

## Vacancy Report

### 3 Year Analysis of Activities on the

# South Side

of 125<sup>th</sup> Street between Fifth Avenue and Marginal Street

#### 2015-2016

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

#### 2016-2017

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

#### 2017-2018

- Between 5<sup>th</sup> Avenue to Adam Clayton Powell Street Boulevard/7<sup>th</sup> Avenue
  - Storefront Vacancies: 8
- Between Adam Clayton Powell Street Boulevard/7<sup>th</sup> Avenue to Morningside Avenue
  - Storefront Vacancies: 4
- Between Morningside Avenue to Adam Clayton Powell Street Boulevard
  - Storefront Vacancies: 3

Carmen Rosa  
 February 13, 2018  
 125<sup>th</sup> Street Business Improvement District



## Overview of 125<sup>th</sup> Street on the South Side

- Total number of storefront vacancies between 2015-2016: 11
- Total number of storefront vacancies between 2016-2017: 11
- Total number of storefront vacancies between 2017-2018: 15



## Changes in Development<sup>1</sup>

- In 2015-2016: 3
- In 2016-2017: 3
- In 2017-2018: 6
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<sup>1</sup>Changes in Development refers to the number of development sites or projects that have occurred within the 125<sup>th</sup> Street perimeters over the years.

### **2015-2017:**

Wharton Realty Development site located on the southwest corner of Lenox Ave/Malcolm X Blvd;

Development Site on the southeast corner of Saint Nicholas Avenue

Development Site on northwest corner of Frederick Douglass located on the southwest corner of Lenox Blvd

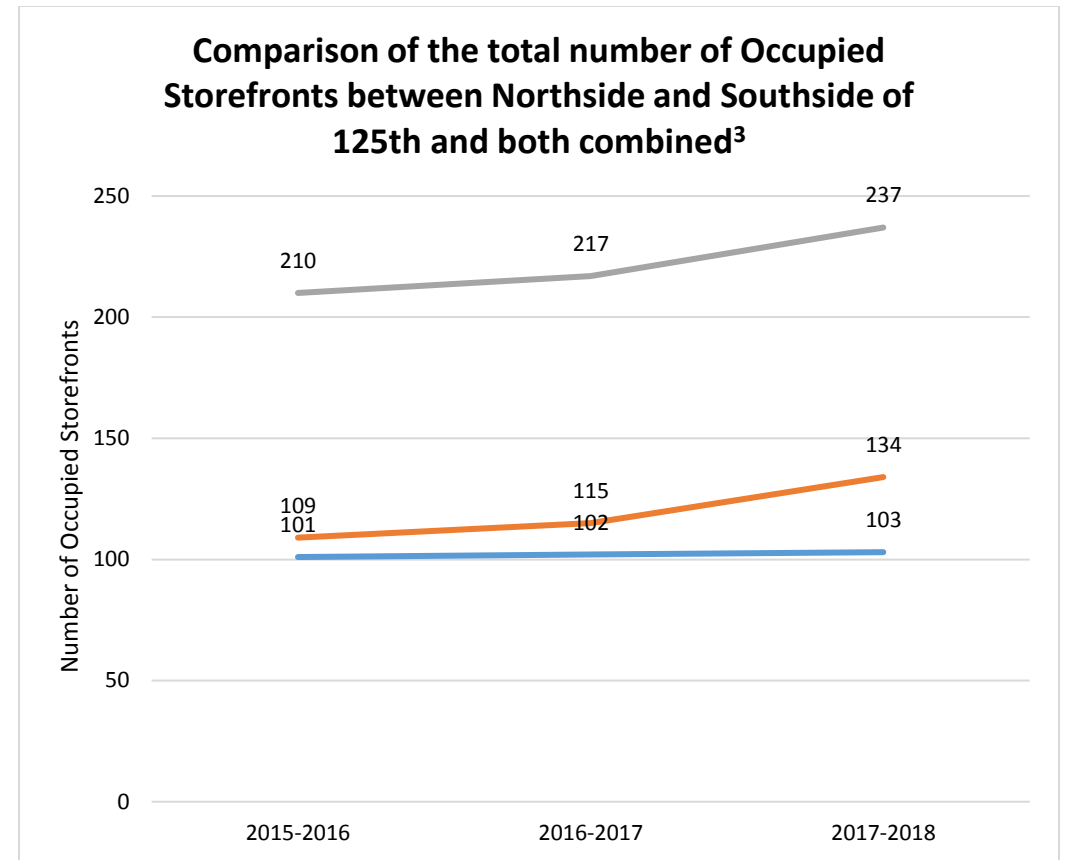
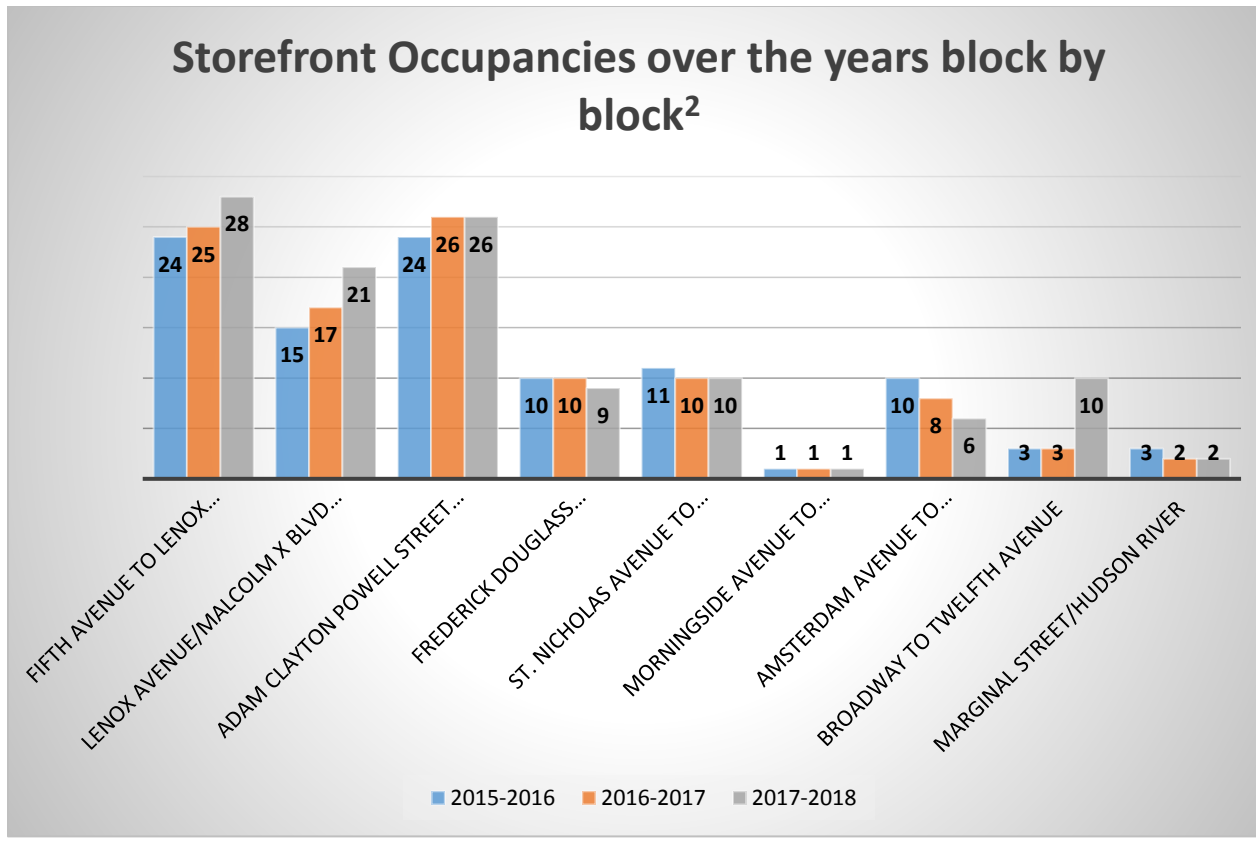
### **2017-2018: do not see 6**

Development Site between 54-64 W, 125<sup>th</sup> Street,  
**Development Site on W. 125<sup>th</sup> between Lenox Ave/Malcolm X Blvd between TD Bank and Fino ??,**

Development Site on W. 125<sup>th</sup> between Lenox Ave/Malcolm X Blvd between NYC Human Resource Dept. of Social Service,

Development Site on 260 W. 125<sup>th</sup> between Harlem USA and Gap Outlet,

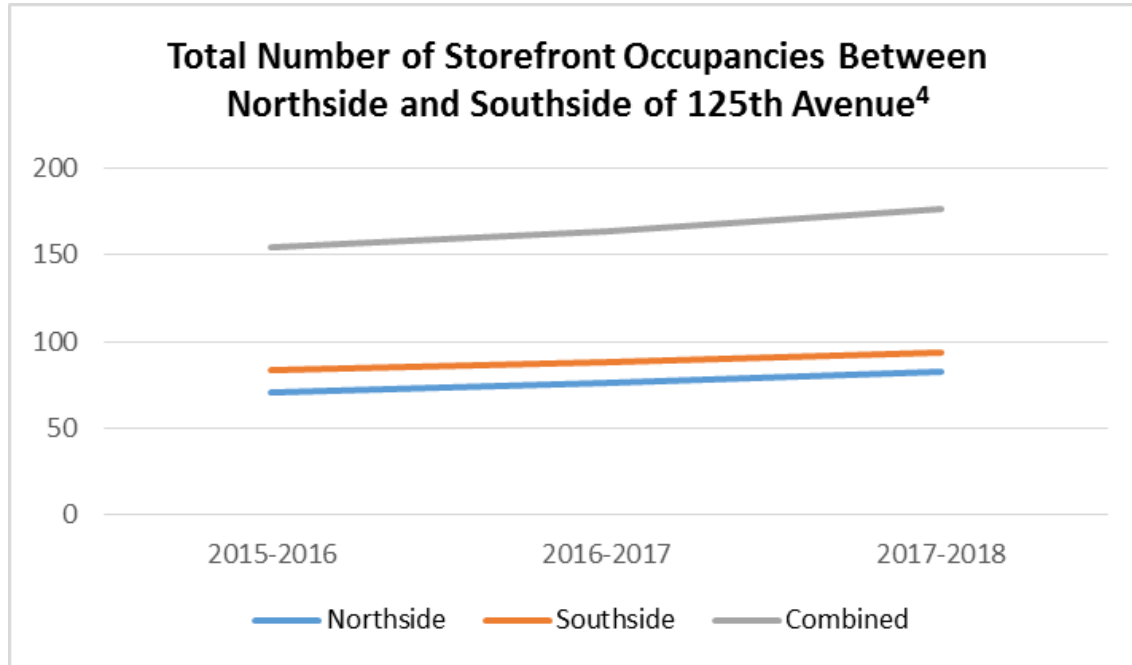
Development Site on 324 W. 125<sup>th</sup> St. between the 125<sup>th</sup> St. Business Improvement District and Mount Sinai.



3

<sup>2</sup>Certain storefronts are counted into the data including: General Grant Houses/Manhattanville Houses and New York Public Library George Bruce Branch.

The following data includes the following streets from Fifth Avenue to Morningside Avenue including the BID Expansion area project that is occurring between Morningside Avenue to Marginal Street/Hudson River.



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

#### Total Number of Storefronts on 125<sup>th</sup> Street presented:

- Between 2015-2016: 101
- Between 2016-2017: 102 (increased by 1%)
- Between 2017-2018: 103 (increased by 1%)

#### Analysis

Based on the data recorded and shown, there has been a general increase in occupied storefronts over the years.

Some of these increases in occupied storefronts can be attributed to the following:

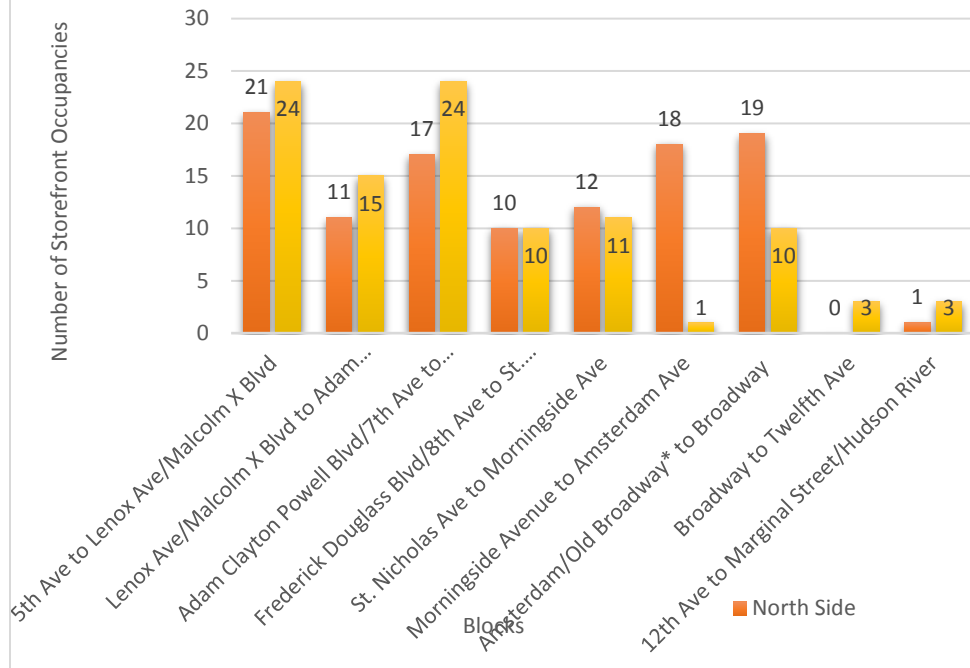
- increase in opening businesses in 125th Street,
- the subdividing of properties, and
- an increase in development within 125th Street.

Another factor to mention is the progression of storefront occupancies between the Northside of 125th street and the Southside of 125th street differs, because of the occupancy of certain streets that may contain city or state owned such as the following:

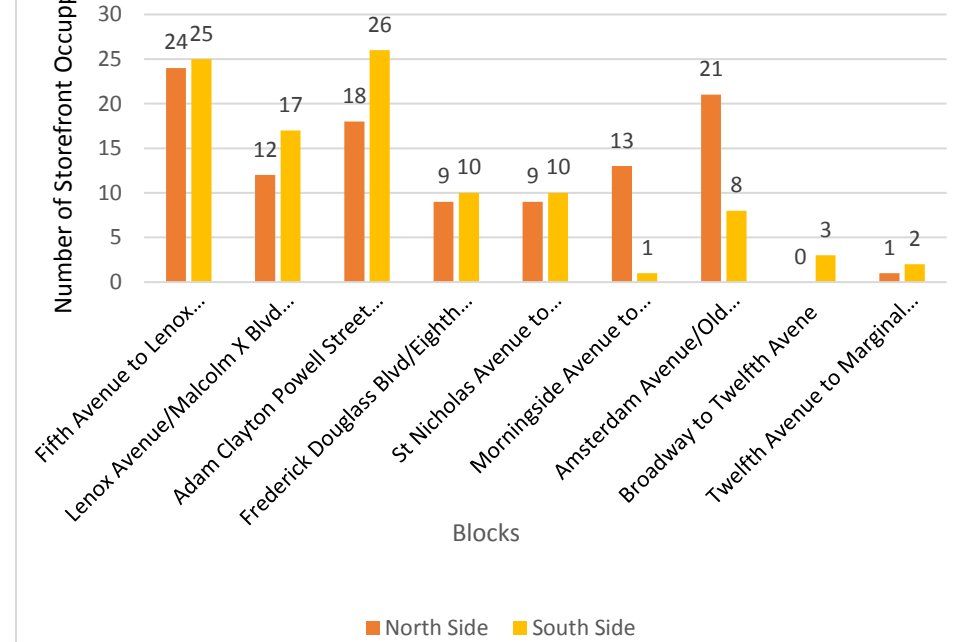
- Adam Clayton Powell State Office Building,
- General Grant Houses,
- New York Fire Department,
- George Bruce Branch of the New York Public Library, and
- the Manhattan Borough President's Office.

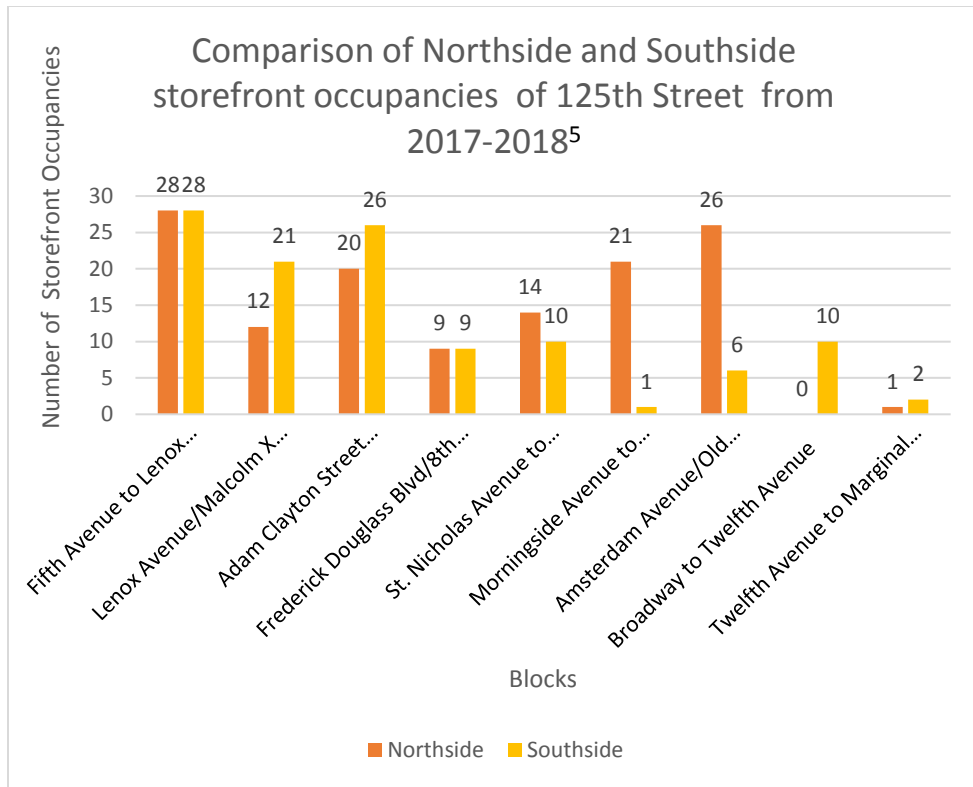
Those properties, while taken up by the public sector, can take up from a quarter of a block to a block and a half.

### Comparison of North side and South side of 125th from 2015-2016<sup>5</sup>



### Comparison of North side and South Side occupancies of 125th Street from 2016-2017<sup>5</sup>





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