


Bronx CB8 Business and Retail Composition Analysis

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Spring 2026

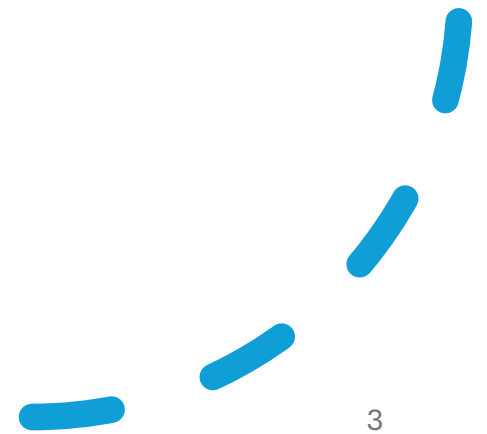


Research Question and Goals

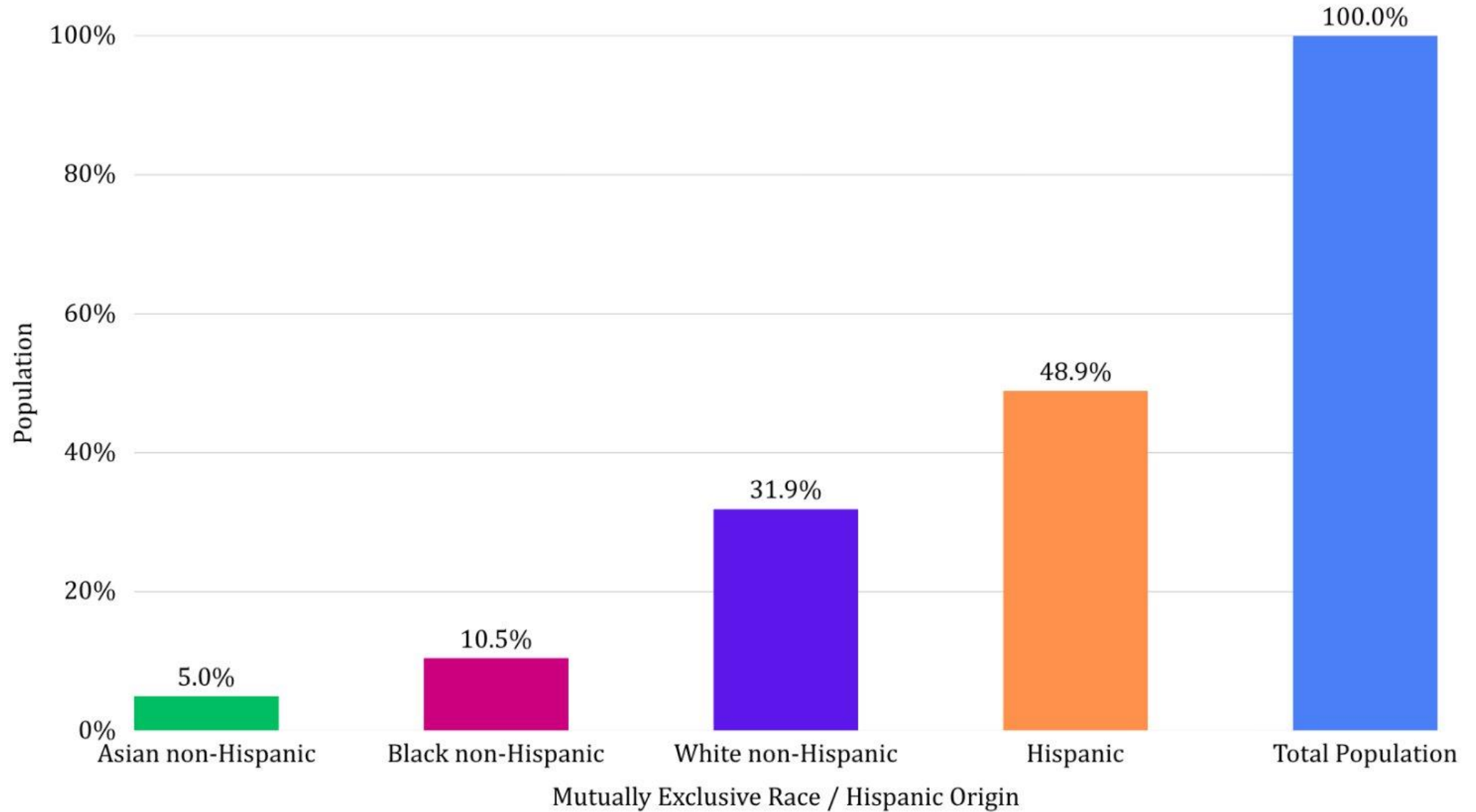
- What effects have rising rents had on long-term businesses and vulnerable citizens in the Bronx Community Board 8 district?
- Understanding how rising rents affects local businesses
- Retail Composition and Development patterns across the district
- Analysis of storefront vacancies

Research Methods

- Field Observations
- Community Meetings and Focus Groups
- Interviews
- Data Collection

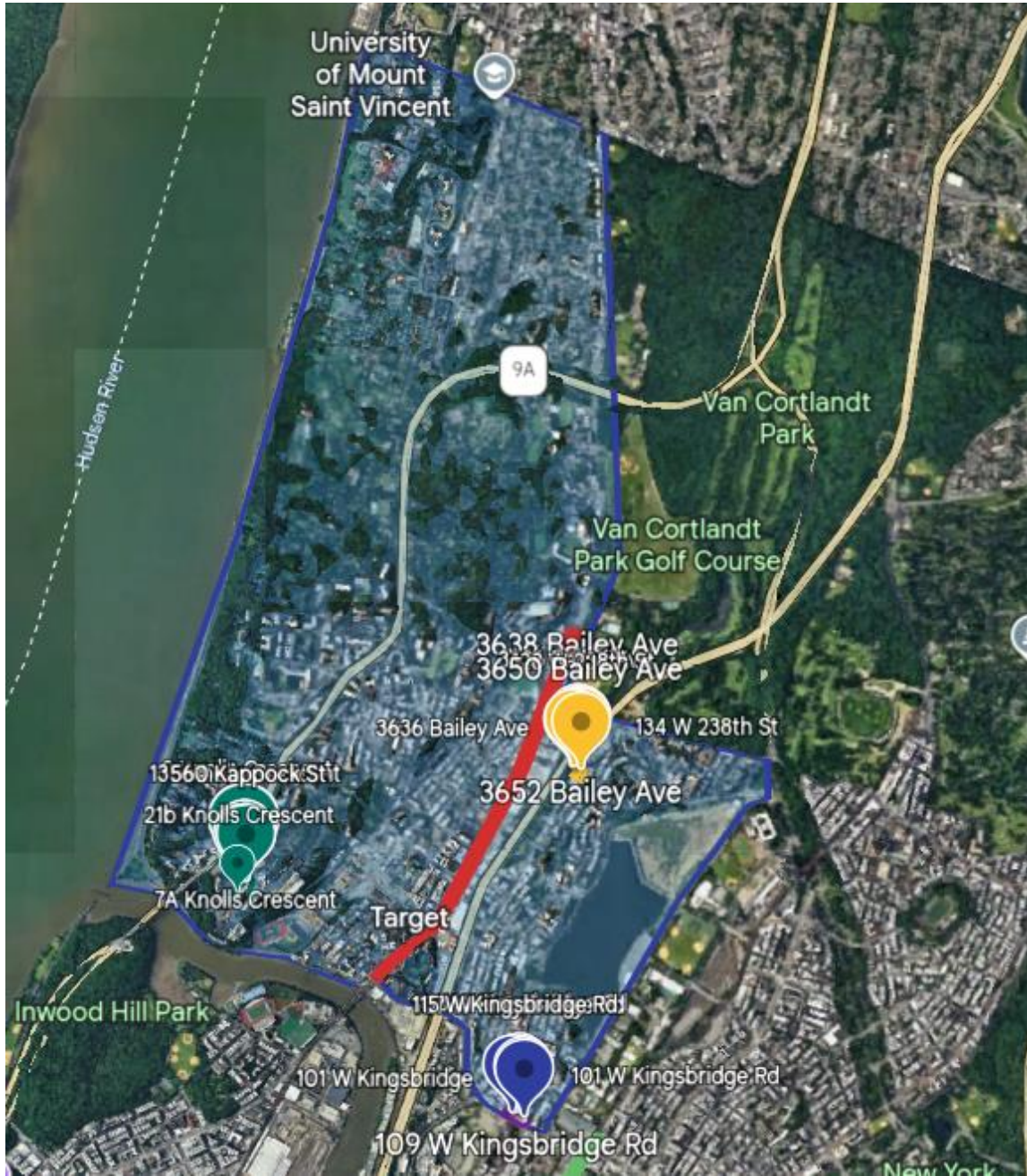


Bronx CD8 Demographics



Source: NYC Population FactFinder

Map of Bronx CD 8



Live XYZ

A neighborhood map & storefront directory that maps businesses. A team of mappers, designers, technologists, and community advocates

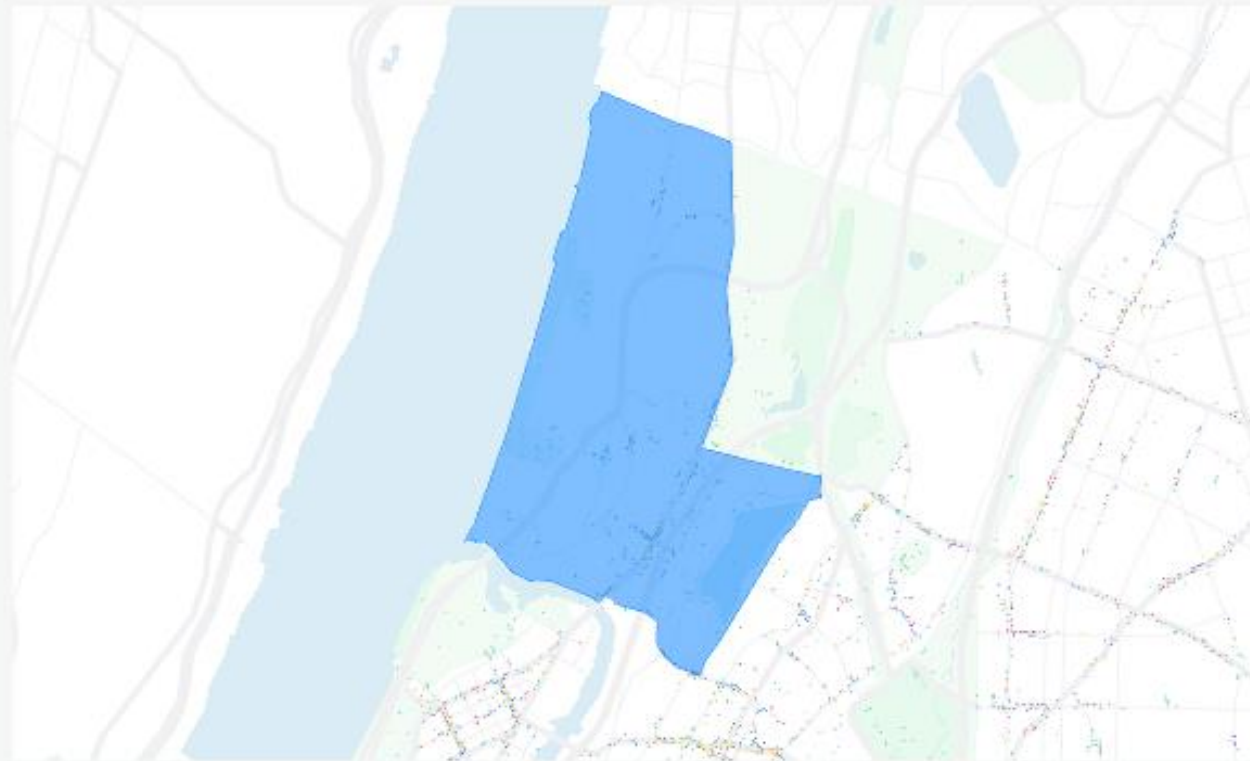
Storefront Composition Categories



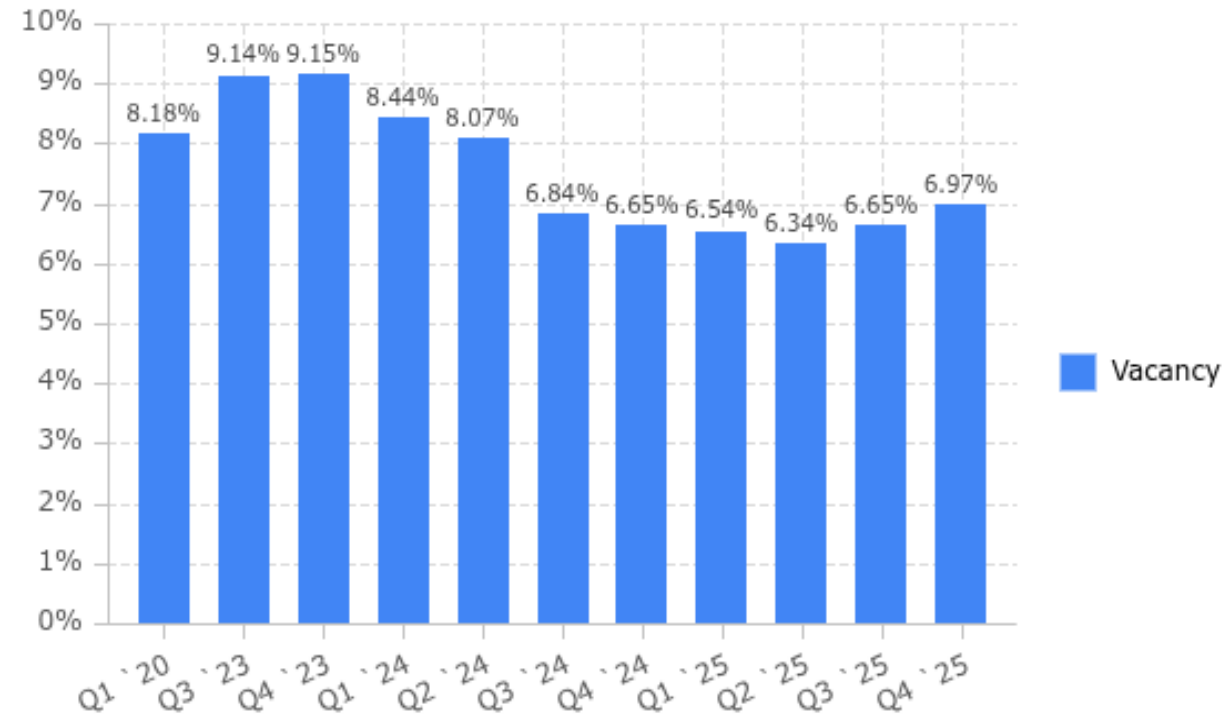
- **Essentials:** Groceries and Convenience, Pharmacy, Liquor and Wine, Vape, Cigars, and Accessories, Vitamin/Supplement Store
- **Body:** Barber shops, Nail/Hair salons, Makeup/Brows/Lashes/Wax, Tattoo Parlor, Massage and Relaxation
- **Groups:** Religious Centers, Organization (Non-Gov't), Learning Centers and Studios, Library, Event Spaces
- **Services:** Laundry, Cleaners, Tailor, Financial Services, Banks/ATMs, Daycare, Postal, Parking lots
- **Municipal:** Healthcare, Schools/Universities, Alternative Healthcare, Police/Fire Station
- **Misc:** Business, Commercial, Cemeteries and Funeral Homes, Gov't Offices and Agencies
- **Home & Hobby:** Electronics, Hardware, Furniture/Home goods, Plants & Flowers, Shopping center

Storefront Vacancy in BXC8

Storefront Count: 974 | Vacancy: 6.88%

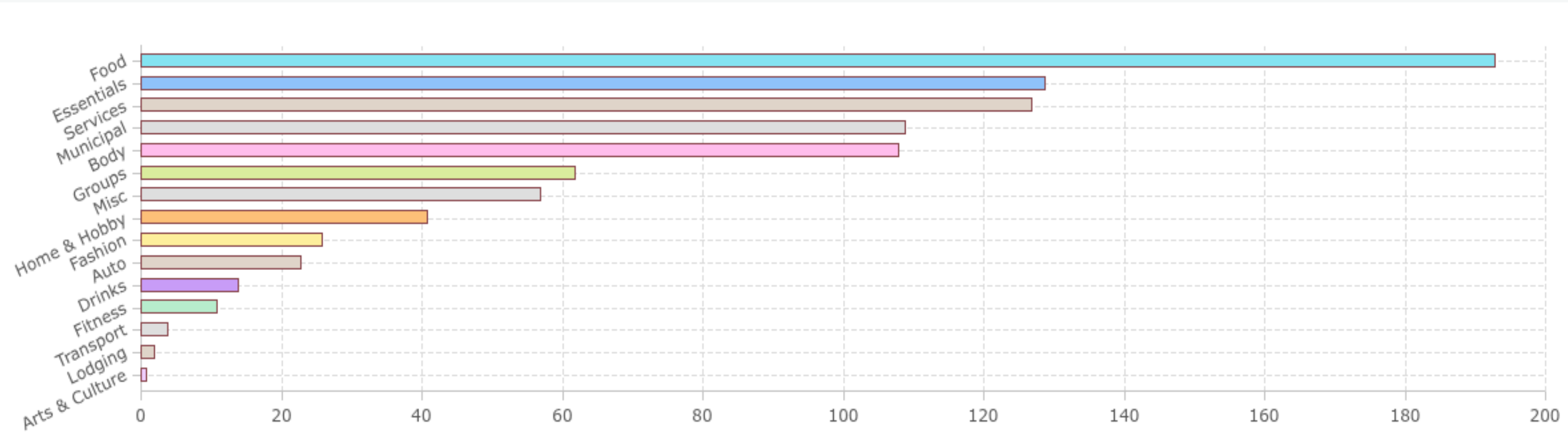


Vacancy Trends



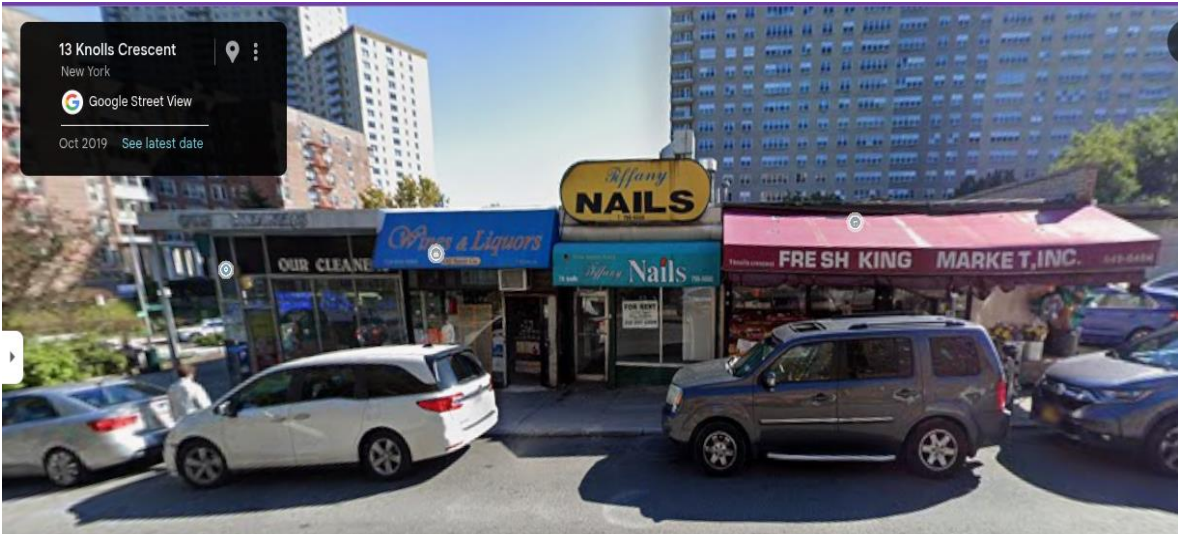
Storefront Composition in BXCB8

Storefront Composition By Primary Category



Knolls Crescent-(2012) (2019)

Source: Google Maps



Knolls Crescent- (2025)

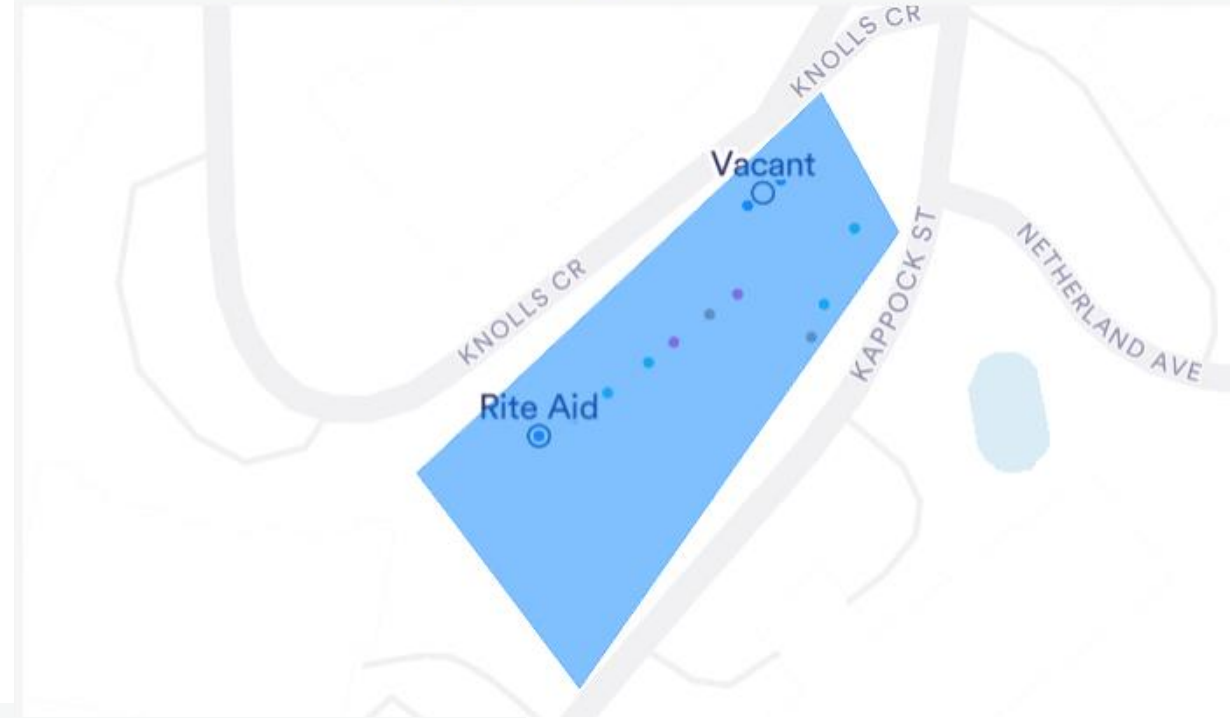
December 22nd, 2025: Field Observation



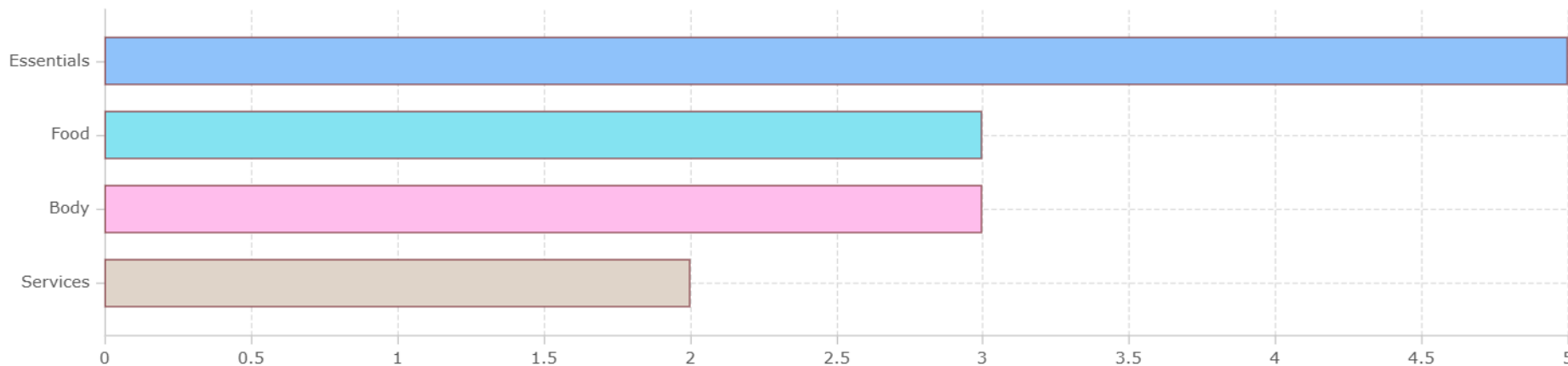
Knolls Crescent

Storefront Count: 15 | Vacancy: 13.33%

- Significant Older Adult population
- Low foot traffic
- Lacking a pharmacy and a bank
- Difficulty accessing alternative shopping options



Storefront Composition By Primary Category



Source: Live XYZ



Kingsbridge/University Ave- (2011)

Source: Google Maps



Kingsbridge/University Ave- Current

January 15th, 2026: Field Observation



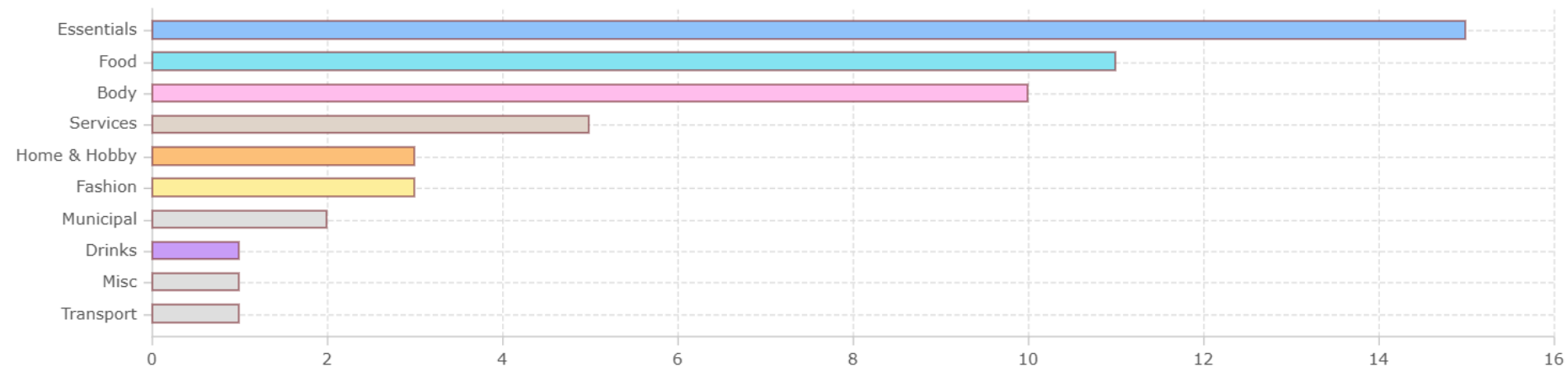
Storefront Count: 58 | Vacancy: 10.34%

Kingsbridge/University Ave

- Transit hub (bus and train access)
- Multilingual area
- Variety of stores throughout the area
- High foot traffic



Storefront Composition By Primary Category



Source: LiveXYZ



Bailey Ave/Fort Independence- (2017), (2018), (2022)

Source: Google Maps





Bailey Ave/Fort Independence

January 15th, 2026: Field Observation

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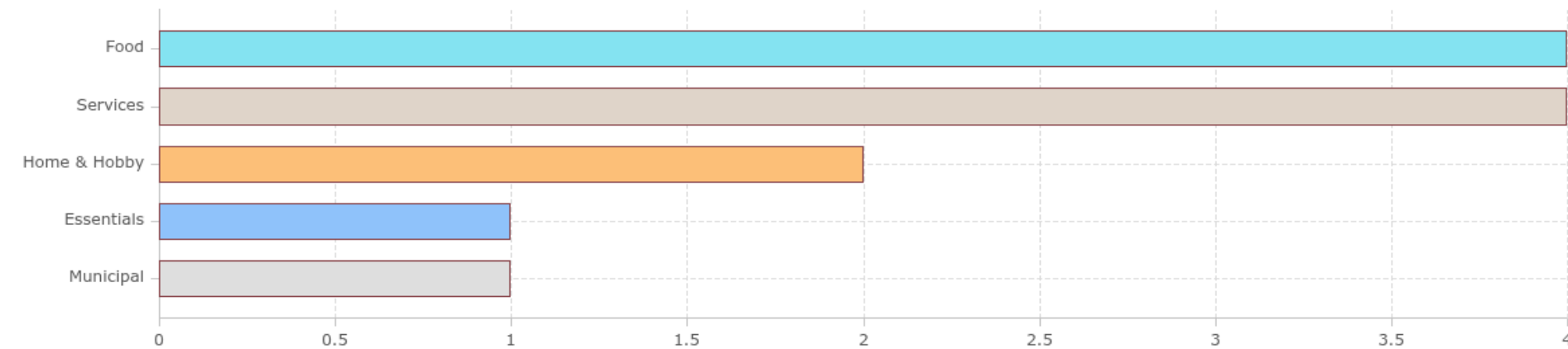
Bailey Ave/Fort Independence

- Residential & hilly area
- One of the stores relocated to the BID area
- Lack of vibrancy and businesses
- Near trains, buses, and bike lanes

Storefront Count: 16 | Vacancy: 25.00%



Storefront Composition By Primary Category



Source: Live XYZ



What do residents think?

Knolls Crescent:

- Lacking a pharmacy and a bank
- Difficulty accessing alternative shopping options
- The area is "desolate" and marked with graffiti
- A need for a diner, community center, urgent care facility, and more engaging third spaces

Kingsbridge/Bailey Ave:

- More fitness and healthy food options
- More coffee shops
- Unaffordable prices and bodegas are expensive
- Congestion and overcrowding in shopping areas
- Expired goods and services are lacking
- More supermarket options

Recommendations

- Increased Small Business Outreach
- Communicate with SBS and other city agencies
- Increase Community Outreach- Kingsbridge, Marble Hill, Kingsbridge Heights
- Continued support for the Save Knolls-Kappock Retail
- Host a meeting with real estate agencies who own empty storefronts in the district
- Produce a district-wide survey to address community needs beyond economic development
- Support for the NYS Senate Bill S6804 and Assembly Bill A669 to impose a vacancy tax on abandoned/empty storefronts.

Acknowledgements

- FCNY
- Bronx Community Board 8
- Small Business Services
- Live XYZ
- Save Knolls-Kappock Retail Group (Karen and Joan)
- Our Bronx
- Kingsbridge Heights Community Center



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This research was compiled by Kahdija Jabbi, MPA Candidate at Baruch College. Use or reproduction of this presentation requires the researcher's consent. Email: kahdija.jabbi@gmail.com for further questions.