Q1 Storefront Update

NYC Department of City Planning

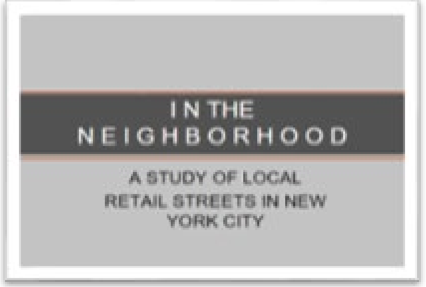
May 2026

NYC PLANNING

A quarterly snapshot of storefront information, focusing on vacancy updates and high-level compositional trends

Strong retail corridors are a pillar of neighborhood planning. As part of City Planning's (DCP) commitment to supporting commercial corridor planning and the public, civic and private entities that seek to contribute to corridor health, DCP routinely publishes snapshots of citywide conditions and changing trends.

This quarterly snapshot is a follow-up to the agency's 2024 report on storefront activity and, in light of continuing changing conditions and dynamic Live XYZ data to report on them, will provide routine updates to supplement DCP's more intensive citywide assessment cycle.



Aug. 2009

Aug. 2019

July 2020

Nov. 2024

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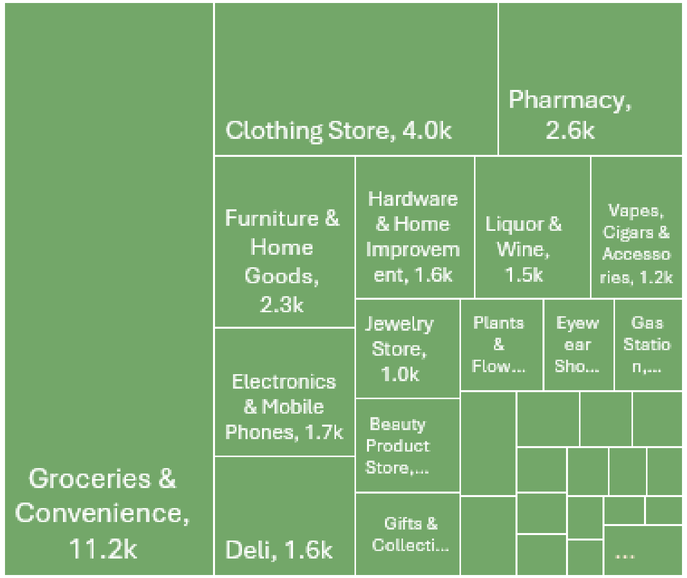
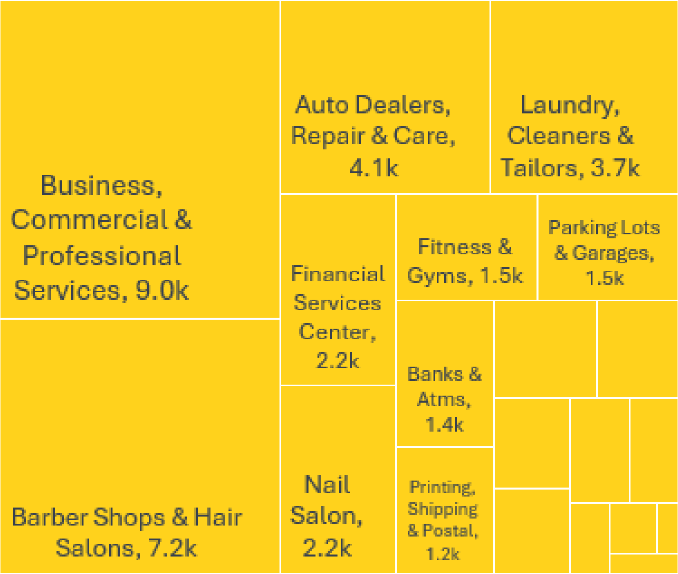
As of Q1 2026, NYC is home to 126.6k storefront businesses

Food, Drink & Entertainment (22%)

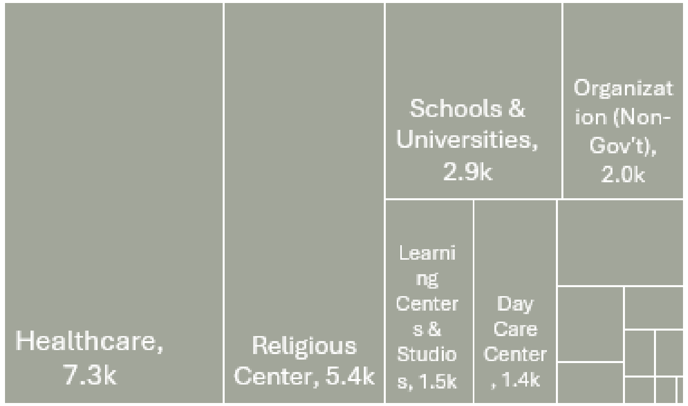
Retail (29%)

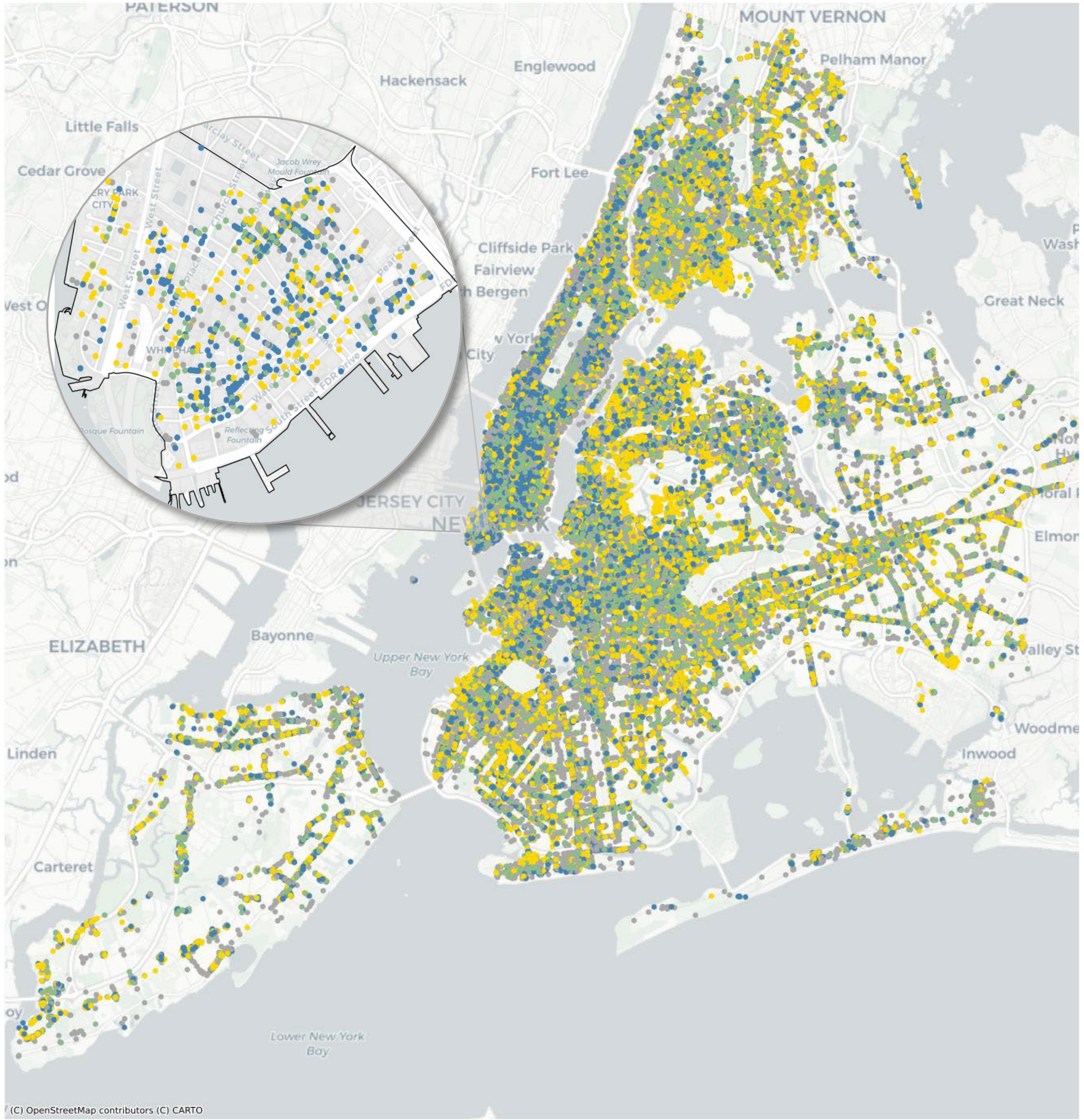


Services (30%)



Community Facilities (18%)



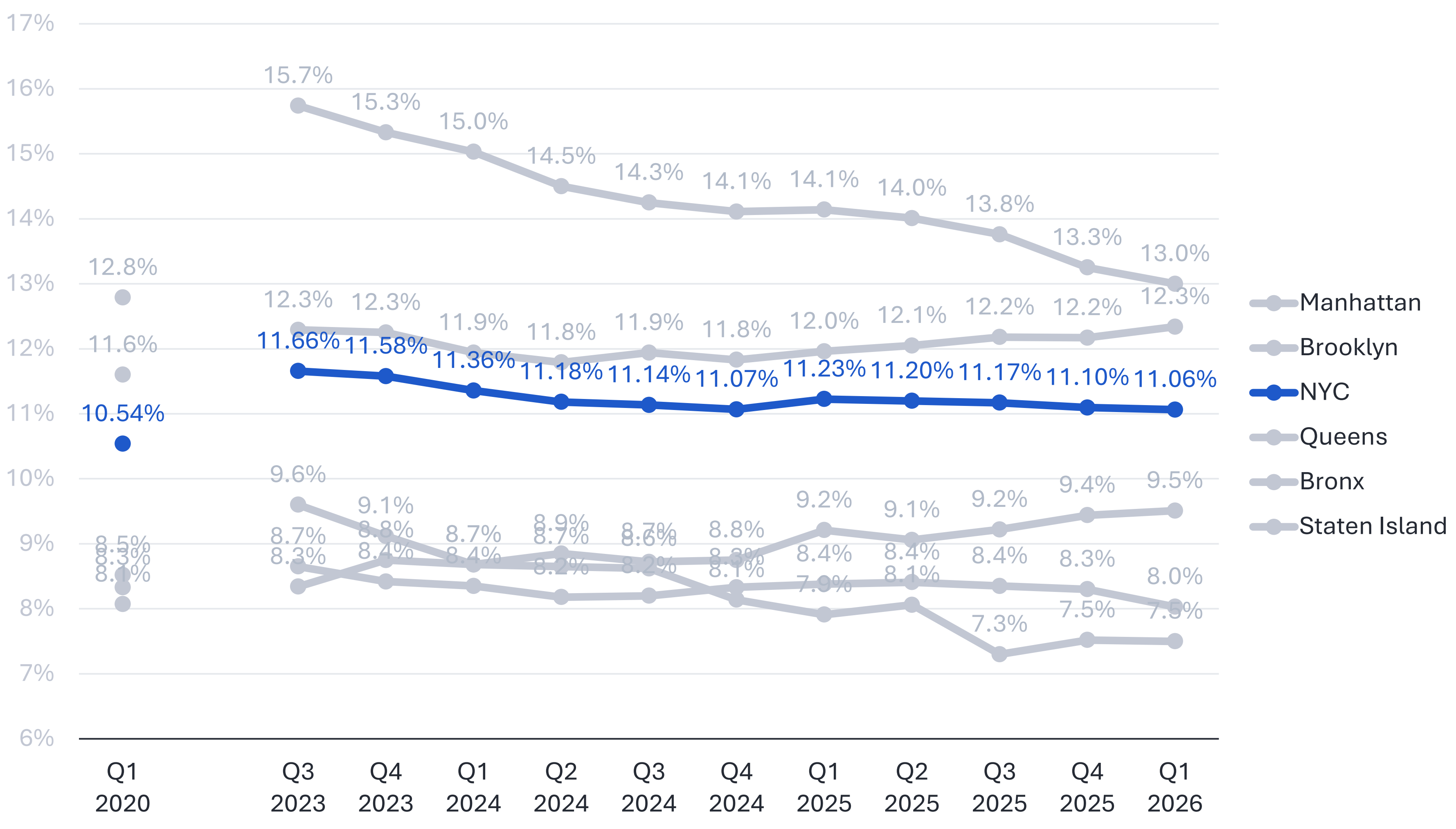


Source: DCP analysis of Live XYZ storefronts data, 2026 Q1; categories loosely aligned with Zoning Use Groups

In Q1 2026, NYC storefront vacancy fell to 11.06%, its lowest rate since before Covid-19

- This marks the city's **fourth consecutive quarter of improvement.**
- Over **2,580 new storefront businesses opened** in storefronts in Q1 2026.
- 340 spaces that were previously vacant for at least two years were filled in Q1.

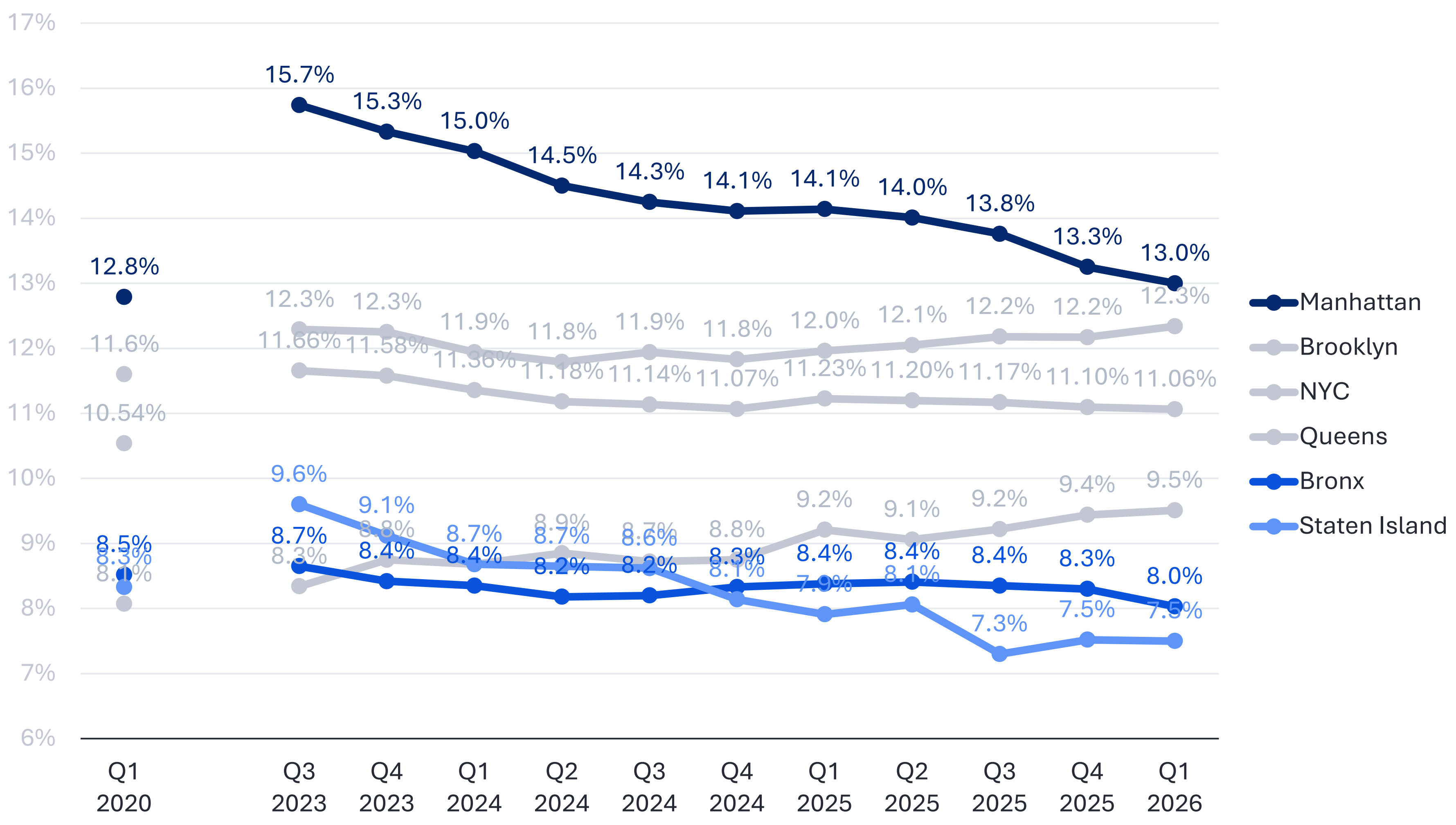
Storefront Vacancy Rate, Q1 2020 to Q1 2026



Manhattan vacancy continued its streak of improvement, while the Bronx and Staten Island remained healthy

- **Manhattan** vacancy improved to 13.0%, continuing a ten-quarter streak of improvement, approaching its pre-Covid rate of 12.8%.
- **The Bronx** saw a vacancy decline in Q1 to 8.0%, a continuation of healthy retail vacancy for the borough.
- **Staten Island**'s vacancy rate of 7.5% was consistent with the previous quarter and reflects healthy and improving vacancy over the last few years.

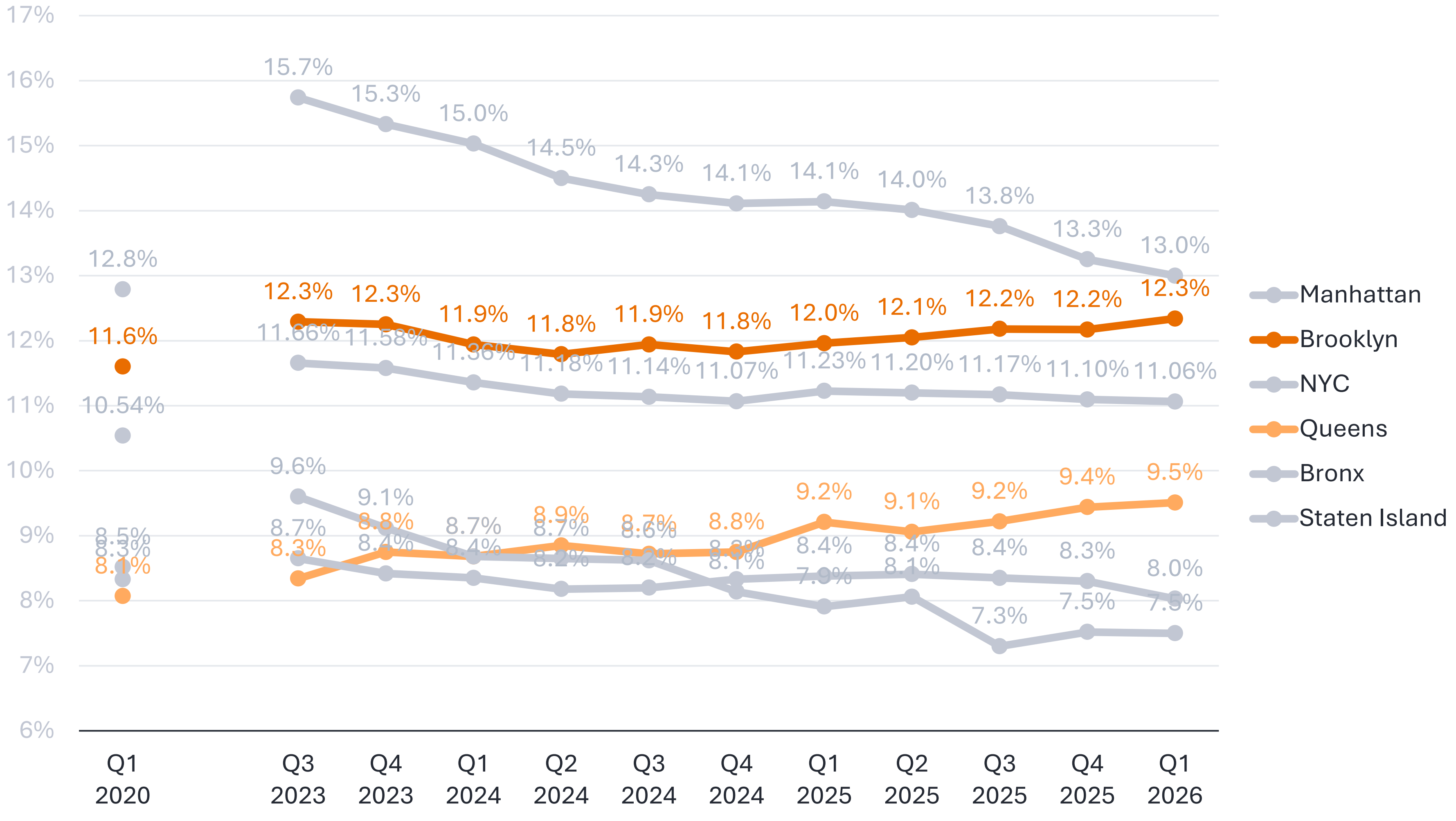
Storefront Vacancy Rate, Q1 2020 to Q1 2026



Brooklyn and Queens saw modest rises in vacancy rates

- **Brooklyn** vacancy increased in Q1 to 12.3%, continuing a slow upward trend since late-2024.
- **Queens** vacancy went up to 9.5% in Q1, continuing an upward trend over the last few years, though it is still lower than the city's rate overall.

Storefront Vacancy Rate, Q1 2020 to Q1 2026

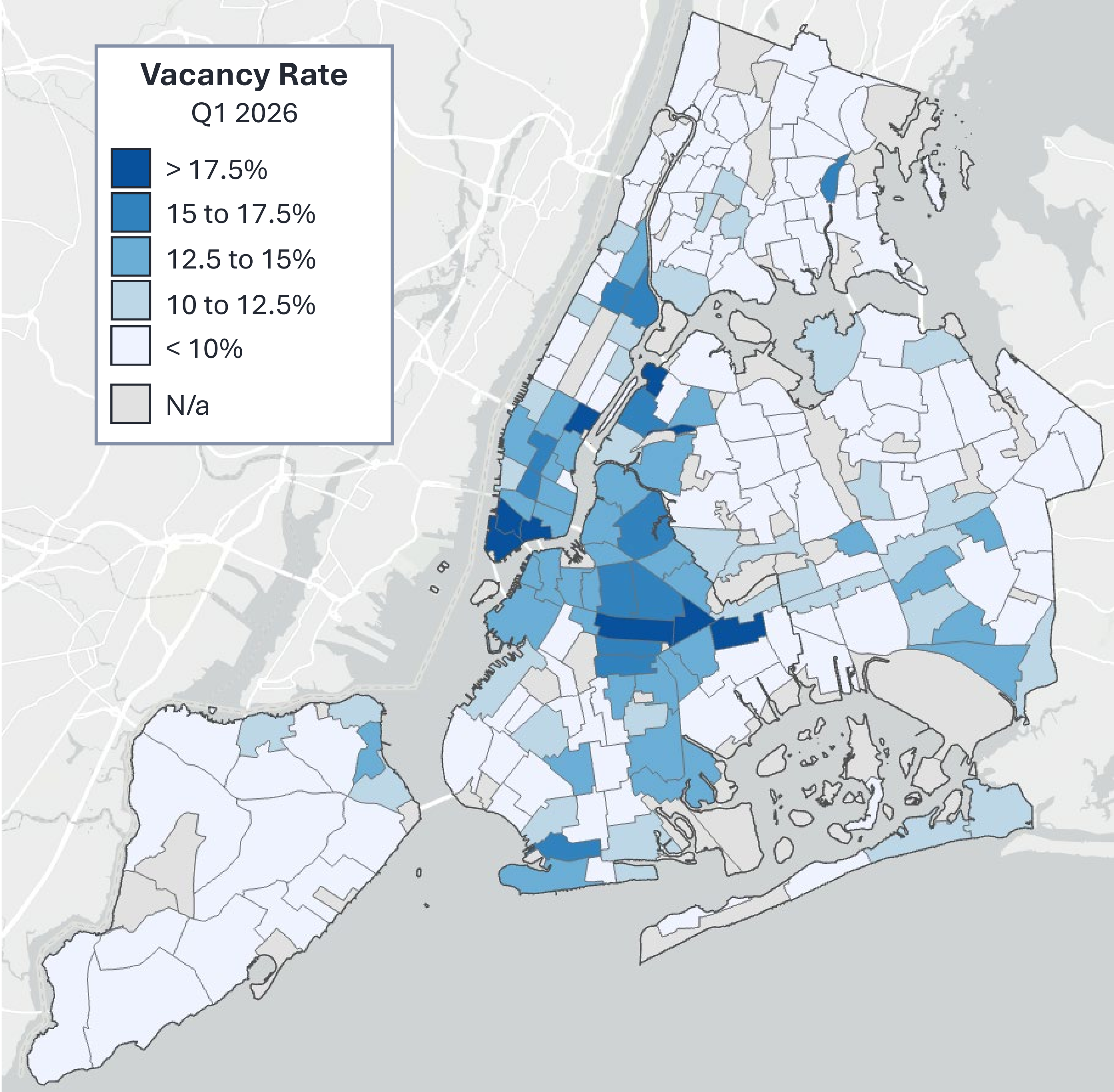


Neighborhood storefront vacancy in Q1

- Storefront vacancy is low across much of Upper Manhattan and South Brooklyn, Park Slope (BK), Jackson Heights and Flushing (QN), and many lower-density areas across Queens, Bronx, and Staten Island.

- Lower Manhattan remains home to some of the highest vacancy rates among NYC neighborhoods.
  - E.g., Financial District-Battery Park City (21.1%), Tribeca-Civic Center (19.5%), and Chinatown-Two Bridges (18.1%)

- Central Brooklyn is also home to a cluster of the city's highest-vacancy neighborhoods.
  - E.g., Ocean Hill (19.5%), East New York-North (19.5%), and Crown Heights-North (17.6%)

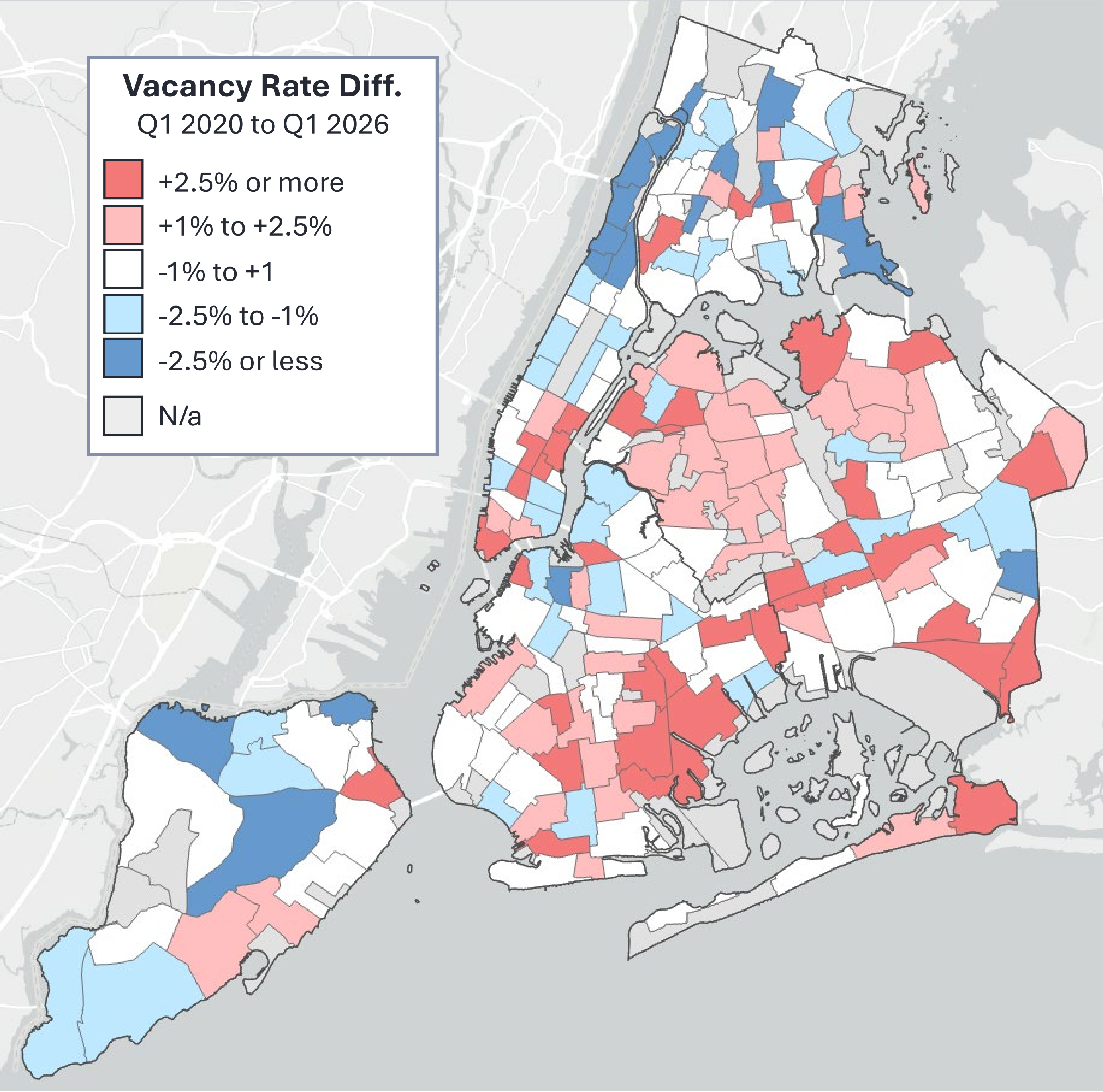


Neighborhoods defined here as Neighborhood Tabulation Areas (NTAs)
Map correction uploaded August 2026 fixing error with <10% group

Source: DCP analysis of Live XYZ storefronts data, 2026 Q1; Census Neighborhood Tabulation Areas (NTAs); N/a includes parks, cemeteries, and neighborhoods with fewer than 50 occupied storefronts

Neighborhood vacancy has changed considerably over the last few years

- In 2020, Midtown and Lower Manhattan suffered the city's greatest increases in storefront vacancy, but many of these neighborhoods have since improved.
- Residential neighborhoods in Upper Manhattan, much of the Bronx and Staten Island have seen strong improvements in vacancy over the last few years.
- Many Brooklyn and Queens neighborhoods have struggled with increased vacancy since 2020, aside from a few exceptions like Fort Greene, Park Slope, Williamsburg, and low-density residential neighborhoods in Queens.



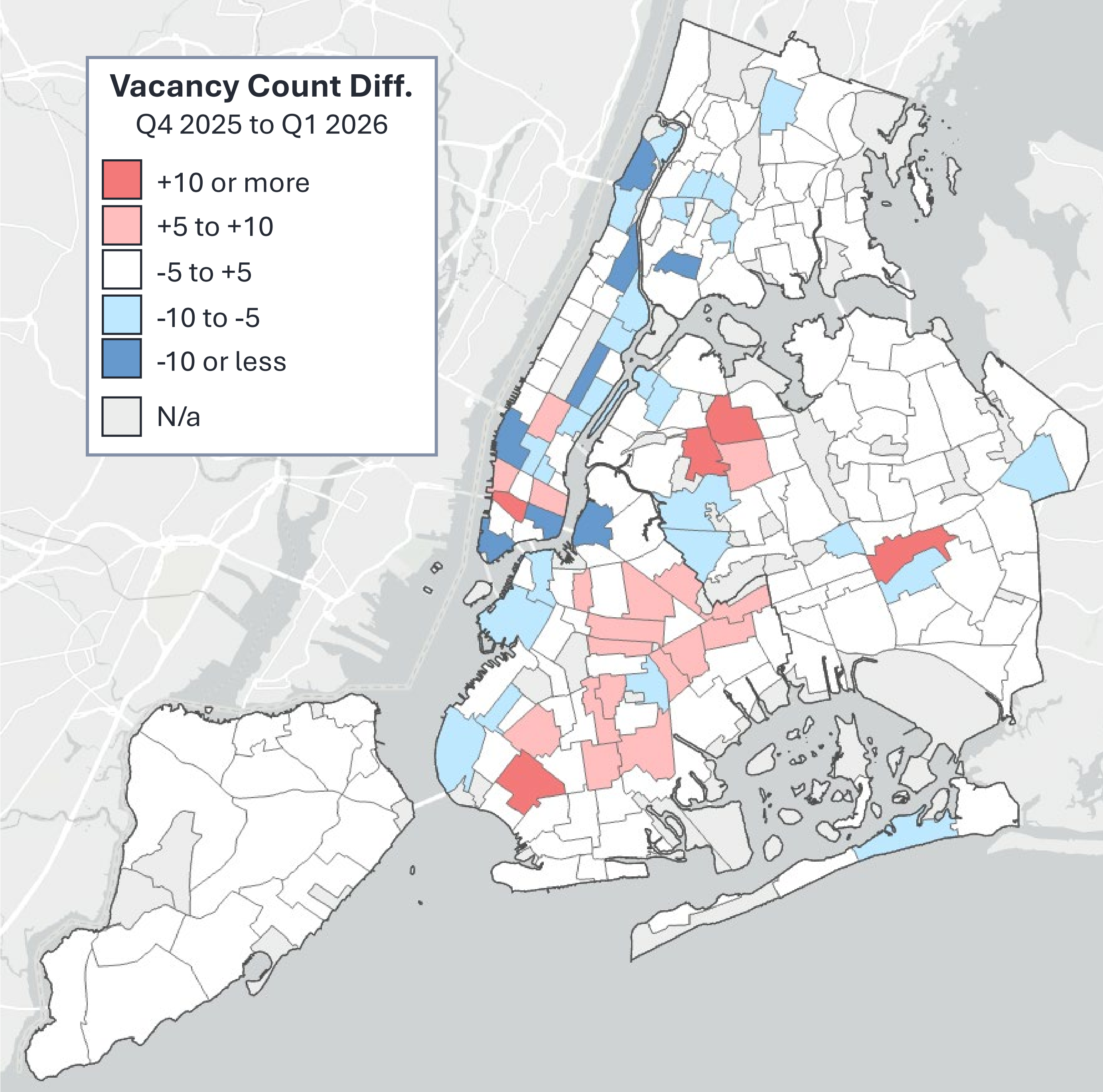
Source: DCP analysis of Live XYZ storefronts data, 2020 Q1 to 2026 Q1; Census Neighborhood Tabulation Areas (NTAs)

Manhattan neighborhoods had a strong Q1, including the Financial District

- Chelsea-Hudson Yards (-19), Upper East Side-Carnegie Hill (-17), and Financial District-Battery Park City (-13) saw the greatest reductions in storefront vacancies among NYC neighborhoods.

- The Financial District still has the highest neighborhood rate in the city, but it has come down from 24% to 21% over the last two quarters.

- In Q1 alone, 27 new storefront businesses opened in FiDi, including 8 restaurants and 3 gyms.



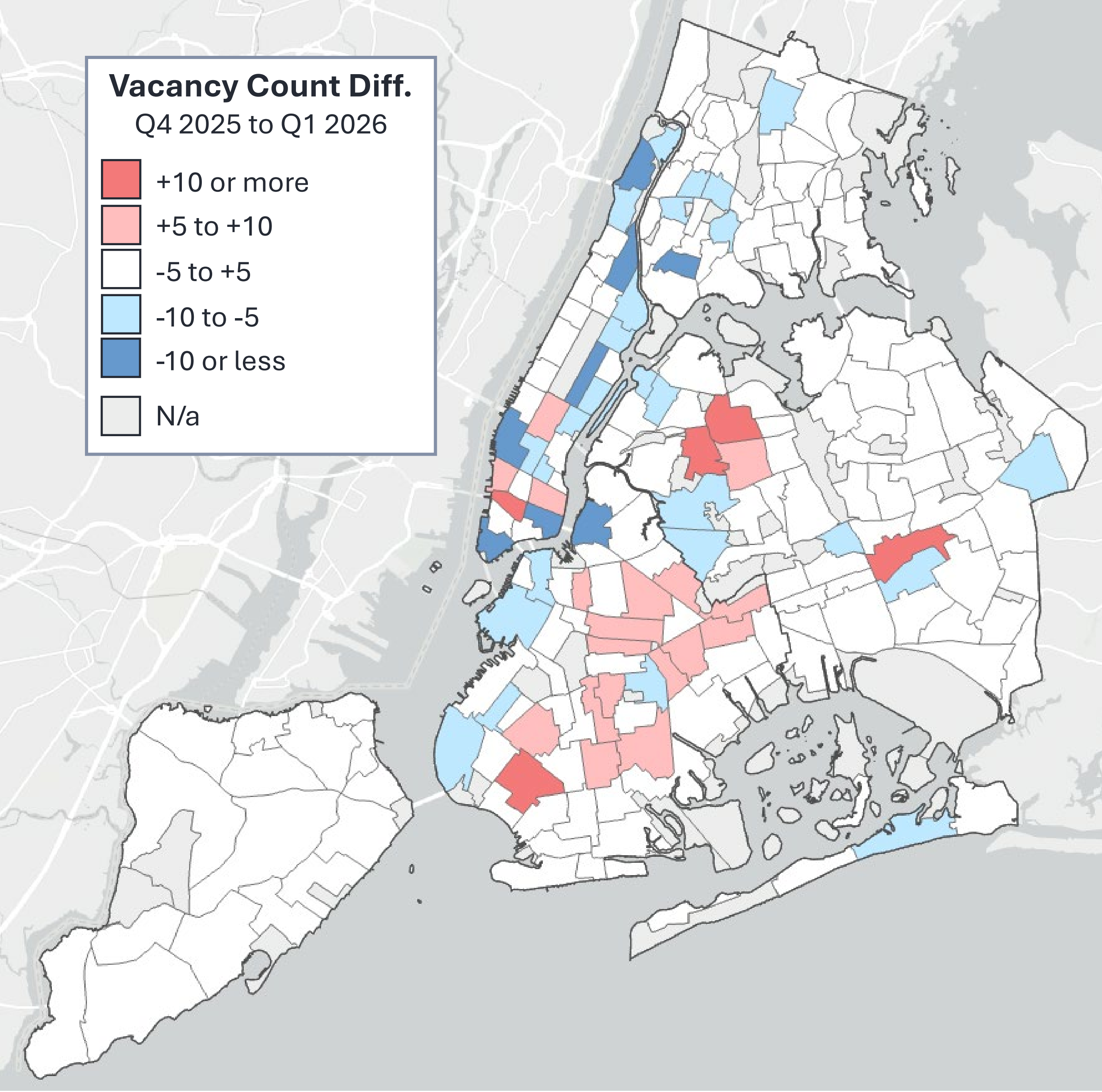
Source: DCP analysis of Live XYZ storefronts data, 2025 Q4 to 2026 Q1; Census Neighborhood Tabulation Areas (NTAs)

Neighborhood trends were mixed across Queens, and many in Brooklyn saw increased vacancy

- Ridgewood (-8), Kew Gardens (-6), Astoria-Central (-6), Old Astoria-Hallets Point (-6), and South Jamaica (-6) saw reduced vacancies in Q1.

- These were offset by increased vacancies in Jamaica (+25), Jackson Heights (+14) and Woodside (+12).

- In Brooklyn, many neighborhoods saw increased vacancies in Q1, accounting for 15 of the city's top 25 neighborhoods with the greatest increases.

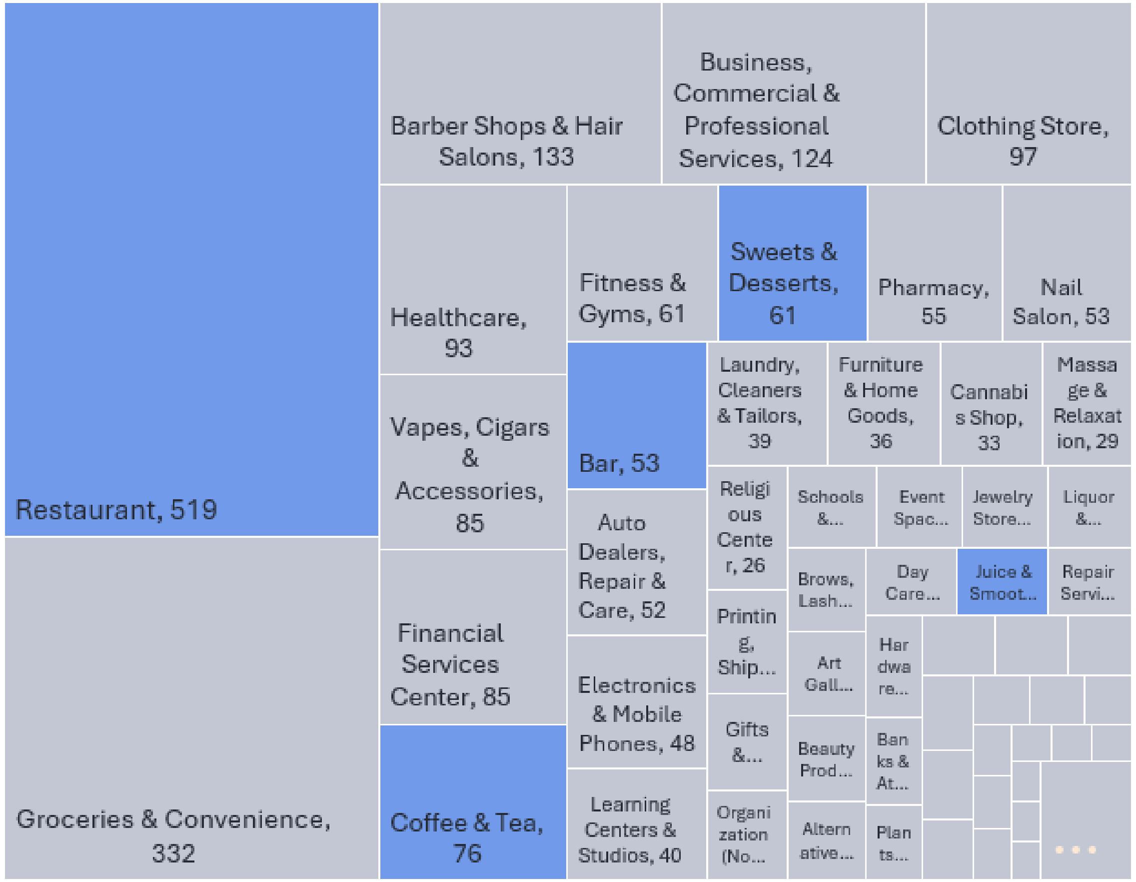


Food & Drink businesses continued to drive new openings in Q1

- Of the 2,580 new storefront occupants in Q1, **728 were Food & Drink businesses,** a net gain of 99 in the category.
- These included 76 coffee and tea shops, 56 pizzerias, 44 Chinese restaurants, 5 French restaurants, and many more.
- Dry Goods Retail businesses (clothing, electronic stores, etc.) continued to decline in the city, with 443 stores closing in Q1, outpacing the category's 339 new openings.

Newly opened Food & Drink businesses, from the left: Upside Pizza (Wall St., Manhattan), Hangar Bar & Grill (Webster Ave., Bronx), Mikado (Manhattan Ave., Brooklyn)

New Storefront Businesses in Q1 2026 by Category



__Food & Drink__ businesses accounted for 728 of the city's 2,580 new storefront openings in Q1.

Word cloud data source: DCP analysis of Live XYZ storefront data, 2026 Q1; Image sources: Cyclomedia (Upside, Hangar), Live XYZ (Mikado), accessed May 2026.