstands		
Furniture	9		Pet and pet supplies stores	3	
Floor covering	3		Other miscellaneous convenience goods		
Window treatment			NEIGHBORHOOD SERVICES	175	33.8%
All other home furnishings	5		Taxi and limousine services	1	
Electronics and Appliance	19		Banks	12	
Appliance, television, and other electronics	17		Check cashing	2	
Computer and software	2		Pawn shops		
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.)		
Sewing, needlework, and piece	1		Personal & household goods repair (appliance,	5	
Musical instrument and supplies			Hair, nail, and skin services	43	
Books			Funeral homes and funeral services	2	
Tape, compact disc, and record	1		Laundromats	7	
Miscellaneous Store Retailers	8		Drycleaning and laundry services	9	
Optical goods	5		Photofinishing	4	
Office supplies and stationary	1		Parking lots and garages		
Gift, novelty, and souvenir	2		Medical or dental offices	33	
Used merchandise			All other professional offices (travel, tax, etc.)	45	
Art dealers			Other neighborhood services (palm reading, etc.)	5	
Other miscellaneous shopping goods			EATING AND DRINKING PLACES	73	14.1%
BLDING MTR'LS & GARDEN SUPPLY	16	3.1%	Full-service restaurants	25	
Home centers	2				
Paint and wallpaper	1		Limited-service eating places	44	
Hardware	3		Special food services (e.g., caterers)	1	
Other building material dealers	9		Drinking places (alcoholic beverages)	3	
Lawn and garden equipment & supplies	1		AUTO-RELATED TRADE	5	1.0%
VACANT STOREFRONTS	54	10.4%	Automobile dealers		
Boarded-up	52		Other motor vehicle dealers (motorcycle, boat, etc)		
Under renovation, no tenant specified	2		Automotive parts, accessories, and tires	1	
Under renovation, future tenant specified			Gasoline stations	2	
			Car rental		
			Automotive repair and maintenance	2	
STOREFRONT SUMMARY					
Total Storefronts	517	100.0%	Neighborhood Services	175	33.8%
Shopping Goods	105	20.3%	Eating and Drinking Places	73	14.1%
Blding Mtr'ls & Garden Supply	16	3.1%	Auto-Related Trade	5	1.0%
Convenience Goods	89	17.2%	Vacant Storefronts	54	10.4%

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

Table A-6
Retail Survey

Kings Highway between Ocean Parkway and Ocean Avenue

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	108	31.7%	CONVENIENCE GOODS	53	15.5%
General Merchandise	6		Food and Beverage	28	
Department (except discount)	1		Supermarkets and other grocery	14	
Discount department	2		Convenience stores	1	
Warehouse clubs and supercenters			Meat markets	2	
All other general merchandise	3		Fish and seafood markets	1	
Clothing and Clothing Accessories	53		Fruit and vegetable markets	1	
Men's clothing	5		Other specialty food stores	5	
Women's clothing	16		Beer, wine, and liquor stores	4	
Children's clothing	3		Health and Personal Care	17	
Family clothing	2		Pharmacies and drug stores	12	
Accessories	3		Beauty supplies and perfume	4	
Other clothing	4		Other health and personal care	1	
Shoes	12		Other Convenience Goods	8	
Jewelry	7		Florists	5	
Luggage and leather goods	1		Tobacco stores		
Furniture, Home Furnishings, Equipment	11		Newsdealers and newsstands	2	
Furniture	5		Pet and pet supplies stores	1	
Floor covering			Other miscellaneous convenience goods		
Window treatment	2		NEIGHBORHOOD SERVICES	103	30.2%
All other home furnishings	4		Taxi and limousine services	1	
Electronics and Appliance	20		Banks	13	
Appliance, television, and other electronics	18		Check cashing	3	
Computer and software	2		Pawn shops		
Camera and photographic supplies			Video tape and disc rentals	2	
Sporting Goods, Hobby, Books, Music	8		Photocopy stores		
Sporting goods			Fitness and recreational sports centers	5	
Hobby, toy, and games	3		Electronics repair (computer, stereo, etc.)		
Sewing, needlework, and piece	1		Personal & household goods repair (appliance, garden	3	
Musical instrument and supplies	1		Hair, nail, and skin services	20	
Books	2		Funeral homes and funeral services		
Tape, compact disc, and record	1		Laundromats	5	
Miscellaneous Store Retailers	10		Drycleaning and laundry services	4	
Optical goods	3		Photofinishing	3	
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenir	4		Medical or dental offices	19	
Used merchandise			All other professional offices (travel, tax, etc.)	22	
Art dealers			Other neighborhood services (palm reading, etc.)	3	
Other miscellaneous shopping goods	3		EATING AND DRINKING PLACES	47	13.8%
BLDING MTR'LS & GARDEN SUPPLY	8	2.3%	Full-service restaurants	15	
Home centers					
Paint and wallpaper	1		Limited-service eating places	31	
Hardware	4		Special food services (e.g., caterers)		
Other building material dealers	3		Drinking places (alcoholic beverages)	1	
Lawn and garden equipment & supplies			AUTO-RELATED TRADE	3	0.9%
VACANT STOREFRONTS	19	5.6%	Automobile dealers		
Boarded-up	19		Other motor vehicle dealers (motorcycle, boat, etc)		
Under renovation, no tenant specified			Automotive parts, accessories, and tires	1	
Under renovation, future tenant specified			Gasoline stations	2	
			Car rental		
			Automotive repair and maintenance		
STOREFRONT SUMMARY					
Total Storefronts	341	100.0%	Neighborhood Services	103	30.2%
Shopping Goods	108	31.7%	Eating and Drinking Places	47	13.8%
Blding Mtr'ls & Garden Supply	8	2.3%	Auto-Related Trade	3	0.9%
Convenience Goods	53	15.5%	Vacant Storefronts	19	5.6%

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

Table A-7
Retail Survey
Flatbush Avenue between Avenue I and Avenue V

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	52	13.2%	CONVENIENCE GOODS	35	8.9%
General Merchandise	4		Food and Beverage	19	
Department (except discount)			Supermarkets and other grocery	16	
Discount department			Convenience stores		
Warehouse clubs and supercenters			Meat markets		
All other general merchandise	4		Fish and seafood markets		
Clothing and Clothing Accessories	12		Fruit and vegetable markets		
Men's clothing	3		Other specialty food stores		
Women's clothing	2		Beer, wine, and liquor stores	3	
Children's clothing	2		Health and Personal Care	9	
Family clothing	1		Pharmacies and drug stores	5	
Accessories			Beauty supplies and perfume		
Other clothing	2		Other health and personal care	4	
Shoes	2		Other Convenience Goods	7	
Jewelry			Florists	2	
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	20		Newsdealers and newsstands	2	
Furniture	15		Pet and pet supplies stores	3	
Floor covering	2		Other miscellaneous convenience goods		
Window treatment	1		NEIGHBORHOOD SERVICES	165	41.9%
All other home furnishings	2		Taxi and limousine services	5	
Electronics and Appliance	6		Banks	4	
Appliance, television, and other electronics	6		Check cashing	3	
Computer and software			Pawn shops	2	
Camera and photographic supplies			Video tape and disc rentals	4	
Sporting Goods, Hobby, Books, Music	4		Photocopy stores		
Sporting goods	1		Fitness and recreational sports centers	2	
Hobby, toy, and games	1		Electronics repair (computer, stereo, etc.)	4	
Sewing, needlework, and piece	1		Personal & household goods repair (appliance, garden equipment, footwear, etc.)		
Musical instrument and supplies			Hair, nail, and skin services	27	
Books			Funeral homes and funeral services	4	
Tape, compact disc, and record	1		Laundromats	6	
Miscellaneous Store Retailers	6		Drycleaning and laundry services	4	
Optical goods	3		Photofinishing	2	
Office supplies and stationary			Parking lots and garages	1	
Gift, novelty, and souvenir	1		Medical or dental offices	23	
Used merchandise			All other professional offices (travel, tax, etc.)	62	
Art dealers			Other neighborhood services (palm reading, etc.)	12	
Other miscellaneous shopping goods	2		EATING AND DRINKING PLACES	42	10.7%
BLDING MTR'LS & GARDEN SUPPLY	9	2.3%	Full-service restaurants	12	
Home centers	1		Limited-service eating places	29	
Paint and wallpaper	1		Special food services (e.g., caterers)		
Hardware			Drinking places (alcoholic beverages)	1	
Other building material dealers	6		AUTO-RELATED TRADE	27	6.9%
Lawn and garden equipment & supplies	1		Automobile dealers	4	
VACANT STOREFRONTS	64	16.2%	Other motor vehicle dealers (motorcycle, boat, etc)		
Boarded-up	60		Automotive parts, accessories, and tires	5	
Under renovation, no tenant specified	4		Gasoline stations	8	
Under renovation, future tenant specified			Car rental	2	
			Automotive repair and maintenance	8	

STOREFRONT SUMMARY					
Total Storefronts	394	100.0%	Neighborhood Services	165	41.9%
Shopping Goods	52	13.2%	Eating and Drinking Places	42	10.7%
Blding Mtr'ls & Garden Supply	9	2.3%	Auto-Related Trade	27	6.9%
Convenience Goods	35	8.9%	Vacant Storefronts	64	16.2%

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

Table A-8
Retail Survey

Nostrand Avenue between Farragut Road and Avenue K, and Flatbush Avenue between Farragut Road and Aurelia Court

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	67	22.5%	CONVENIENCE GOODS	44	14.8%
General Merchandise	15		Food and Beverage	31	
Department (except discount)			Supermarkets and other grocery	6	
Discount department	4		Convenience stores	15	
Warehouse clubs and supercenters			Meat markets	1	
All other general merchandise	11		Fish and seafood markets	3	
Clothing and Clothing Accessories	23		Fruit and vegetable markets		
Men's clothing	3		Other specialty food stores	3	
Women's clothing	4		Beer, wine, and liquor stores	3	
Children's clothing	3		Health and Personal Care	10	
Family clothing	4		Pharmacies and drug stores	5	
Accessories			Beauty supplies and perfume	5	
Other clothing			Other health and personal care		
Shoes	5		Other Convenience Goods	3	
Jewelry	4		Florists	2	
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	12		Newsdealers and newsstands		
Furniture	3		Pet and pet supplies stores	1	
Floor covering	2		Other miscellaneous convenience goods		
Window treatment			NEIGHBORHOOD SERVICES	124	41.6%
All other home furnishings	7		Taxi and limousine services	1	
Electronics and Appliance	8		Banks	6	
Appliance, television, and other electronics	8		Check cashing	2	
Computer and software			Pawn shops	1	
Camera and photographic supplies			Video tape and disc rentals	3	
Sporting Goods, Hobby, Books, Music	3		Photocopy stores	3	
Sporting goods			Fitness and recreational sports centers	1	
Hobby, toy, and games	2		Electronics repair (computer, stereo, etc.)	1	
Sewing, needlework, and piece	1		Personal & household goods repair (appliance, garden equipment, footwear, etc.)	3	
Musical instrument and supplies			Hair, nail, and skin services	30	
Books			Funeral homes and funeral services		
Tape, compact disc, and record			Laundromats	5	
Miscellaneous Store Retailers	6		Drycleaning and laundry services	6	
Optical goods	2		Photofinishing	1	
Office supplies and stationary			Parking lots and garages	2	
Gift, novelty, and souvenir	3		Medical or dental offices	13	
Used merchandise			All other professional offices (travel, tax, etc.)	35	
Art delaers			Other neighborhood services (palm reading, etc.)	11	
Other miscellaneous shopping goods	1		EATING AND DRINKING PLACES	29	9.7%
BLDING MTR'LS & GARDEN SUPPLY	2	0.7%	Full-service restaurants	7	
Home centers					
Paint and wallpaper			Limited-service eating places	20	
Hardware	2		Special food services (e.g., caterers)		
Other building material dealers			Drinking places (alcoholic beverages)	2	
Lawn and garden equipment & supplies			AUTO-RELATED TRADE	8	2.7%
VACANT STOREFRONTS	24	8.1%	Automobile dealers		
Boarded-up	24		Other motor vehicle dealers (motorcycle, boat, etc)	4	
			Automotive parts, accessories, and tires		
			Gasoline stations	2	
			Car rental		
			Automotive repair and maintenance	2	
STOREFRONT SUMMARY					
Total Storefronts	298	100.0%	Neighborhood Services	124	41.6%
Shopping Goods	67	22.5%	Eating and Drinking Places	29	9.7%
Blding Mtr'ls & Garden Supply	2	0.7%	Auto-Related Trade	8	2.7%
Convenience Goods	44	14.8%	Vacant Storefronts	24	8.1%

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

Table A-9
Retail Survey

Utica Avenue between Avenue N and Farragut Avenue

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	14	9.1%	CONVENIENCE GOODS	21	13.6%
General Merchandise	1		Food and Beverage	11	
Department (except discount)			Supermarkets and other grocery	8	
Discount department			Convenience stores		
Warehouse clubs and supercenters			Meat markets	1	
All other general merchandise	1		Fish and seafood markets		
Clothing and Clothing Accessories	2		Fruit and vegetable markets		
Men's clothing			Other specialty food stores		
Women's clothing			Beer, wine, and liquor stores	2	
Children's clothing			Health and Personal Care	7	
Family clothing	1		Pharmacies and drug stores	4	
Accessories	1		Beauty supplies and perfume	3	
Other clothing			Other health and personal care		
Shoes			Other Convenience Goods	3	
Jewelry			Florists	1	
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	7		Newsdealers and newsstands		
Furniture	1		Pet and pet supplies stores	2	
Floor covering	3		Other miscellaneous convenience goods		
Window treatment			NEIGHBORHOOD SERVICES	44	28.6%
All other home furnishings	3		Taxi and limousine services	1	
Electronics and Appliance	2		Banks		
Appliance, television, and other electronics	2		Check cashing	2	
Computer and software			Pawn shops		
Camera and photographic supplies			Video tape and disc rentals	1	
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, garden equipment, footwear, etc.)		
Musical instrument and supplies			Hair, nail, and skin services	8	
Books			Funeral homes and funeral services		
Tape, compact disc, and record			Laundromats	2	
Miscellaneous Store Retailers	2		Drycleaning and laundry services	1	
Optical goods			Photofinishing		
Office supplies and stationary	1		Parking lots and garages		
Gift, novelty, and souvenir			Medical or dental offices	2	
Used merchandise			All other professional offices (travel, tax, etc.)	21	
Art dealers			Other neighborhood services (palm reading, etc.)	6	
Other miscellaneous shopping goods	1		EATING AND DRINKING PLACES	15	9.7%
BLDING MTR'LS & GARDEN SUPPLY	7	4.5%	Full-service restaurants	4	
Home centers					
Paint and wallpaper	1		Limited-service eating places	9	
Hardware	1		Special food services (e.g., caterers)	1	
Other building material dealers	5		Drinking places (alcoholic beverages)	1	
Lawn and garden equipment & supplies			AUTO-RELATED TRADE	35	22.7%
VACANT STOREFRONTS	18	11.7%	Automobile dealers	5	
Boarded-up	18		Other motor vehicle dealers (motorcycle, boat, etc)	1	
Under renovation, no tenant specified			Automotive parts, accessories, and tires	8	
Under renovation, future tenant specified			Gasoline stations	4	
			Car rental	1	
			Automotive repair and maintenance	16	
STOREFRONT SUMMARY					
Total Storefronts	154	100.0%	Neighborhood Services	44	28.6%
Shopping Goods	14	9.1%	Eating and Drinking Places	15	9.7%
Blding Mtr'ls & Garden Supply	7	4.5%	Auto-Related Trade	35	22.7%
Convenience Goods	21	13.6%	Vacant Storefronts	18	11.7%

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

Table A-10
Retail Survey

Ralph Avenue between Foster Avenue and Mill Street

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	26	27.7%	CONVENIENCE GOODS	14	14.9%
General Merchandise	2		Food and Beverage	7	
Department (except discount)			Supermarkets and other grocery	4	
Discount department	1		Convenience stores	1	
Warehouse clubs and supercenters			Meat markets		
All other general merchandise	1		Fish and seafood markets		
Clothing and Clothing Accessories	12		Fruit and vegetable markets		
Men's clothing	1		Other specialty food stores	1	
Women's clothing	2		Beer, wine, and liquor stores	1	
Children's clothing	1		Health and Personal Care	7	
Family clothing	3		Pharmacies and drug stores	3	
Accessories			Beauty supplies and perfume	3	
Other clothing	1		Other health and personal care	1	
Shoes	2		Other Convenience Goods	0	
Jewelry	1		Florists		
Luggage and leather goods	1		Tobacco stores		
Furniture, Home Furnishings, Equipment	2		Newsdealers and newsstands		
Furniture			Pet and pet supplies stores		
Floor covering	1		Other miscellaneous convenience goods		
Window treatment			NEIGHBORHOOD SERVICES	32	34.0%
All other home furnishings	1		Taxi and limousine services		
Electronics and Appliance	3		Banks	7	
Appliance, television, and other electronics	3		Check cashing	1	
Computer and software			Pawn shops		
Camera and photographic supplies			Video tape and disc rentals	3	
Sporting Goods, Hobby, Books, Music	3		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	3	
Books			Funeral homes and funeral services		
Tape, compact disc, and record	2		Laundromats		
Miscellaneous Store Retailers	4		Drycleaning and laundry services	3	
Optical goods	2		Photofinishing		
Office supplies and stationary			Parking lots and garages	1	
Gift, novelty, and souvenir	2		Medical or dental offices	6	
Used merchandise			All other professional offices (travel, tax, etc.)	5	
Art delaers			Other neighborhood services (palm reading, etc.)	2	
Other miscellaneous shopping goods			EATING AND DRINKING PLACES	13	13.8%
BLDING MTR'LS & GARDEN SUPPLY	0	0.0%	Full-service restaurants	2	
Home centers					
Paint and wallpaper			Limited-service eating places	9	
Hardware			Special food services (e.g., caterers)	1	
Other building material dealers			Drinking places (alcoholic beverages)	1	
Lawn and garden equipment & supplies			AUTO-RELATED TRADE	3	3.2%
VACANT STOREFRONTS	6	6.4%	Automobile dealers		
Boarded-up	6		Other motor vehicle dealers (motorcycle, boat, etc)		
Under renovation, no tenant specified			Automotive parts, accessories, and tires		
Under renovation, future tenant specified			Gasoline stations	1	
			Car rental		
			Automotive repair and maintenance	2	
STOREFRONT SUMMARY					
Total Storefronts	94	100.0%	Neighborhood Services	32	34.0%
Shopping Goods	26	27.7%	Eating and Drinking Places	13	13.8%
Biding Mtr'ls & Garden Supply	0	0.0%	Auto-Related Trade	3	3.2%
Convenience Goods	14	14.9%	Vacant Storefronts	6	6.4%

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

Table A-11
Retail Survey

Flatlands Avenue between 78th Street and 94th Street

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	13	8.8%	CONVENIENCE GOODS	26	17.6%
General Merchandise	4		Food and Beverage	18	
Department (except discount)			Supermarkets and other grocery	13	
Discount department			Convenience stores	2	
Warehouse clubs and supercenters			Meat markets	1	
All other general merchandise	4		Fish and seafood markets		
Clothing and Clothing Accessories	1		Fruit and vegetable markets		
Men's clothing			Other specialty food stores		
Women's clothing	1		Beer, wine, and liquor stores	2	
Children's clothing			Health and Personal Care	5	
Family clothing			Pharmacies and drug stores	3	
Accessories			Beauty supplies and perfume	2	
Other clothing			Other health and personal care		
Shoes			Other Convenience Goods	3	
Jewelry			Florists	2	
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	2		Newsdealers and newsstands		
Furniture			Pet and pet supplies stores	1	
Floor covering			Other miscellaneous convenience goods		
Window treatment	2		NEIGHBORHOOD SERVICES	75	50.7%
All other home furnishings			Taxi and limousine services		
Electronics and Appliance	5		Banks	1	
Appliance, television, and other electronics	5		Check cashing	1	
Computer and software			Pawn shops		
Camera and photographic supplies			Video tape and disc rentals		
Sporting Goods, Hobby, Books, Music	0		Photocopy stores		
Sporting goods			Fitness and recreational sports centers	1	
Hobby, toy, and games			Electronics repair (computer, stereo, etc.)		
Sewing, needlework, and piece			Personal & household goods repair (appliance, garden equipment, footwear, etc.)	1	
Musical instrument and supplies			Hair, nail, and skin services	19	
Books			Funeral homes and funeral services	1	
Tape, compact disc, and record			Laundromats	4	
Miscellaneous Store Retailers	1		Drycleaning and laundry services	3	
Optical goods	1		Photofinishing		
Office supplies and stationary			Parking lots and garages	2	
Gift, novelty, and souvenir			Medical or dental offices	18	
Used merchandise			All other professional offices (travel, tax, etc.)	22	
Art dealers			Other neighborhood services (palm reading, etc.)	2	
Other miscellaneous shopping goods			EATING AND DRINKING PLACES	18	12.2%
BLDING MTR'LS & GARDEN SUPPLY	3	2.0%	Full-service restaurants	1	
Home centers			Limited-service eating places	16	
Paint and wallpaper			Special food services (e.g., caterers)		
Hardware	2		Drinking places (alcoholic beverages)	1	
Other building material dealers	1		AUTO-RELATED TRADE	5	3.4%
Lawn and garden equipment & supplies			Automobile dealers		
VACANT STOREFRONTS	8	5.4%	Other motor vehicle dealers (motorcycle, boat, etc)		
Boarded-up	8		Automotive parts, accessories, and tires	1	
Under renovation, no tenant specified			Gasoline stations	2	
Under renovation, future tenant specified			Car rental		
			Automotive repair and maintenance	2	
STOREFRONT SUMMARY					
Total Storefronts	148	100.0%	Neighborhood Services	75	50.7%
Shopping Goods	13	8.8%	Eating and Drinking Places	18	12.2%
Blding Mtr'ls & Garden Supply	3	2.0%	Auto-Related Trade	5	3.4%
Convenience Goods	26	17.6%	Vacant Storefronts	8	5.4%

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

Table A-12
Retail Survey

Rockaway Parkway between Avenue M and Shore Parkway

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	15	16.5%	CONVENIENCE GOODS	12	13.2%
General Merchandise	2		Food and Beverage	6	
Department (except discount)			Supermarkets and other grocery	2	
Discount department	2		Convenience stores	2	
Warehouse clubs and supercenters			Meat markets		
All other general merchandise			Fish and seafood markets		
Clothing and Clothing Accessories	3		Fruit and vegetable markets		
Men's clothing			Other specialty food stores		
Women's clothing	1		Beer, wine, and liquor stores	2	
Children's clothing			Health and Personal Care	5	
Family clothing			Pharmacies and drug stores	3	
Accessories			Beauty supplies and perfume		
Other clothing			Other health and personal care	2	
Shoes	1		Other Convenience Goods	1	
Jewelry	1		Florists		
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	1		Newsdealers and newsstands		
Furniture	1		Pet and pet supplies stores	1	
Floor covering			Other miscellaneous convenience goods		
Window treatment			NEIGHBORHOOD SERVICES	48	52.7%
All other home furnishings			Taxi and limousine services	1	
Electronics and Appliance	1		Banks	2	
Appliance, television, and other electronics	1		Check cashing	2	
Computer and software			Pawn shops		
Camera and photographic supplies			Video tape and disc rentals	1	
Sporting Goods, Hobby, Books, Music	2		Photocopy stores		
Sporting goods			Fitness and recreational sports centers	1	
Hobby, toy, and games			Electronics repair (computer, stereo, etc.)	1	
Sewing, needlework, and piece			Personal & household goods repair (appliance, garden equipment, footwear, etc.)	1	
Musical instrument and supplies	2		Hair, nail, and skin services	11	
Books			Funeral homes and funeral services		
Tape, compact disc, and record			Laundromats	4	
Miscellaneous Store Retailers	6		Drycleaning and laundry services	3	
Optical goods			Photofinishing	1	
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenir	2		Medical or dental offices	10	
Used merchandise			All other professional offices (travel, tax, etc.)	5	
Art dealers			Other neighborhood services (palm reading, etc.)	5	
Other miscellaneous shopping goods	4		EATING AND DRINKING PLACES	7	7.7%
BLDING MTR'LS & GARDEN SUPPLY	0	0.0%	Full-service restaurants		
Home centers					
Paint and wallpaper			Limited-service eating places	7	
Hardware			Special food services (e.g., caterers)		
Other building material dealers			Drinking places (alcoholic beverages)		
Lawn and garden equipment & supplies			AUTO-RELATED TRADE	2	2.2%
VACANT STOREFRONTS	7	7.7%	Automobile dealers		
Boarded-up	7		Other motor vehicle dealers (motorcycle, boat, etc)		
Under renovation, no tenant specified			Automotive parts, accessories, and tires		
Under renovation, future tenant specified			Gasoline stations	2	
			Car rental		
			Automotive repair and maintenance		
STOREFRONT SUMMARY					
Total Storefronts	91	100.0%	Neighborhood Services	48	52.7%
Shopping Goods	15	16.5%	Eating and Drinking Places	7	7.7%
Blding Mtr'ls & Garden Supply	0	0.0%	Auto-Related Trade	2	2.2%
Convenience Goods	12	13.2%	Vacant Storefronts	7	7.7%

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

Table A-13
Retail Survey

Avenue L between Rockaway Parkway and 91st Street

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	10	10.2%	CONVENIENCE GOODS	12	12.2%
General Merchandise	3		Food and Beverage	8	
Department (except discount)			Supermarkets and other grocery	1	
Discount department	3		Convenience stores	6	
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	1	
Women's clothing			Beer, wine, and liquor stores		
Children's clothing			Health and Personal Care	4	
Family clothing			Pharmacies and drug stores	1	
Accessories			Beauty supplies and perfume	3	
Other clothing			Other health and personal care		
Shoes			Other Convenience Goods	0	
Jewelry	1		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		
Window treatment	1		NEIGHBORHOOD SERVICES	45	45.9%
All other home furnishings			Taxi and limousine services	2	
Electronics and Appliance	2		Banks	1	
Appliance, television, and other electronics	2		Check cashing		
Computer and software			Pawn shops		
Camera and photographic supplies			Video tape and disc rentals	1	
Sporting Goods, Hobby, Books, Music	0		Photocopy stores		
Sporting goods			Fitness and recreational sports centers		
Hobby, toy, and games			Electronics repair (computer, stereo, etc.)	1	
Sewing, needlework, and piece			Personal & household goods repair (appliance, garden equipment, footwear, etc.)	1	
Musical instrument and supplies			Hair, nail, and skin services	12	
Books			Funeral homes and funeral services		
Tape, compact disc, and record			Laundromats	3	
Miscellaneous Store Retailers	2		Drycleaning and laundry services	3	
Optical goods	1		Photofinishing		
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenir	1		Medical or dental offices	6	
Used merchandise			All other professional offices (travel, tax, etc.)	8	
Art dealers			Other neighborhood services (palm reading, etc.)	7	
Other miscellaneous shopping goods			EATING AND DRINKING PLACES	15	15.3%
BLDING MTR'LS & GARDEN SUPPLY	4	4.1%	Full-service restaurants	2	
Home centers	1				
Paint and wallpaper			Limited-service eating places	12	
Hardware	2		Special food services (e.g., caterers)		
Other building material dealers	1		Drinking places (alcoholic beverages)	1	
Lawn and garden equipment & supplies			AUTO-RELATED TRADE	2	2.0%
VACANT STOREFRONTS	10	10.2%	Automobile dealers		
Boarded-up	10		Other motor vehicle dealers (motorcycle, boat, etc)		
Under renovation, no tenant specified			Automotive parts, accessories, and tires	1	
Under renovation, future tenant specified			Gasoline stations		
			Car rental		
			Automotive repair and maintenance	1	
STOREFRONT SUMMARY					
Total Storefronts	98	100.0%	Neighborhood Services	45	45.9%
Shopping Goods	10	10.2%	Eating and Drinking Places	15	15.3%
Blding Mtr'ls & Garden Supply	4	4.1%	Auto-Related Trade	2	2.0%
Convenience Goods	12	12.2%	Vacant Storefronts	10	10.2%

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

Table A-14
Retail Survey

Rockaway Parkway between Foster Avenue and Avenue J

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	30	28.6%	CONVENIENCE GOODS	19	18.1%
General Merchandise	6		Food and Beverage	13	
Department (except discount)			Supermarkets and other grocery		
Discount department	4		Convenience stores	8	
Warehouse clubs and supercenters			Meat markets	1	
All other general merchandise	2		Fish and seafood markets	1	
Clothing and Clothing Accessories	14		Fruit and vegetable markets		
Men's clothing	1		Other specialty food stores	2	
Women's clothing	6		Beer, wine, and liquor stores	1	
Children's clothing			Health and Personal Care	5	
Family clothing	3		Pharmacies and drug stores	2	
Accessories			Beauty supplies and perfume		
Other clothing			Other health and personal care	3	
Shoes	2		Other Convenience Goods	1	
Jewelry	2		Florists	1	
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	1		Newsdealers and newsstands		
Furniture			Pet and pet supplies stores		
Floor covering			Other miscellaneous convenience goods		
Window treatment			NEIGHBORHOOD SERVICES	38	36.2%
All other home furnishings	1		Taxi and limousine services	1	
Electronics and Appliance	5		Banks	1	
Appliance, television, and other electronics	5		Check cashing	2	
Computer and software			Pawn shops		
Camera and photographic supplies			Video tape and disc rentals		
Sporting Goods, Hobby, Books, Music	3		Photocopy stores		
Sporting goods			Fitness and recreational sports centers		
Hobby, toy, and games	2		Electronics repair (computer, stereo, etc.)		
Sewing, needlework, and piece			Personal & household goods repair (appliance, garden equipment, footwear, etc.)		
Musical instrument and supplies			Hair, nail, and skin services	13	
Books	1		Funeral homes and funeral services		
Tape, compact disc, and record			Laundromats	3	
Miscellaneous Store Retailers	1		Drycleaning and laundry services	1	
Optical goods	1		Photofinishing	1	
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenir			Medical or dental offices	5	
Used merchandise			All other professional offices (travel, tax, etc.)	7	
Art dealers			Other neighborhood services (palm reading, etc.)	4	
Other miscellaneous shopping goods			EATING AND DRINKING PLACES	13	12.4%
BLDING MTR'LS & GARDEN SUPPLY	1	1.0%	Full-service restaurants	1	
Home centers					
Paint and wallpaper			Limited-service eating places	12	
Hardware	1		Special food services (e.g., caterers)		
Other building material dealers			Drinking places (alcoholic beverages)		
Lawn and garden equipment & supplies			AUTO-RELATED TRADE	1	1.0%
VACANT STOREFRONTS	3	2.9%	Automobile dealers		
Boarded-up	3		Other motor vehicle dealers (motorcycle, boat, etc)		
Under renovation, no tenant specified			Automotive parts, accessories, and tires		
Under renovation, future tenant specified			Gasoline stations	1	
			Car rental		
			Automotive repair and maintenance		
STOREFRONT SUMMARY					
Total Storefronts	105	100.0%	Neighborhood Services	38	36.2%
Shopping Goods	30	28.6%	Eating and Drinking Places	13	12.4%
Blding Mtr'ls & Garden Supply	1	1.0%	Auto-Related Trade	1	1.0%
Convenience Goods	19	18.1%	Vacant Storefronts	3	2.9%

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

Table A-15
Retail Survey

Pennsylvania Avenue between Linden Boulevard and Flatlands Avenue

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	18	23.4%	CONVENIENCE GOODS	16	20.8%
General Merchandise	1		Food and Beverage	7	
Department (except discount)			Supermarkets and other grocery	4	
Discount department			Convenience stores		
Warehouse clubs and supercenters			Meat markets	1	
All other general merchandise	1		Fish and seafood markets	1	
Clothing and Clothing Accessories	6		Fruit and vegetable markets		
Men's clothing	2		Other specialty food stores		
Women's clothing	1		Beer, wine, and liquor stores	1	
Children's clothing	1		Health and Personal Care	9	
Family clothing			Pharmacies and drug stores	4	
Accessories			Beauty supplies and perfume	5	
Other clothing			Other health and personal care		
Shoes	2		Other Convenience Goods	0	
Jewelry			Florists		
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	5		Newsdealers and newsstands		
Furniture	2		Pet and pet supplies stores		
Floor covering	1		Other miscellaneous convenience goods		
Window treatment			NEIGHBORHOOD SERVICES	20	26.0%
All other home furnishings	2		Taxi and limousine services		
Electronics and Appliance	2		Banks		
Appliance, television, and other electronics	2		Check cashing	1	
Computer and software			Pawn shops		
Camera and photographic supplies			Video tape and disc rentals		
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, garden equipment, footwear, etc.)		
Musical instrument and supplies			Hair, nail, and skin services	3	
Books			Funeral homes and funeral services		
Tape, compact disc, and record			Laundromats	2	
Miscellaneous Store Retailers	3		Drycleaning and laundry services	2	
Optical goods	2		Photofinishing		
Office supplies and stationary	1		Parking lots and garages		
Gift, novelty, and souvenir			Medical or dental offices	6	
Used merchandise			All other professional offices (travel, tax, etc.)	5	
Art delaers			Other neighborhood services (palm reading, etc.)	1	
Other miscellaneous shopping goods			EATING AND DRINKING PLACES	14	18.2%
BLDING MTR'LS & GARDEN SUPPLY	1	1.3%	Full-service restaurants	1	
Home centers					
Paint and wallpaper			Limited-service eating places	13	
Hardware	1		Special food services (e.g., caterers)		
Other building material dealers			Drinking places (alcoholic beverages)		
Lawn and garden equipment & supplies			AUTO-RELATED TRADE	8	10.4%
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	1	
Under renovation, future tenant specified			Gasoline stations	2	
			Car rental	1	
			Automotive repair and maintenance	4	
STOREFRONT SUMMARY					
Total Storefronts	77	100.0%	Neighborhood Services	20	26.0%
Shopping Goods	18	23.4%	Eating and Drinking Places	14	18.2%
Blding Mtr'ls & Garden Supply	1	1.3%	Auto-Related Trade	8	10.4%
Convenience Goods	16	20.8%	Vacant Storefronts	0	0.0%

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

Table A-16
Retail Survey

New Lots Avenue between Alabama Avenue and Linwood Avenue

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	21	15.3%	CONVENIENCE GOODS	28	20.4%
General Merchandise	2		Food and Beverage	23	
Department (except discount)			Supermarkets and other grocery	16	
Discount department			Convenience stores	1	
Warehouse clubs and supercenters			Meat markets	1	
All other general merchandise	2		Fish and seafood markets	1	
Clothing and Clothing Accessories	2		Fruit and vegetable markets	1	
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	4	
Family clothing	1		Pharmacies and drug stores	3	
Accessories			Beauty supplies and perfume	1	
Other clothing			Other health and personal care		
Shoes			Other Convenience Goods	1	
Jewelry			Florists	1	
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	6		Newsdealers and newsstands		
Furniture	3		Pet and pet supplies stores		
Floor covering	1		Other miscellaneous convenience goods		
Window treatment			NEIGHBORHOOD SERVICES	45	32.8%
All other home furnishings	2		Taxi and limousine services	3	
Electronics and Appliance	5		Banks		
Appliance, television, and other electronics	5		Check cashing	3	
Computer and software			Pawn shops		
Camera and photographic supplies			Video tape and disc rentals		
Sporting Goods, Hobby, Books, Music	2		Photocopy stores		
Sporting goods			Fitness and recreational sports centers		
Hobby, toy, and games			Electronics repair (computer, stereo, etc.)	1	
Sewing, needlework, and piece			Personal & household goods repair (appliance, garden equipment, footwear, etc.)		
Musical instrument and supplies			Hair, nail, and skin services	21	
Books	1		Funeral homes and funeral services		
Tape, compact disc, and record	1		Laundromats	4	
Miscellaneous Store Retailers	4		Drycleaning and laundry services	2	
Optical goods	1		Photofinishing	1	
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenir	2		Medical or dental offices	2	
Used merchandise			All other professional offices (travel, tax, etc.)	7	
Art dealers			Other neighborhood services (palm reading, etc.)	1	
Other miscellaneous shopping goods	1		EATING AND DRINKING PLACES	14	10.2%
BLDING MTR'LS & GARDEN SUPPLY	5	3.6%	Full-service restaurants	5	
Home centers			Limited-service eating places	9	
Paint and wallpaper			Special food services (e.g., caterers)		
Hardware	3		Drinking places (alcoholic beverages)		
Other building material dealers	2		AUTO-RELATED TRADE	5	3.6%
Lawn and garden equipment & supplies			Automobile dealers		
VACANT STOREFRONTS	19	13.9%	Other motor vehicle dealers (motorcycle, boat, etc)		
Boarded-up	19		Automotive parts, accessories, and tires	2	
Under renovation, no tenant specified			Gasoline stations	1	
Under renovation, future tenant specified			Car rental		
			Automotive repair and maintenance	2	
STOREFRONT SUMMARY					
Total Storefronts	137	100.0%	Neighborhood Services	45	32.8%
Shopping Goods	21	15.3%	Eating and Drinking Places	14	10.2%
Blding Mtr'ls & Garden Supply	5	3.6%	Auto-Related Trade	5	3.6%
Convenience Goods	28	20.4%	Vacant Storefronts	19	13.9%

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

Table A-17
Retail Survey

Flatbush Avenue between Cortelyou Road and Empire Boulevard

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	209	34.6%	CONVENIENCE GOODS	85	14.1%
General Merchandise	13		Food and Beverage	49	
Department (except discount)	1		Supermarkets and other grocery	35	
Discount department	2		Convenience stores		
Warehouse clubs and supercenters			Meat markets	2	
All other general merchandise	10		Fish and seafood markets	2	
Clothing and Clothing Accessories	122		Fruit and vegetable markets	4	
Men's clothing	16		Other specialty food stores	2	
Women's clothing	40		Beer, wine, and liquor stores	4	
Children's clothing	6		Health and Personal Care	32	
Family clothing	13		Pharmacies and drug stores	10	
Accessories	6		Beauty supplies and perfume	21	
Other clothing	8		Other health and personal care	1	
Shoes	23		Other Convenience Goods	4	
Jewelry	9		Florists	2	
Luggage and leather goods	1		Tobacco stores		
Furniture, Home Furnishings, Equipment	21		Newsdealers and newsstands	1	
Furniture	12		Pet and pet supplies stores	1	
Floor covering	3		Other miscellaneous convenience goods		
Window treatment	1		NEIGHBORHOOD SERVICES	176	29.1%
All other home furnishings	5		Taxi and limousine services		
Electronics and Appliance	22		Banks	9	
Appliance, television, and other electronics	21		Check cashing	2	
Computer and software			Pawn shops	1	
Camera and photographic supplies	1		Video tape and disc rentals	2	
Sporting Goods, Hobby, Books, Music	11		Photocopy stores		
Sporting goods	2		Fitness and recreational sports centers	3	
Hobby, toy, and games	3		Electronics repair (computer, stereo, etc.)	1	
Sewing, needlework, and piece	3		Personal & household goods repair (appliance, garden)	3	
Musical instrument and supplies			Hair, nail, and skin services	88	
Books			Funeral homes and funeral services		
Tape, compact disc, and record	3		Laundromats	9	
Miscellaneous Store Retailers	20		Drycleaning and laundry services	7	
Optical goods	7		Photofinishing	5	
Office supplies and stationary	2		Parking lots and garages	1	
Gift, novelty, and souvenir	9		Medical or dental offices	18	
Used merchandise			All other professional offices (travel, tax, etc.)	18	
Art dealers			Other neighborhood services (palm reading, etc.)	9	
Other miscellaneous shopping goods	2		EATING AND DRINKING PLACES	79	13.1%
BLDING MTR'LS & GARDEN SUPPLY	2	0.3%	Full-service restaurants	11	
Home centers					
Paint and wallpaper			Limited-service eating places	61	
Hardware	2		Special food services (e.g., caterers)	3	
Other building material dealers			Drinking places (alcoholic beverages)	4	
Lawn and garden equipment & supplies			AUTO-RELATED TRADE	13	2.2%
VACANT STOREFRONTS	40	6.6%	Automobile dealers		
Boarded-up	38		Other motor vehicle dealers (motorcycle, boat, etc)		
Under renovation, no tenant specified	2		Automotive parts, accessories, and tires	8	
Under renovation, future tenant specified			Gasoline stations	1	
			Car rental		
			Automotive repair and maintenance	4	
STOREFRONT SUMMARY					
Total Storefronts	604	100.0%	Neighborhood Services	176	29.1%
Shopping Goods	209	34.6%	Eating and Drinking Places	79	13.1%
Blding Mtr'ls & Garden Supply	2	0.3%	Auto-Related Trade	13	2.2%
Convenience Goods	85	14.1%	Vacant Storefronts	40	6.6%

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

Table A-18
Retail Survey

Church Avenue between Troy Avenue and 58th Street, and Utica Avenue between Linden Boulevard and Snyder Avenue

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	56	17.4%	CONVENIENCE GOODS	44	13.7%
General Merchandise	4		Food and Beverage	27	
Department (except discount)	1		Supermarkets and other grocery	21	
Discount department			Convenience stores		
Warehouse clubs and supercenters			Meat markets		
All other general merchandise	3		Fish and seafood markets	3	
Clothing and Clothing Accessories	21		Fruit and vegetable markets		
Men's clothing	1		Other specialty food stores		
Women's clothing	9		Beer, wine, and liquor stores	3	
Children's clothing			Health and Personal Care	13	
Family clothing	5		Pharmacies and drug stores	3	
Accessories			Beauty supplies and perfume	5	
Other clothing			Other health and personal care	5	
Shoes	4		Other Convenience Goods	4	
Jewelry	2		Florists	2	
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	5		Newsdealers and newsstands	1	
Furniture	2		Pet and pet supplies stores	1	
Floor covering	2		Other miscellaneous convenience goods		
Window treatment			NEIGHBORHOOD SERVICES	140	43.5%
All other home furnishings	1		Taxi and limousine services	1	
Electronics and Appliance	7		Banks	4	
Appliance, television, and other electronics	7		Check cashing	2	
Computer and software			Pawn shops		
Camera and photographic supplies			Video tape and disc rentals		
Sporting Goods, Hobby, Books, Music	6		Photocopy stores		
Sporting goods	1		Fitness and recreational sports centers	3	
Hobby, toy, and games			Electronics repair (computer, stereo, etc.)	2	
Sewing, needlework, and piece	1		Personal & household goods repair (appliance, garden equipment, footwear, etc.)	7	
Musical instrument and supplies			Hair, nail, and skin services	59	
Books			Funeral homes and funeral services		
Tape, compact disc, and record	4		Laundromats	9	
Miscellaneous Store Retailers	13		Drycleaning and laundry services	6	
Optical goods	2		Photofinishing	1	
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenir	7		Medical or dental offices	10	
Used merchandise	1		All other professional offices (travel, tax, etc.)	35	
Art dealers			Other neighborhood services (palm reading, etc.)	1	
Other miscellaneous shopping goods	3		EATING AND DRINKING PLACES	40	12.4%
BLDING MTR'LS & GARDEN SUPPLY	7	2.2%	Full-service restaurants	3	
Home centers			Limited-service eating places	35	
Paint and wallpaper	1		Special food services (e.g., caterers)	2	
Hardware	5		Drinking places (alcoholic beverages)		
Other building material dealers	1		AUTO-RELATED TRADE	1	0.3%
Lawn and garden equipment & supplies			Automobile dealers	1	
VACANT STOREFRONTS	34	10.6%	Other motor vehicle dealers (motorcycle, boat, etc)		
Boarded-up	31		Automotive parts, accessories, and tires		
Under renovation, no tenant specified	2		Gasoline stations		
Under renovation, future tenant specified	1		Car rental		
			Automotive repair and maintenance		
STOREFRONT SUMMARY					
Total Storefronts	322	100.0%	Neighborhood Services	140	43.5%
Shopping Goods	56	17.4%	Eating and Drinking Places	40	12.4%
Blding Mtr'ls & Garden Supply	7	2.2%	Auto-Related Trade	1	0.3%
Convenience Goods	44	13.7%	Vacant Storefronts	34	10.6%

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

Table A-19
Retail Survey

Utica Avenue between Park Place and Linden Boulevard

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	68	19.4%	CONVENIENCE GOODS	61	17.4%
General Merchandise	9		Food and Beverage	36	
Department (except discount)			Supermarkets and other grocery	25	
Discount department			Convenience stores		
Warehouse clubs and supercenters			Meat markets	3	
All other general merchandise	9		Fish and seafood markets	3	
Clothing and Clothing Accessories	29		Fruit and vegetable markets	1	
Men's clothing	8		Other specialty food stores	1	
Women's clothing	6		Beer, wine, and liquor stores	3	
Children's clothing	1		Health and Personal Care	21	
Family clothing	2		Pharmacies and drug stores	6	
Accessories	3		Beauty supplies and perfume	12	
Other clothing			Other health and personal care	3	
Shoes	4		Other Convenience Goods	4	
Jewelry	5		Florists	3	
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	3		Newsdealers and newsstands		
Furniture	2		Pet and pet supplies stores		
Floor covering			Other miscellaneous convenience goods	1	
Window treatment			NEIGHBORHOOD SERVICES	113	32.2%
All other home furnishings	1		Taxi and limousine services		
Electronics and Appliance	11		Banks	4	
Appliance, television, and other electronics	11		Check cashing	6	
Computer and software			Pawn shops	1	
Camera and photographic supplies			Video tape and disc rentals	1	
Sporting Goods, Hobby, Books, Music	1		Photocopy stores	1	
Sporting goods			Fitness and recreational sports centers		
Hobby, toy, and games			Electronics repair (computer, stereo, etc.)	1	
Sewing, needlework, and piece			Personal & household goods repair (appliance, garden equipment, footwear, etc.)	2	
Musical instrument and supplies			Hair, nail, and skin services	52	8.0%
Books	1		Funeral homes and funeral services		
Tape, compact disc, and record			Laundromats	5	
Miscellaneous Store Retailers	15		Drycleaning and laundry services	9	
Optical goods	3		Photofinishing	3	
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenir	3		Medical or dental offices	10	
Used merchandise			All other professional offices (travel, tax, etc.)	12	
Art dealers			Other neighborhood services (palm reading, etc.)	6	
Other miscellaneous shopping goods	9		EATING AND DRINKING PLACES	51	14.5%
BLDING MTR'LS & GARDEN SUPPLY	6	1.7%	Full-service restaurants	13	
Home centers					
Paint and wallpaper			Limited-service eating places	37	
Hardware	4		Special food services (e.g., caterers)		
Other building material dealers	2		Drinking places (alcoholic beverages)	1	
Lawn and garden equipment & supplies			AUTO-RELATED TRADE	24	6.8%
VACANT STOREFRONTS	28	8.0%	Automobile dealers	2	
Boarded-up	27		Other motor vehicle dealers (motorcycle, boat, etc)		
Under renovation, no tenant specified	1		Automotive parts, accessories, and tires	6	
Under renovation, future tenant specified			Gasoline stations	3	
			Car rental		
			Automotive repair and maintenance	13	
STOREFRONT SUMMARY					
Total Storefronts	351	100.0%	Neighborhood Services	113	32.2%
Shopping Goods	68	19.4%	Eating and Drinking Places	51	14.5%
Blding Mtr'ls & Garden Supply	6	1.7%	Auto-Related Trade	24	6.8%
Convenience Goods	61	17.4%	Vacant Storefronts	28	8.0%
Source: AKRF, Inc. field surveys conducted in March and April 2007.					

Table A-20
Retail Survey

Pitkin Avenue and Belmont Avenue between Grafton Street and Christopher Avenue

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	143	39.2%	CONVENIENCE GOODS	49	13.4%
General Merchandise	11		Food and Beverage	26	
Department (except discount)			Supermarkets and other grocery	19	
Discount department	3		Convenience stores		
Warehouse clubs and supercenters			Meat markets	2	
All other general merchandise	8		Fish and seafood markets	2	
Clothing and Clothing Accessories	73		Fruit and vegetable markets		
Men's clothing	12		Other specialty food stores		
Women's clothing	26		Beer, wine, and liquor stores	3	
Children's clothing	1		Health and Personal Care	20	
Family clothing	13		Pharmacies and drug stores	8	
Accessories	6		Beauty supplies and perfume	10	
Other clothing	1		Other health and personal care	2	
Shoes	11		Other Convenience Goods	3	
Jewelry	3		Florists	1	
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	17		Newsdealers and newsstands	1	
Furniture	11		Pet and pet supplies stores	1	
Floor covering	1		Other miscellaneous convenience goods		
Window treatment			NEIGHBORHOOD SERVICES	76	20.8%
All other home furnishings	5		Taxi and limousine services		
Electronics and Appliance	22		Banks	2	
Appliance, television, and other electronics	21		Check cashing	3	
Computer and software	1		Pawn shops	4	
Camera and photographic supplies			Video tape and disc rentals		
Sporting Goods, Hobby, Books, Music	10		Photocopy stores		
Sporting goods	1		Fitness and recreational sports centers	1	
Hobby, toy, and games	2		Electronics repair (computer, stereo, etc.)	3	
Sewing, needlework, and piece	3		Personal & household goods repair (appliance, garden equipment, footwear, etc.)	2	
Musical instrument and supplies			Hair, nail, and skin services	31	
Books			Funeral homes and funeral services		
Tape, compact disc, and record	4		Laundromats	4	
Miscellaneous Store Retailers	10		Drycleaning and laundry services	3	
Optical goods	2		Photofinishing		
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenir	4		Medical or dental offices	9	
Used merchandise			All other professional offices (travel, tax, etc.)	13	
Art dealers			Other neighborhood services (palm reading, etc.)	1	
Other miscellaneous shopping goods	4		EATING AND DRINKING PLACES	26	7.1%
BLDING MTR'LS & GARDEN SUPPLY	1	0.3%	Full-service restaurants	4	
Home centers					
Paint and wallpaper			Limited-service eating places	22	
Hardware	1		Special food services (e.g., caterers)		
Other building material dealers			Drinking places (alcoholic beverages)		
Lawn and garden equipment & supplies			AUTO-RELATED TRADE	2	0.5%
VACANT STOREFRONTS	68	18.6%	Automobile dealers		
Boarded-up	64		Other motor vehicle dealers (motorcycle, boat, etc)		
Under renovation, no tenant specified	4		Automotive parts, accessories, and tires	1	
Under renovation, future tenant specified			Gasoline stations	1	
			Car rental		
			Automotive repair and maintenance		
STOREFRONT SUMMARY					
Total Storefronts	365	100.0%	Neighborhood Services	76	20.8%
Shopping Goods	143	39.2%	Eating and Drinking Places	26	7.1%
Blding Mtr'ls & Garden Supply	1	0.3%	Auto-Related Trade	2	0.5%
Convenience Goods	49	13.4%	Vacant Storefronts	68	18.6%

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

Table A-21
Retail Survey

Fulton Street between Schenck Street and Eldert Lane

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	54	17.1%	CONVENIENCE GOODS	54	17.1%
General Merchandise	13		Food and Beverage	40	
Department (except discount)			Supermarkets and other grocery	29	
Discount department	3		Convenience stores	1	
Warehouse clubs and supercenters			Meat markets	3	
All other general merchandise	10		Fish and seafood markets	1	
Clothing and Clothing Accessories	16		Fruit and vegetable markets	2	
Men's clothing			Other specialty food stores	1	
Women's clothing	6		Beer, wine, and liquor stores	3	
Children's clothing	1		Health and Personal Care	10	
Family clothing	3		Pharmacies and drug stores	4	
Accessories	1		Beauty supplies and perfume	4	
Other clothing	2		Other health and personal care	2	
Shoes	2		Other Convenience Goods	4	
Jewelry	1		Florists	4	
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	5		Newsdealers and newsstands		
Furniture	3		Pet and pet supplies stores		
Floor covering			Other miscellaneous convenience goods		
Window treatment			NEIGHBORHOOD SERVICES	96	30.5%
All other home furnishings	2		Taxi and limousine services		
Electronics and Appliance	8		Banks	2	
Appliance, television, and other electronics	8		Check cashing	8	
Computer and software			Pawn shops	1	
Camera and photographic supplies			Video tape and disc rentals		
Sporting Goods, Hobby, Books, Music	5		Photocopy stores	1	
Sporting goods	1		Fitness and recreational sports centers		
Hobby, toy, and games	1		Electronics repair (computer, stereo, etc.)		
Sewing, needlework, and piece	1		Personal & household goods repair (appliance, garden equipment, footwear, etc.)		
Musical instrument and supplies	1		Hair, nail, and skin services	40	
Books			Funeral homes and funeral services	1	
Tape, compact disc, and record	1		Laundromats	11	
Miscellaneous Store Retailers	7		Drycleaning and laundry services	6	
Optical goods			Photofinishing	0	
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenir	3		Medical or dental offices	1	
Used merchandise			All other professional offices (travel, tax, etc.)	21	
Art dealers			Other neighborhood services (palm reading, etc.)	4	
Other miscellaneous shopping goods	4		EATING AND DRINKING PLACES	44	14.0%
BLDING MTR'LS & GARDEN SUPPLY	6	1.9%	Full-service restaurants	15	
Home centers			Limited-service eating places	24	
Paint and wallpaper			Special food services (e.g., caterers)		
Hardware	3		Drinking places (alcoholic beverages)	5	
Other building material dealers	3		AUTO-RELATED TRADE	3	1.0%
Lawn and garden equipment & supplies			Automobile dealers		
VACANT STOREFRONTS	58	18.4%	Other motor vehicle dealers (motorcycle, boat, etc)		
Boarded-up	16		Automotive parts, accessories, and tires	1	
Under renovation, no tenant specified	42		Gasoline stations		
Under renovation, future tenant specified			Car rental		
			Automotive repair and maintenance	2	

STOREFRONT SUMMARY

Total Storefronts	315	100.0%	Neighborhood Services	96	30.5%
Shopping Goods	54	17.1%	Eating and Drinking Places	44	14.0%
Blding Mtr'ls & Garden Supply	6	1.9%	Auto-Related Trade	3	1.0%
Convenience Goods	54	17.1%	Vacant Storefronts	58	18.4%

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

Table A-22
Retail Survey

Liberty Avenue between Euclid Avenue and 78th Street

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	79	38.5%	CONVENIENCE GOODS	30	14.6%
General Merchandise	9		Food and Beverage	18	
Department (except discount)			Supermarkets and other grocery	13	
Discount department			Convenience stores	1	
Warehouse clubs and supercenters			Meat markets	1	
All other general merchandise	9		Fish and seafood markets		
Clothing and Clothing Accessories	35		Fruit and vegetable markets	1	
Men's clothing	4		Other specialty food stores		
Women's clothing	9		Beer, wine, and liquor stores	2	
Children's clothing	4		Health and Personal Care	10	
Family clothing	2		Pharmacies and drug stores	5	
Accessories			Beauty supplies and perfume	5	
Other clothing			Other health and personal care		
Shoes	9		Other Convenience Goods	2	
Jewelry	7		Florists	1	
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	5		Newsdealers and newsstands		
Furniture	5		Pet and pet supplies stores	1	
Floor covering			Other miscellaneous convenience goods		
Window treatment			NEIGHBORHOOD SERVICES	58	28.3%
All other home furnishings			Taxi and limousine services		
Electronics and Appliance	11		Banks	2	
Appliance, television, and other electronics	10		Check cashing	1	
Computer and software	1		Pawn shops	1	
Camera and photographic supplies			Video tape and disc rentals	1	
Sporting Goods, Hobby, Books, Music	9		Photocopy stores		
Sporting goods	1		Fitness and recreational sports centers		
Hobby, toy, and games	3		Electronics repair (computer, stereo, etc.)		
Sewing, needlework, and piece	1		Personal & household goods repair (appliance, garden equipment, footwear, etc.)		
Musical instrument and supplies			Hair, nail, and skin services	20	
Books			Funeral homes and funeral services		
Tape, compact disc, and record	4		Laundromats	5	
Miscellaneous Store Retailers	10		Drycleaning and laundry services	2	
Optical goods	2		Photofinishing	2	
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenir	6		Medical or dental offices	9	
Used merchandise			All other professional offices (travel, tax, etc.)	13	
Art dealers			Other neighborhood services (palm reading, etc.)	2	
Other miscellaneous shopping goods	2		EATING AND DRINKING PLACES	18	8.8%
BLDING MTR'LS & GARDEN SUPPLY	2	1.0%	Full-service restaurants	6	
Home centers	1		Limited-service eating places	11	
Paint and wallpaper			Special food services (e.g., caterers)		
Hardware	1		Drinking places (alcoholic beverages)	1	
Other building material dealers			AUTO-RELATED TRADE	1	0.5%
Lawn and garden equipment & supplies			Automobile dealers		
VACANT STOREFRONTS	17	8.3%	Other motor vehicle dealers (motorcycle, boat, etc)		
Boarded-up	3		Automotive parts, accessories, and tires		
Under renovation, no tenant specified	13		Gasoline stations	1	
Under renovation, future tenant specified	1		Car rental		
			Automotive repair and maintenance		
STOREFRONT SUMMARY					
Total Storefronts	205	100.0%	Neighborhood Services	58	28.3%
Shopping Goods	79	38.5%	Eating and Drinking Places	18	8.8%
Blding Mtr'ls & Garden Supply	2	1.0%	Auto-Related Trade	1	0.5%
Convenience Goods	30	14.6%	Vacant Storefronts	17	8.3%

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

Table A-23
Retail Survey

Jamaica Avenue between Eldert Avenue and 125th Street

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	129	15.5%	CONVENIENCE GOODS	125	15.0%
General Merchandise	28		Food and Beverage	94	
Department (except discount)			Supermarkets and other grocery	77	
Discount department	2		Convenience stores		
Warehouse clubs and supercenters			Meat markets	4	
All other general merchandise	26		Fish and seafood markets		
Clothing and Clothing Accessories	33		Fruit and vegetable markets		
Men's clothing	4		Other specialty food stores	2	
Women's clothing	8		Beer, wine, and liquor stores	11	
Children's clothing			Health and Personal Care	20	
Family clothing	3		Pharmacies and drug stores	9	
Accessories	4		Beauty supplies and perfume	6	
Other clothing	4		Other health and personal care	5	
Shoes	7		Other Convenience Goods	11	
Jewelry	3		Florists	6	
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	23		Newsdealers and newsstands		
Furniture	9		Pet and pet supplies stores	5	
Floor covering	4		Other miscellaneous convenience goods		
Window treatment	1		NEIGHBORHOOD SERVICES	341	41.0%
All other home furnishings	9		Taxi and limousine services	1	
Electronics and Appliance	15		Banks	9	
Appliance, television, and other electronics	13		Check cashing	5	
Computer and software	2		Pawn shops	2	
Camera and photographic supplies			Video tape and disc rentals	4	
Sporting Goods, Hobby, Books, Music	5		Photocopy stores	1	
Sporting goods	1		Fitness and recreational sports centers	8	
Hobby, toy, and games	1		Electronics repair (computer, stereo, etc.)	2	
Sewing, needlework, and piece	2		Personal & household goods repair (appliance, garden equipment, footwear, etc.)	6	
Musical instrument and supplies			Hair, nail, and skin services	71	
Books			Funeral homes and funeral services	2	
Tape, compact disc, and record	1		Laundromats	26	
Miscellaneous Store Retailers	25		Drycleaning and laundry services	19	
Optical goods	5		Photofinishing	2	
Office supplies and stationary	4		Parking lots and garages	2	
Gift, novelty, and souvenir	10		Medical or dental offices	49	
Used merchandise	4		All other professional offices (travel, tax, etc.)	120	
Art dealers			Other neighborhood services (palm reading, etc.)	12	
Other miscellaneous shopping goods	2		EATING AND DRINKING PLACES	103	12.4%
BLDING MTR'LS & GARDEN SUPPLY	22	2.6%	Full-service restaurants	25	
Home centers			Limited-service eating places	63	
Paint and wallpaper	2		Special food services (e.g., caterers)	1	
Hardware	8		Drinking places (alcoholic beverages)	14	
Other building material dealers	12		AUTO-RELATED TRADE	9	1.1%
Lawn and garden equipment & supplies			Automobile dealers		
VACANT STOREFRONTS	102	12.3%	Other motor vehicle dealers (motorcycle, boat, etc)		
Boarded-up	101	19	Automotive parts, accessories, and tires	2	
Under renovation, no tenant specified			Gasoline stations	1	
Under renovation, future tenant specified	1		Car rental		
			Automotive repair and maintenance	6	
STOREFRONT SUMMARY					
Total Storefronts	831	100.0%	Neighborhood Services	341	41.0%
Shopping Goods	129	15.5%	Eating and Drinking Places	103	12.4%
Blding Mtr'ls & Garden Supply	22	2.6%	Auto-Related Trade	9	1.1%
Convenience Goods	125	15.0%	Vacant Storefronts	102	12.3%

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

Table A-24
Retail Survey

101st Avenue between 88th Street and 134th Street

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	37	10.5%	CONVENIENCE GOODS	46	13.0%
General Merchandise	2		Food and Beverage	37	
Department (except discount)			Supermarkets and other grocery	27	
Discount department			Convenience stores		
Warehouse clubs and supercenters			Meat markets	1	
All other general merchandise	2		Fish and seafood markets		
Clothing and Clothing Accessories	15		Fruit and vegetable markets	1	
Men's clothing	1		Other specialty food stores	4	
Women's clothing	10		Beer, wine, and liquor stores	4	
Children's clothing			Health and Personal Care	4	
Family clothing	1		Pharmacies and drug stores	2	
Accessories			Beauty supplies and perfume		
Other clothing	1		Other health and personal care	2	
Shoes			Other Convenience Goods	5	
Jewelry	2		Florists	3	
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	3		Newsdealers and newsstands		
Furniture			Pet and pet supplies stores	2	
Floor covering	2		Other miscellaneous convenience goods		
Window treatment	1		NEIGHBORHOOD SERVICES	164	46.3%
All other home furnishings			Taxi and limousine services	2	
Electronics and Appliance	5		Banks	4	
Appliance, television, and other electronics	5		Check cashing	1	
Computer and software			Pawn shops		
Camera and photographic supplies			Video tape and disc rentals	1	
Sporting Goods, Hobby, Books, Music	1		Photocopy stores	2	
Sporting goods	1		Fitness and recreational sports centers	6	
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	21	
Books			Funeral homes and funeral services	2	
Tape, compact disc, and record			Laundromats	11	
Miscellaneous Store Retailers	11		Drycleaning and laundry services	4	
Optical goods	1		Photofinishing	1	
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenir	7		Medical or dental offices	28	
Used merchandise	1		All other professional offices (travel, tax, etc.)	73	
Art delaers			Other neighborhood services (palm reading, etc.)	7	
Other miscellaneous shopping goods	2		EATING AND DRINKING PLACES	32	9.0%
BLDING MTR'LS & GARDEN SUPPLY	19	5.4%	Full-service restaurants	10	
Home centers			Limited-service eating places	15	
Paint and wallpaper			Special food services (e.g., caterers)	4	
Hardware	3		Drinking places (alcoholic beverages)	3	
Other building material dealers	16		AUTO-RELATED TRADE	16	4.5%
Lawn and garden equipment & supplies			Automobile dealers	2	
VACANT STOREFRONTS	40	11.3%	Other motor vehicle dealers (motorcycle, boat, etc)		
Boarded-up	39		Automotive parts, accessories, and tires	2	
Under renovation, no tenant specified	1		Gasoline stations	3	
Under renovation, future tenant specified			Car rental		
			Automotive repair and maintenance	9	
STOREFRONT SUMMARY					
Total Storefronts	354	100.0%	Neighborhood Services	164	46.3%
Shopping Goods	37	10.5%	Eating and Drinking Places	32	9.0%
Biding Mtr'ls & Garden Supply	19	5.4%	Auto-Related Trade	16	4.5%
Convenience Goods	46	13.0%	Vacant Storefronts	40	11.3%

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

Table A-25
Retail Survey

Liberty Avenue between 91st Street and Van Wyck Expressway

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	157	26.5%	CONVENIENCE GOODS	98	16.6%
General Merchandise	24		Food and Beverage	66	
Department (except discount)			Supermarkets and other grocery	32	
Discount department	1		Convenience stores	5	
Warehouse clubs and supercenters			Meat markets	2	
All other general merchandise	23		Fish and seafood markets	5	
Clothing and Clothing Accessories	63		Fruit and vegetable markets	8	
Men's clothing	3		Other specialty food stores	6	
Women's clothing	20		Beer, wine, and liquor stores	8	
Children's clothing	5		Health and Personal Care	24	
Family clothing	5		Pharmacies and drug stores	16	
Accessories	1		Beauty supplies and perfume	6	
Other clothing	6		Other health and personal care	2	
Shoes	7		Other Convenience Goods	8	
Jewelry	16		Florists	5	
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	25		Newsdealers and newsstands	2	
Furniture	9		Pet and pet supplies stores	1	
Floor covering	6		Other miscellaneous convenience goods		
Window treatment	1		NEIGHBORHOOD SERVICES	191	32.3%
All other home furnishings	9		Taxi and limousine services	2	
Electronics and Appliance	17		Banks	6	
Appliance, television, and other electronics	16		Check cashing	5	
Computer and software	1		Pawn shops		
Camera and photographic supplies			Video tape and disc rentals	3	
Sporting Goods, Hobby, Books, Music	13		Photocopy stores	1	
Sporting goods	1		Fitness and recreational sports centers	4	
Hobby, toy, and games	2		Electronics repair (computer, stereo, etc.)	1	
Sewing, needlework, and piece	2		Personal & household goods repair (appliance, garden equipment, footwear, etc.)	2	
Musical instrument and supplies	1		Hair, nail, and skin services	33	
Books			Funeral homes and funeral services	1	
Tape, compact disc, and record	7		Laundromats	14	
Miscellaneous Store Retailers	15		Drycleaning and laundry services	12	
Optical goods	3		Photofinishing	3	
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenir	9		Medical or dental offices	26	
Used merchandise			All other professional offices (travel, tax, etc.)	70	
Art dealers			Other neighborhood services (palm reading, etc.)	8	
Other miscellaneous shopping goods	3		EATING AND DRINKING PLACES	85	14.4%
BLDING MTR'LS & GARDEN SUPPLY	10	1.7%	Full-service restaurants	28	
Home centers	1				
Paint and wallpaper	1		Limited-service eating places	44	
Hardware	4		Special food services (e.g., caterers)	1	
Other building material dealers	4		Drinking places (alcoholic beverages)	12	
Lawn and garden equipment & supplies			AUTO-RELATED TRADE	5	0.8%
VACANT STOREFRONTS	46	7.8%	Automobile dealers	3	
Boarded-up	23		Other motor vehicle dealers (motorcycle, boat, etc)		
Under renovation, no tenant specified	23		Automotive parts, accessories, and tires	2	
Under renovation, future tenant specified			Gasoline stations		
			Car rental		
			Automotive repair and maintenance		
STOREFRONT SUMMARY					
Total Storefronts	592	100.0%	Neighborhood Services	191	32.3%
Shopping Goods	157	26.5%	Eating and Drinking Places	85	14.4%
Blding Mtr'ls & Garden Supply	10	1.7%	Auto-Related Trade	5	0.8%
Convenience Goods	98	16.6%	Vacant Storefronts	46	7.8%

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

Table A-26
Retail Survey

Cross Bay Boulevard between 156th and 165th Avenues

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	31	21.5%	CONVENIENCE GOODS	20	13.9%
General Merchandise	1		Food and Beverage	10	
Department (except discount)			Supermarkets and other grocery	1	
Discount department			Convenience stores	3	
Warehouse clubs and supercenters			Meat markets		
All other general merchandise	1		Fish and seafood markets	1	
Clothing and Clothing Accessories	12		Fruit and vegetable markets	1	
Men's clothing			Other specialty food stores	3	
Women's clothing	4		Beer, wine, and liquor stores	1	
Children's clothing	2		Health and Personal Care	7	
Family clothing			Pharmacies and drug stores	5	
Accessories			Beauty supplies and perfume		
Other clothing	2		Other health and personal care	2	
Shoes	1		Other Convenience Goods	3	
Jewelry	3		Florists	2	
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	2		Newsdealers and newsstands		
Furniture	1		Pet and pet supplies stores	1	
Floor covering	1		Other miscellaneous convenience goods		
Window treatment			NEIGHBORHOOD SERVICES	45	31.3%
All other home furnishings			Taxi and limousine services		
Electronics and Appliance	5		Banks	5	
Appliance, television, and other electronics	5		Check cashing		
Computer and software			Pawn shops		
Camera and photographic supplies			Video tape and disc rentals	1	
Sporting Goods, Hobby, Books, Music	4		Photocopy stores		
Sporting goods	2		Fitness and recreational sports centers	3	
Hobby, toy, and games	2		Electronics repair (computer, stereo, etc.)		
Sewing, needlework, and piece			Personal & household goods repair (appliance, garden equipment, footwear, etc.)		
Musical instrument and supplies			Hair, nail, and skin services	15	
Books			Funeral homes and funeral services		
Tape, compact disc, and record			Laundromats		
Miscellaneous Store Retailers	7		Drycleaning and laundry services	5	
Optical goods	3		Photofinishing	1	
Office supplies and stationary	1		Parking lots and garages		
Gift, novelty, and souvenir	3		Medical or dental offices	4	
Used merchandise			All other professional offices (travel, tax, etc.)	8	
Art dealers			Other neighborhood services (palm reading, etc.)	3	
Other miscellaneous shopping goods			EATING AND DRINKING PLACES	37	25.7%
BLDING MTR'LS & GARDEN SUPPLY	3	2.1%	Full-service restaurants	14	
Home centers					
Paint and wallpaper			Limited-service eating places	22	
Hardware	1		Special food services (e.g., caterers)	1	
Other building material dealers	2		Drinking places (alcoholic beverages)		
Lawn and garden equipment & supplies			AUTO-RELATED TRADE	5	3.5%
VACANT STOREFRONTS	3	2.1%	Automobile dealers		
Boarded-up			Other motor vehicle dealers (motorcycle, boat, etc)	1	
Under renovation, no tenant specified	3		Automotive parts, accessories, and tires		
Under renovation, future tenant specified			Gasoline stations	4	
			Car rental		
			Automotive repair and maintenance		
STOREFRONT SUMMARY					
Total Storefronts	144	100.0%	Neighborhood Services	45	31.3%
Shopping Goods	31	21.5%	Eating and Drinking Places	37	25.7%
Blding Mtr'ls & Garden Supply	3	2.1%	Auto-Related Trade	5	3.5%
Convenience Goods	20	13.9%	Vacant Storefronts	3	2.1%

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

Table A-27
Retail Survey

Merrick Boulevard between Ursina Road and Hook Creek Boulevard

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	28	8.4%	CONVENIENCE GOODS	43	12.9%
General Merchandise	7		Food and Beverage	32	
Department (except discount)			Supermarkets and other grocery	18	
Discount department	2		Convenience stores	2	
Warehouse clubs and supercenters			Meat markets	3	
All other general merchandise	5		Fish and seafood markets	2	
Clothing and Clothing Accessories	5		Fruit and vegetable markets	2	
Men's clothing			Other specialty food stores		
Women's clothing	3		Beer, wine, and liquor stores	5	
Children's clothing			Health and Personal Care	10	
Family clothing			Pharmacies and drug stores	4	
Accessories	1		Beauty supplies and perfume	3	
Other clothing			Other health and personal care	3	
Shoes	1		Other Convenience Goods	1	
Jewelry			Florists		
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	8		Newsdealers and newsstands		
Furniture	3		Pet and pet supplies stores	1	
Floor covering	1		Other miscellaneous convenience goods		
Window treatment			NEIGHBORHOOD SERVICES	126	37.8%
All other home furnishings	4		Taxi and limousine services	1	
Electronics and Appliance	2		Banks	4	
Appliance, television, and other electronics	2		Check cashing	3	
Computer and software			Pawn shops		
Camera and photographic supplies			Video tape and disc rentals	2	
Sporting Goods, Hobby, Books, Music	2		Photocopy stores		
Sporting goods	1		Fitness and recreational sports centers	7	
Hobby, toy, and games	1		Electronics repair (computer, stereo, etc.)		
Sewing, needlework, and piece			Personal & household goods repair (appliance, garden equipment, footwear, etc.)		
Musical instrument and supplies			Hair, nail, and skin services	44	
Books			Funeral homes and funeral services		
Tape, compact disc, and record			Laundromats	4	
Miscellaneous Store Retailers	4		Drycleaning and laundry services	2	
Optical goods			Photofinishing		
Office supplies and stationary	1		Parking lots and garages		
Gift, novelty, and souvenir	2		Medical or dental offices	7	
Used merchandise			All other professional offices (travel, tax, etc.)	43	
Art dealers			Other neighborhood services (palm reading, etc.)	9	
Other miscellaneous shopping goods	1		EATING AND DRINKING PLACES	53	15.9%
BLDING MTR'LS & GARDEN SUPPLY	11	3.3%	Full-service restaurants	8	
Home centers	2				
Paint and wallpaper			Limited-service eating places	41	
Hardware	1		Special food services (e.g., caterers)	2	
Other building material dealers	7		Drinking places (alcoholic beverages)	2	
Lawn and garden equipment & supplies	1		AUTO-RELATED TRADE	28	8.4%
VACANT STOREFRONTS	44	13.2%	Automobile dealers	3	
Boarded-up	41		Other motor vehicle dealers (motorcycle, boat, etc)		
Under renovation, no tenant specified	3		Automotive parts, accessories, and tires	6	
Under renovation, future tenant specified			Gasoline stations	5	
			Car rental	1	
			Automotive repair and maintenance	13	
STOREFRONT SUMMARY					
Total Storefronts	333	100.0%	Neighborhood Services	126	37.8%
Shopping Goods	28	8.4%	Eating and Drinking Places	53	15.9%
Blding Mtr'ls & Garden Supply	11	3.3%	Auto-Related Trade	28	8.4%
Convenience Goods	43	12.9%	Vacant Storefronts	44	13.2%

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

Table A-28
Retail Survey

Far Rockaway surrounding Mott Street and Beach 20

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	47	21.8%	CONVENIENCE GOODS	33	15.3%
General Merchandise	7		Food and Beverage	18	
Department (except discount)			Supermarkets and other grocery	13	
Discount department	1		Convenience stores		
Warehouse clubs and supercenters			Meat markets		
All other general merchandise	6		Fish and seafood markets	1	
Clothing and Clothing Accessories	23		Fruit and vegetable markets	1	
Men's clothing	1		Other specialty food stores	1	
Women's clothing	11		Beer, wine, and liquor stores	2	
Children's clothing			Health and Personal Care	10	
Family clothing	3		Pharmacies and drug stores	5	
Accessories	1		Beauty supplies and perfume	5	
Other clothing	1		Other health and personal care		
Shoes	4		Other Convenience Goods	5	
Jewelry	2		Florists	3	
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	6		Newsdealers and newsstands		
Furniture	4		Pet and pet supplies stores	1	
Floor covering	1		Other miscellaneous convenience goods	1	
Window treatment			NEIGHBORHOOD SERVICES	72	33.3%
All other home furnishings	1		Taxi and limousine services	0	
Electronics and Appliance	7		Banks	2	
Appliance, television, and other electronics	5		Check cashing	4	
Computer and software	2		Pawn shops		
Camera and photographic supplies			Video tape and disc rentals	1	
Sporting Goods, Hobby, Books, Music	2		Photocopy stores		
Sporting goods			Fitness and recreational sports centers	2	
Hobby, toy, and games			Electronics repair (computer, stereo, etc.)		
Sewing, needlework, and piece			Personal & household goods repair (appliance, garden)		
Musical instrument and supplies			Hair, nail, and skin services	30	
Books	1		Funeral homes and funeral services		
Tape, compact disc, and record	1		Laundromats	5	
Miscellaneous Store Retailers	2		Drycleaning and laundry services	4	
Optical goods			Photofinishing		
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenir			Medical or dental offices	10	
Used merchandise			All other professional offices (travel, tax, etc.)	11	
Art delaers			Other neighborhood services (palm reading, etc.)	3	
Other miscellaneous shopping goods	2		EATING AND DRINKING PLACES	26	12.0%
BLDING MTR'LS & GARDEN SUPPLY	2	0.9%	Full-service restaurants	9	
Home centers					
Paint and wallpaper			Limited-service eating places	17	
Hardware			Special food services (e.g., caterers)		
Other building material dealers	2		Drinking places (alcoholic beverages)		
Lawn and garden equipment & supplies			AUTO-RELATED TRADE	3	1.4%
VACANT STOREFRONTS	33	15.3%	Automobile dealers		
Boarded-up	33		Other motor vehicle dealers (motorcycle, boat, etc)		
Under renovation, no tenant specified			Automotive parts, accessories, and tires	1	
Under renovation, future tenant specified			Gasoline stations	1	
			Car rental		
			Automotive repair and maintenance	1	
STOREFRONT SUMMARY					
Total Storefronts	216	100.0%	Neighborhood Services	72	33.3%
Shopping Goods	47	21.8%	Eating and Drinking Places	26	12.0%
Biding Mtr'ls & Garden Supply	2	0.9%	Auto-Related Trade	3	1.4%
Convenience Goods	33	15.3%	Vacant Storefronts	33	15.3%

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

Table A-29
Retail Survey

Rockaway Park and Seaside (Beach 116 Street and Rockaway Avenue)

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	25	11.8%	CONVENIENCE GOODS	33	15.6%
General Merchandise	8		Food and Beverage	20	
Department (except discount)			Supermarkets and other grocery	14	
Discount department	1		Convenience stores		
Warehouse clubs and supercenters			Meat markets		
All other general merchandise	7		Fish and seafood markets	1	
Clothing and Clothing Accessories	3		Fruit and vegetable markets		
Men's clothing			Other specialty food stores	2	
Women's clothing	2		Beer, wine, and liquor stores	3	
Children's clothing	1		Health and Personal Care	8	
Family clothing			Pharmacies and drug stores	5	
Accessories			Beauty supplies and perfume	2	
Other clothing			Other health and personal care	1	
Shoes			Other Convenience Goods	5	
Jewelry			Florists	2	
Luggage and leather goods			Tobacco stores	1	
Furniture, Home Furnishings, Equipment	3		Newsdealers and newsstands		
Furniture	1		Pet and pet supplies stores	2	
Floor covering	1		Other miscellaneous convenience goods		
Window treatment			NEIGHBORHOOD SERVICES	87	41.0%
All other home furnishings	1		Taxi and limousine services	1	
Electronics and Appliance	1		Banks	6	
Appliance, television, and other electronics			Check cashing	2	
Computer and software	1		Pawn shops	1	
Camera and photographic supplies			Video tape and disc rentals	1	
Sporting Goods, Hobby, Books, Music	4		Photocopy stores		
Sporting goods	3		Fitness and recreational sports centers	5	
Hobby, toy, and games	1		Electronics repair (computer, stereo, etc.)		
Sewing, needlework, and piece			Personal & household goods repair (appliance,	2	
Musical instrument and supplies			Hair, nail, and skin services	15	
Books			Funeral homes and funeral services		
Tape, compact disc, and record			Laundromats	4	
Miscellaneous Store Retailers	6		Drycleaning and laundry services	6	
Optical goods	1		Photofinishing	1	
Office supplies and stationary	1		Parking lots and garages		
Gift, novelty, and souvenir	4		Medical or dental offices	17	
Used merchandise			All other professional offices (travel, tax, etc.)	24	
Art dealers			Other neighborhood services (palm reading, etc.)	2	
Other miscellaneous shopping goods			EATING AND DRINKING PLACES	33	15.6%
BLDING MTR'LS & GARDEN SUPPLY	2	0.9%	Full-service restaurants	10	
Home centers					
Paint and wallpaper			Limited-service eating places	17	
Hardware	2		Special food services (e.g., caterers)	1	
Other building material dealers			Drinking places (alcoholic beverages)	5	
Lawn and garden equipment & supplies			AUTO-RELATED TRADE	4	1.9%
VACANT STOREFRONTS	28	13.2%	Automobile dealers		
Boarded-up	28		Other motor vehicle dealers (motorcycle, boat, etc)		
Under renovation, no tenant specified			Automotive parts, accessories, and tires		
Under renovation, future tenant specified			Gasoline stations	2	
			Car rental		
			Automotive repair and maintenance	2	
STOREFRONT SUMMARY					
Total Storefronts	212	100.0%	Neighborhood Services	87	41.0%
Shopping Goods	25	11.8%	Eating and Drinking Places	33	15.6%
Blding Mtr'ls & Garden Supply	2	0.9%	Auto-Related Trade	4	1.9%
Convenience Goods	33	15.6%	Vacant Storefronts	28	13.2%

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

Table A-30
Retail Survey
Kings Plaza Shopping Center

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	95	74.2%	CONVENIENCE GOODS	9	7.0%
General Merchandise	3		Food and Beverage		
Department (except discount)	2		Supermarkets and other grocery		
Discount department			Convenience stores		
Warehouse clubs and supercenters			Meat markets		
All other general merchandise	1		Fish and seafood markets		
Clothing and Clothing Accessories	65		Fruit and vegetable markets		
Men's clothing	4		Other specialty food stores		
Women's clothing	19		Beer, wine, and liquor stores		
Children's clothing	3		Health and Personal Care	8	
Family clothing	8		Pharmacies and drug stores	1	
Accessories	3		Beauty supplies and perfume	5	
Other clothing			Other health and personal care	2	
Shoes	14		Other Convenience Goods	1	
Jewelry	11		Florists		
Luggage and leather goods	3		Tobacco stores		
Furniture, Home Furnishings, Equipment	1		Newsdealers and newsstands	1	
Furniture			Pet and pet supplies stores		
Floor covering			Other miscellaneous convenience goods		
Window treatment			NEIGHBORHOOD SERVICES	8	6.3%
All other home furnishings	1		Taxi and limousine services		
Electronics and Appliance	14		Banks	2	
Appliance, television, and other electronics	14		Check cashing		
Computer and software			Pawn shops		
Camera and photographic supplies			Video tape and disc rentals	1	
Sporting Goods, Hobby, Books, Music	5		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, garden equipment, footwear, etc.)		
Musical instrument and supplies			Hair, nail, and skin services	2	
Books	2		Funeral homes and funeral services		
Tape, compact disc, and record	2		Laundromats		
Miscellaneous Store Retailers	7		Drycleaning and laundry services		
Optical goods	4		Photofinishing	1	
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenir	2		Medical or dental offices	1	
Used merchandise			All other professional offices (travel, tax, etc.)		
Art delaers			Other neighborhood services (palm reading, etc.)	1	
Other miscellaneous shopping goods	1		EATING AND DRINKING PLACES	14	10.9%
BLDING MTR'LS & GARDEN SUPPLY	0	0.0%	Full-service restaurants		
Home centers					
Paint and wallpaper			Limited-service eating places	14	
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	2	1.6%	Automobile dealers		
Boarded-up	2		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	128	100.0%	Neighborhood Services	8	6.3%
Shopping Goods	95	74.2%	Eating and Drinking Places	14	10.9%
Blding Mtr'ls & Garden Supply	0	0.0%	Auto-Related Trade	0	0.0%
Convenience Goods	9	7.0%	Vacant Storefronts	2	1.6%

Source: <http://www.kingsplazaonline.com> (accessed May 28, 2007)

Table A-31
Retail Survey
Pathmark Shopping Center

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	3	30.0%	CONVENIENCE GOODS	2	20.0%
General Merchandise	0		Food and Beverage	2	
Department (except discount)			Supermarkets and other grocery	1	
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	1	
Children's clothing			Health and Personal Care	0	
Family clothing			Pharmacies and drug stores		
Accessories			Beauty supplies and perfume		
Other clothing			Other health and personal care		
Shoes	1		Other Convenience Goods	0	
Jewelry			Florists		
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	0		Newsdealers and newsstands		
Furniture			Pet and pet supplies stores		
Floor covering			Other miscellaneous convenience goods		
Window treatment			NEIGHBORHOOD SERVICES	3	30.0%
All other home furnishings			Taxi and limousine services		
Electronics and Appliance	1		Banks		
Appliance, television, and other electronics	1		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	1	
Hobby, toy, and games			Electronics repair (computer, stereo, etc.)		
Sewing, needlework, and piece			Personal & household goods repair (appliance, garden equipment, footwear, etc.)		
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			Photofinishing		
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenir	1		Medical or dental offices		
Used merchandise			All other professional offices (travel, tax, etc.)		
Art dealers			Other neighborhood services (palm reading, etc.)		
Other miscellaneous shopping goods			EATING AND DRINKING PLACES	2	20.0%
BLDING MTR'LS & GARDEN SUPPLY	0	0.0%	Full-service restaurants		
Home centers					
Paint and wallpaper			Limited-service eating places	2	
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	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	10	100.0%	Neighborhood Services	3	30.0%
Shopping Goods	3	30.0%	Eating and Drinking Places	2	20.0%
Blding Mtr'ls & Garden Supply	0	0.0%	Auto-Related Trade	0	0.0%
Convenience Goods	2	20.0%	Vacant Storefronts	0	0.0%

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

Table A-32

Retail Survey

Starrett at Spring Creek Shopping Center

Category	Establishments		Category	Establishments	
	No.	Percent		No.	Percent
SHOPPING GOODS	4	19.0%	CONVENIENCE GOODS	3	14.3%
General Merchandise			Food and Beverage	1	
Department (except discount)			Supermarkets and other grocery	1	
Discount department			Convenience stores		
Warehouse clubs and supercenters			Meat markets		
All other general merchandise			Fish and seafood markets		
Clothing and Clothing Accessories	2		Fruit and vegetable markets		
Men's clothing			Other specialty food stores		
Women's clothing			Beer, wine, and liquor stores		
Children's clothing			Health and Personal Care	2	
Family clothing			Pharmacies and drug stores	1	
Accessories			Beauty supplies and perfume	1	
Other clothing			Other health and personal care		
Shoes	2		Other Convenience Goods	0	
Jewelry			Florists		
Luggage and leather goods			Tobacco stores		
Furniture, Home Furnishings, Equipment	0		Newsdealers and newsstands		
Furniture			Pet and pet supplies stores		
Floor covering			Other miscellaneous convenience goods		
Window treatment			NEIGHBORHOOD SERVICES	9	42.9%
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	1	
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, garden equipment, footwear, etc.)		
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	1	
Optical goods			Photofinishing		
Office supplies and stationary			Parking lots and garages		
Gift, novelty, and souvenir	1		Medical or dental offices	2	
Used merchandise			All other professional offices (travel, tax, etc.)	2	
Art dealers			Other neighborhood services (palm reading, etc.)		
Other miscellaneous shopping goods			EATING AND DRINKING PLACES	4	19.0%
BLDING MTR'LS & GARDEN SUPPLY	0	0.0%	Full-service restaurants		
Home centers					
Paint and wallpaper			Limited-service eating places	4	
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	4.8%	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	21	100.0%	Neighborhood Services	9	42.9%
Shopping Goods	4	19.0%	Eating and Drinking Places	4	19.0%
Blding Mtr'ls & Garden Supply	0	0.0%	Auto-Related Trade	0	0.0%
Convenience Goods	3	14.3%	Vacant Storefronts	1	4.8%

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

**Table A-33
Selected Definitions**

GENERAL MERCHANDISE STORES	
Department stores	Department stores that have separate departments for various merchandise lines, such as apparel, jewelry, home furnishings, and linens, each with separate cash registers and sales associates. Generally do not have central customer checkout and cash register facilities.
Discount department stores	Department stores that have central customer checkout areas, generally in the front of the store, and that may have additional cash registers located in one or more individual departments.
Warehouse clubs and supercenters	Establishments primarily engaged in retailing a general line of groceries in combination with general lines of new merchandise, such as apparel, furniture, and appliances.
All other general merchandise stores	Examples: dollar stores, variety stores, general stores
CLOTHING STORES	
Other clothing stores	Establishments primarily engaged in retailing specialized lines of new clothing, except general womens, mens, childrens, or family clothing. Includes bridal shops, coat stores, furriers, lingerie stores, swimwear stores, etc.
FURNITURE & HOME FURNISHINGS STORES	
All other home furnishing stores	Examples: bath shops, chinaware stores, custom picture frame shops, glassware stores, kitchenware stores, lamp shops and electric, linen stores, wood-burning stove stores
Appliance, television, and other electronics stores	Establishments primarily engaged in retailing one of the following: (1) retailing new household-type appliances and consumer-type electronic products, such as radios, televisions, and computers; (2) retailing a single line of new consumer-type electronic products (except computers); and (3) retailing these new products in combination with repair services.
HEALTH AND PERSONAL CARE	
Other health and personal care stores	Examples: vitamin stores, hearing aid stores, medical equipment and supply stores
MISCELLANEOUS STORE RETAILERS	
Other miscellaneous store retailers	Examples: religious goods, closet organizer stores, art supply stores, candle shops, artificial flower shops, trophy shops
BLDING MATERIAL, GARDEN EQUIPMENT & SUPPLIES DEALERS	
Home centers	Establishments primarily engaged in retailing a general line of new home repair and improvement materials and supplies, such as lumber, plumbing goods, electrical goods, tools, housewares, hardware, and lawn and garden supplies, with no one merchandise line predominating. Merchandise lines are normally arranged in separate departments.
Other building material dealers	Establishments (except those known as home centers, paint and wallpaper stores, and hardware stores) primarily engaged in retailing specialized lines of new building materials, such as lumber, fencing, glass, doors, plumbing fixtures and supplies, electrical supplies, prefabricated buildings and kits, and kitchen and bath cabinets and countertops to be installed.
FOOD AND BEVERAGE	

Supermarkets and other grocery	Establishments primarily engaged in retailing a general line of food, such as canned and frozen foods; fresh fruits and vegetables; and fresh and prepared meats, fish, and poultry. Included in this industry are delicatessen-type establishments primarily engaged in retailing a general line of food.
Convenience stores	Establishments known as convenience stores or food marts (except those with fuel pumps) primarily engaged in retailing a limited line of goods that generally includes milk, bread, soda, and snacks.
Other specialty food stores	Establishments primarily engaged in retailing miscellaneous specialty foods (except meat, fish, seafood, fruit and vegetables, confections, nuts, popcorn, and baked goods) not for immediate consumption and not made on the premises. Examples: gourmet food stores, dairy product stores, packaged coffee and tea, spice stores
NEIGHBORHOOD SERVICES	
Electronics repair	Establishments primarily engaged in repairing electronic equipment, such as computers and communications equipment, and highly specialized precision instruments. Includes repair of: camera, radio, television, stereo, computer and related, fax, telephone.
Personal and household goods repair and maintenance	Includes repair of: garden equipment, washer/dryers, stoves, sewing machines, air conditioners, furniture (including reupholstering), footwear and leather goods, etc.
Other personal services	Includes astrology, fortune telling, palm reading, party planning, psychic, shoe shine, etc.
EATING AND DRINKING	
Full-service restaurants	Establishments primarily engaged in providing food services to patrons who order and are served while seated (i.e. waiter/waitress service) and pay after eating.
Limited-service eating places	Establishments primarily engaged in providing food services where patrons generally order or select items and pay before eating. Most establishments do not have waiter/waitress service, but some provide limited service, such as cooking to order (i.e., per special request), bringing food to seated customers, or providing off-site delivery. Includes: carryout restaurants, delis, drive-throughs, fast-food restaurants, pizzerias with limited service, sandwich shops, etc.
Special food services	Establishments primarily engaged in providing food services at the customer's location, a location designated by the customer, or from motorized vehicles or nonmotorized carts. Example: caterers
Drinking places	Bars, taverns, nightclubs, or drinking places primarily engaged in preparing and serving alcoholic beverages. May also provide limited food services.