



NEW YORK CITY COMPTROLLER  
**SCOTT M. STRINGER**

Manhattan

Bronx

**STATEN ISLAND**  
**NEIGHBORHOOD**  
**ECONOMIC**  
**PROFILES**

Queens

Brooklyn

2018 EDITION

Staten Island





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THE CITY OF NEW YORK  
OFFICE OF THE COMPTROLLER  
SCOTT M. STRINGER

Dear Friend,

One of my jobs as Comptroller is analyzing the long-term economic health of our city, a responsibility that requires having a very clear sense of business activity in our many vibrant, diverse neighborhoods. That's why my office has created this compendium of Neighborhood Economic Profiles – to share with you the kind of economic and demographic data we look at every day in the Comptroller's Office to assess where we as a city have been, and where we need to go.

In this book, you will find an economic snapshot of every Community Board in Staten Island, with information that charts how businesses and populations have changed between the years 2010 to 2016. It is by far the most comprehensive and up-to-date look at the City's evolving economic landscape available today, providing everything from the number and types of businesses in your neighborhood, to changes in population, to the number of building lots devoted to commercial use, as well as information about the age, race, and commute times of local residents.

I hope you will find these economic profiles of interest. Please don't hesitate to call my office's Community Action Center to request a copy, at 212-669-3916, or to make suggestions about how to make next year's edition even more useful.

Sincerely,

Scott M. Stringer



## NEIGHBORHOOD ECONOMIC PROFILE

# New York City

### NUMBER OF BUSINESSES

**239,058**

up 9% from 2010 to 2016

### MEDIAN HOUSEHOLD INCOME

**\$58,856**

### UNEMPLOYMENT RATE IN 2016

**5.2%**

down from 9.5% in 2010

### NUMBER OF BUSINESSES

	2010	2016	% Change	0	10,000	20,000	30,000	40,000
Construction	12,331	14,552	18%					
Manufacturing	5,818	5,270	-9%					
Wholesale Trade	16,555	15,830	-4%					
Retail Trade	32,932	35,536	8%					
- Supermarkets (with 10+ Employees)	830	1,050	27%					
Transportation, Warehousing	4,941	5,568	13%					
Information	5,777	6,566	14%					
Finance, Insurance	11,573	11,011	-5%					
- Retail Banks	2,189	2,174	-1%					
Real Estate, Rental, Leasing	18,929	20,256	7%					
Professional, Scientific, Technical	25,657	28,424	11%					
- Legal and Accounting	8,696	9,371	8%					
- Architecture and Design	4,488	4,956	10%					
- Computer Systems Design	3,443	3,925	14%					
Administrative, Waste Management	8,224	8,838	7%					
Educational	3,369	4,083	21%					
Health Care, Social Assistance	22,417	24,025	7%					
Arts, Entertainment, Recreation	5,467	6,534	20%					
- Performing Arts Companies	980	1,045	7%					
Accommodation, Food	20,271	23,957	18%					
- Hotels and Motels	539	675	25%					
- Food Services and Drinking Places	18,317	21,796	19%					

### EMPLOYMENT

	2010	2016	% Change
Employed	3,573,552	3,977,727	11%
Unemployed	376,852	217,274	-42%
Unemployment Rate	9.5%	5.2%	--
Out of School & Work (age 18-24)	161,850	152,319	-6%
% Out of School & Work (age 18-24)	19%	19%	--

### INDIVIDUAL INCOME\*

	2010	2016	% Change
\$25,000 or less	2,556,140	2,807,351	10%
\$25,001 - \$50,000	1,218,893	1,160,814	-5%
\$50,001 - \$75,000	681,603	683,605	0%
\$75,001+	824,050	904,738	10%

\*Statistics are for working age population (19-65). °Inflation Adjusted.

# New York City



## EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	1,812,664	2,114,131	17%
Percentage of Population with Bachelor's or Higher (age 25+)	33%	36%	--
Associates Degree (age 25+)	332,148	371,875	12%

## LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	48,360	53,548	11%
Tax lots devoted to Office Buildings	6,829	6,962	2%
Tax lots devoted to Standalone Retail	16,377	13,217	-19%

## WORK PLACE\*

	2010	2016	%Change
Work Inside NYC	3,204,481	3,448,452	8%
Percentage of Employed Working Inside NYC	89%	90%	--
Work Inside Home Borough	1,894,143	2,029,253	7%
Percentage of Employed Working Inside Home Borough	53%	53%	--

## COMMUTE\*

	2010	2016	%Change
Commute Time (min)	39.4	40.4	3%
Public Transit	1,941,721	2,126,526	10%
Private Car or Taxi	1,036,132	1,023,786	-1%
Walk or Bike	372,247	412,136	11%
Work at Home	129,501	147,560	14%



## AGE

	2010	2016	%Change
Total Population	8,078,496	8,463,273	5%
Youth (Age 0-18)	1,892,862	1,891,873	0%
Working Age Population (age 19-65)	5,280,686	5,556,508	5%
Seniors (age 66+)	904,948	1,014,892	12%

## BIRTH PLACE

	2010	2016	%Change
Born inside the United States	4,772,516	4,991,532	5%
Born outside the United States	3,305,980	3,471,741	5%

## RACE

	2010	2016	%Change
White	2,722,523	2,731,440	0%
Black	1,876,138	1,881,393	0%
Hispanic	2,282,895	2,458,399	8%
Asian	1,016,683	1,153,777	13%





## NEIGHBORHOOD ECONOMIC PROFILE

# Staten Island

### NUMBER OF BUSINESSES

**9,218**

up 9% from 2010 to 2016

### MEDIAN HOUSEHOLD INCOME

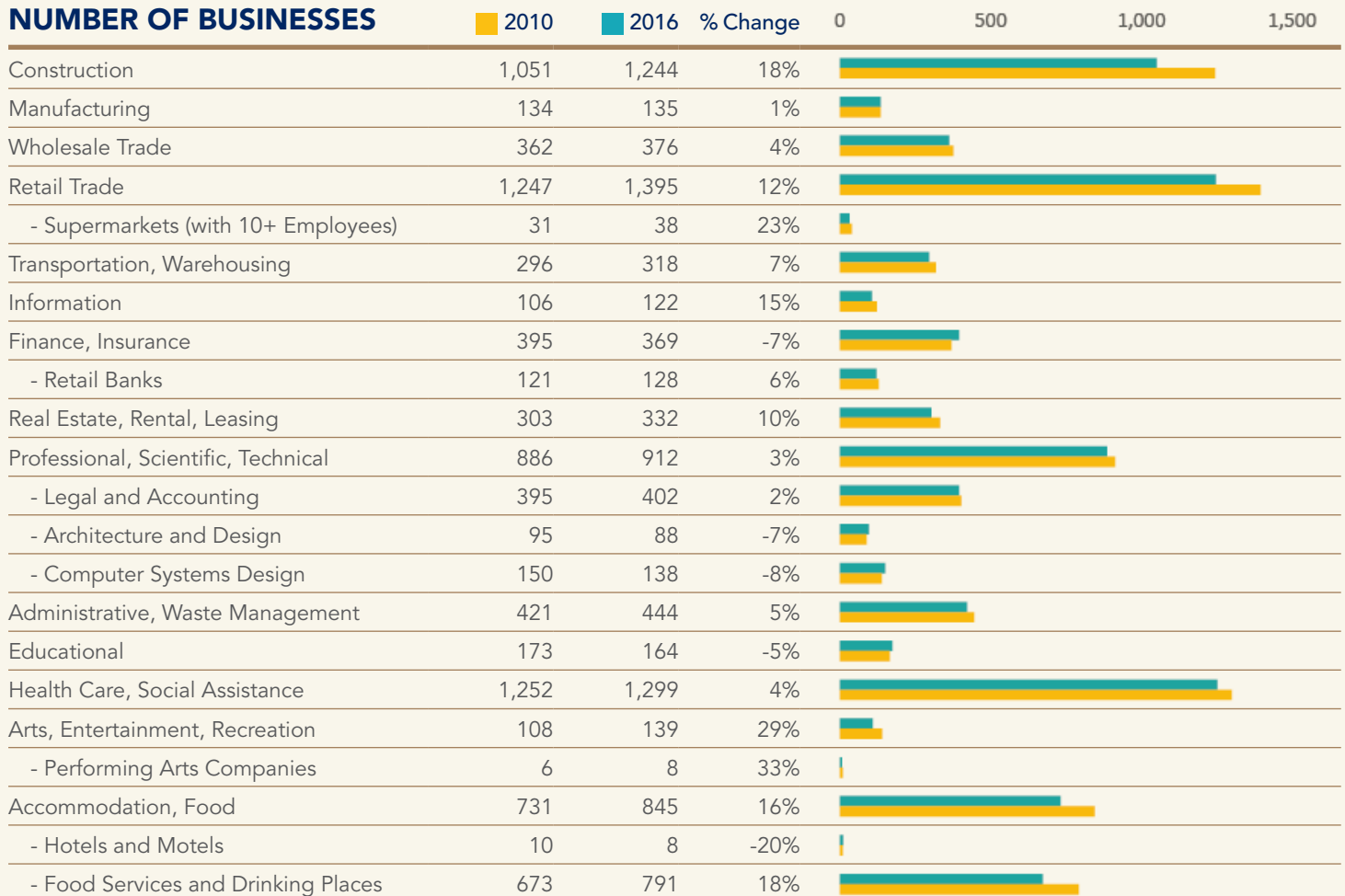
**\$77,197**

### UNEMPLOYMENT RATE IN 2016

**5.2%**

down from 9.4% in 2010

### NUMBER OF BUSINESSES



### EMPLOYMENT

	2010	2016	%Change
Employed	196,490	213,322	9%
Unemployed	20,460	11,747	-43%
Unemployment Rate	9.4%	5.2%	--
Out of School & Work (age 18-24)	7,535	7,961	6%
% Out of School & Work (age 18-24)	18%	18%	--

### INDIVIDUAL INCOME\*°

	2010	2016	%Change
\$25,000 or less	121,966	135,644	11%
\$25,001 - \$50,000	62,722	60,267	-4%
\$50,001 - \$75,000	46,157	43,558	-6%
\$75,001+	62,684	58,378	-7%

\*Statistics are for working age population (19-65). °Inflation Adjusted.



# Staten Island



## EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	87,973	100,167	14%
Percentage of Population with Bachelor's or Higher (age 25+)	28%	31%	--
Associates Degree (age 25+)	23,212	25,771	11%

## LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	1,430	1,489	4%
Tax lots devoted to Office Buildings	796	766	-4%
Tax lots devoted to Standalone Retail	1,350	1,327	-2%

## WORK PLACE\*

	2010	2016	%Change
Work Inside NYC	177,131	180,634	2%
Percentage of Employed Working Inside NYC	89%	91%	--
Work Inside Home Borough	89,954	100,490	12%
Percentage of Employed Working Inside Home Borough	45%	51%	--

## COMMUTE\*

	2010	2016	%Change
Commute Time (min)	42.1	44.0	4%
Public Transit	60,173	59,294	-1%
Private Car or Taxi	123,948	125,456	1%
Walk or Bike	4,913	4,667	-5%
Work at Home	4,437	5,032	13%



## AGE

	2010	2016	%Change
Total Population	463,392	473,315	2%
Youth (Age 0-18)	116,600	111,518	-4%
Working Age Population (age 19-65)	293,529	297,847	1%
Seniors (age 66+)	53,263	63,950	20%

## BIRTH PLACE

	2010	2016	%Change
Born inside the United States	356,519	361,342	1%
Born outside the United States	106,873	111,973	5%

## RACE

	2010	2016	%Change
White	303,329	296,497	-2%
Black	43,781	44,217	1%
Hispanic	75,377	85,229	13%
Asian	34,768	37,461	8%





**SI01**

## NEIGHBORHOOD ECONOMIC PROFILE

# Port Richmond, Stapleton & Mariners Harbor

### NUMBER OF BUSINESSES

**2,736**

up 6% from 2010 to 2016

### MEDIAN HOUSEHOLD INCOME

**\$60,746**

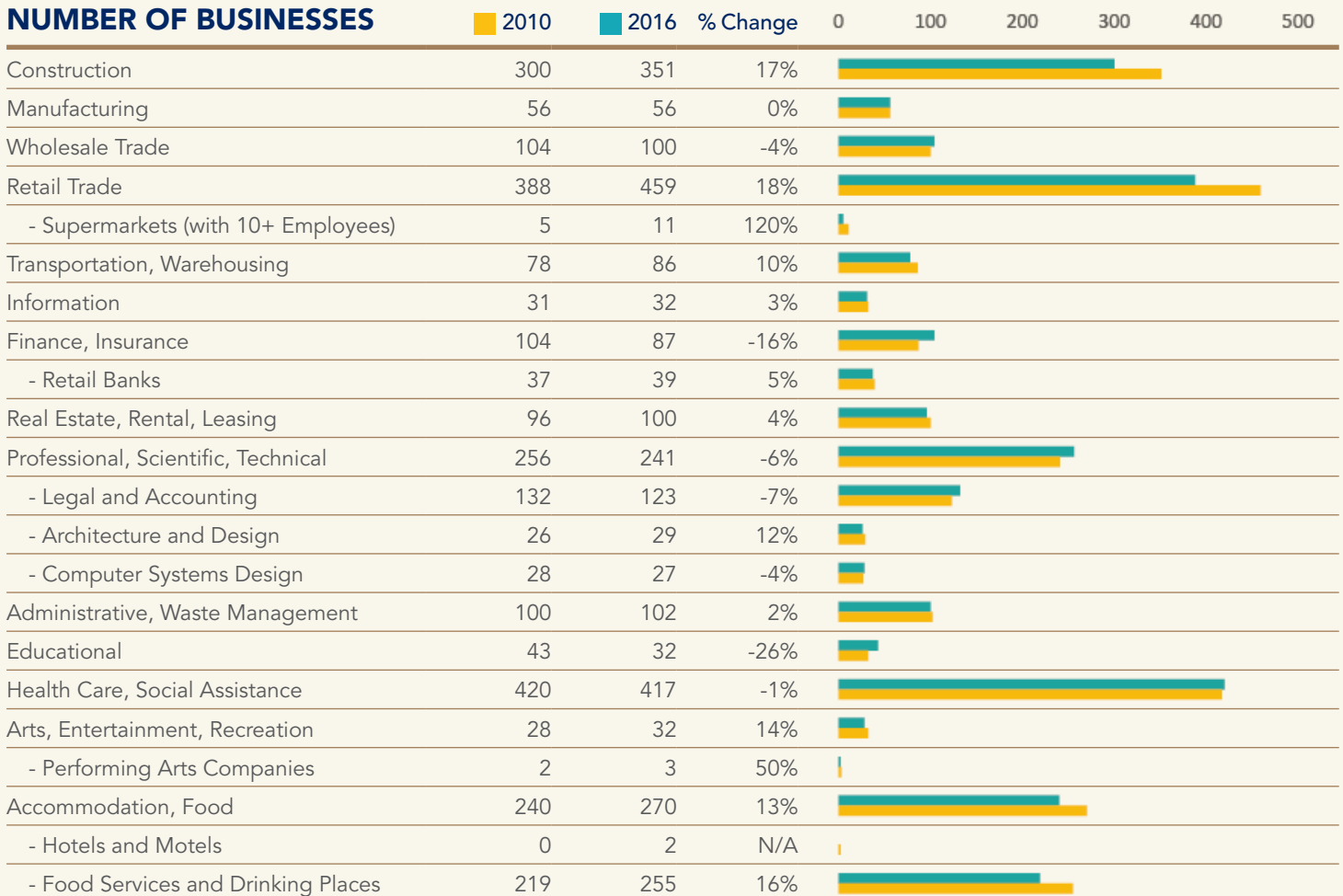
ranked 19 out of 55 neighborhoods

### UNEMPLOYMENT RATE IN 2016\*

**6.5%**

down from 6.6% in 2010

### NUMBER OF BUSINESSES



### EMPLOYMENT\*

	2010	2016	%Change
Employed	71,333	69,567	-2%
Unemployed	5,052	4,800	-5%
Unemployment Rate	6.6%	6.5%	--
Out of School & Work (age 18-24)	3,634	3,967	9%
% Out of School & Work (age 18-24)	20%	22%	--

### INDIVIDUAL INCOME\*°

	2010	2016	%Change
\$25,000 or less	48,228	55,375	15%
\$25,001 - \$50,000	24,435	21,603	-12%
\$50,001 - \$75,000	15,845	14,532	-8%
\$75,001+	17,210	17,517	2%

\*Statistics are for working age population (19-65). °Inflation Adjusted.

# SI01 | Port Richmond, Stapleton & Mariners Harbor



## EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	28,533	33,089	16%
Percentage of Population with Bachelor's or Higher (age 25+)	26%	29%	--
Associates Degree (age 25+)	7,400	8,359	13%

## LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	864	915	6%
Tax lots devoted to Office Buildings	336	303	-10%
Tax lots devoted to Standalone Retail	563	535	-5%

## WORK PLACE\*

	2010	2016	%Change
Work Inside NYC	64,535	64,733	0%
Percentage of Employed Working Inside NYC	90%	93%	--
Work Inside Home Borough	35,826	36,544	2%
Percentage of Employed Working Inside Home Borough	50%	53%	--

## COMMUTE\*

	2010	2016	%Change
Commute Time (min)	40.7	43.4	7%
Public Transit	25,608	25,732	0%
Private Car or Taxi	38,317	38,257	0%
Walk or Bike	3,016	2,385	-21%
Work at Home	1,830	1,604	-12%

## AGE

	2010	2016	%Change
Total Population	169,257	172,412	2%
Youth (Age 0-18)	45,957	44,202	-4%
Working Age Population (age 19-65)	105,718	109,027	3%
Seniors (age 66+)	17,582	19,183	9%

## BIRTH PLACE

	2010	2016	%Change
Born inside the United States	123,094	127,017	3%
Born outside the United States	46,163	45,395	-2%

## RACE

	2010	2016	%Change
White	71,289	65,685	-8%
Black	37,234	37,635	1%
Hispanic	43,623	50,711	16%
Asian	13,177	12,704	-4%





**S102**

## NEIGHBORHOOD ECONOMIC PROFILE

# New Springville & South Beach

### NUMBER OF BUSINESSES

**3,997**

up 8% from 2010 to 2016

### MEDIAN HOUSEHOLD INCOME

**\$74,942**

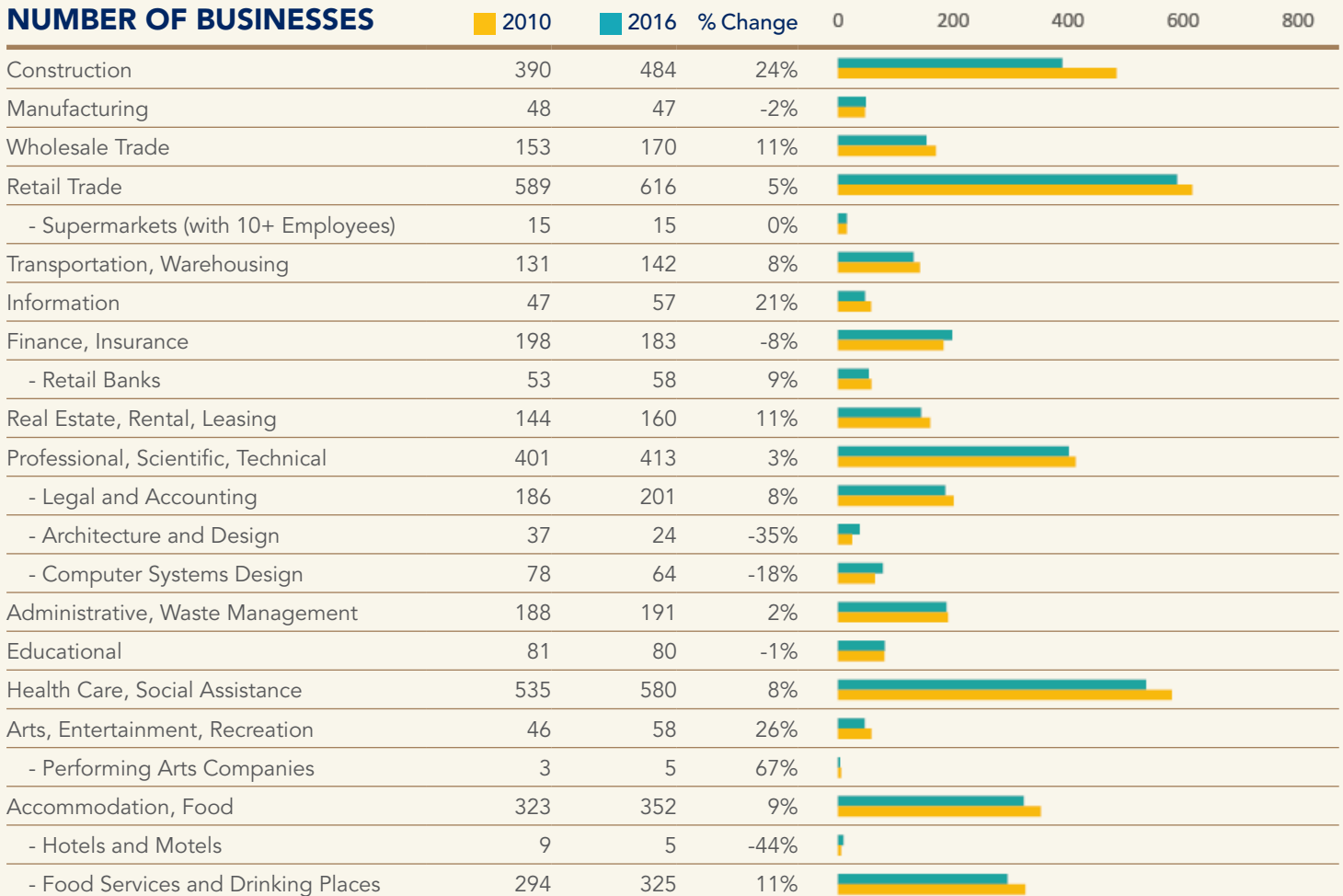
ranked 11 out of 55 neighborhoods

### UNEMPLOYMENT RATE IN 2016\*

**6.4%**

up from 6.0% in 2010

### NUMBER OF BUSINESSES



### EMPLOYMENT\*

	2010	2016	%Change
Employed	56,548	56,948	1%
Unemployed	3,622	3,868	7%
Unemployment Rate	6.0%	6.4%	--
Out of School & Work (age 18-24)	1,762	1,731	-2%
% Out of School & Work (age 18-24)	16%	15%	--

### INDIVIDUAL INCOME\*°

	2010	2016	%Change
\$25,000 or less	35,227	37,825	7%
\$25,001 - \$50,000	18,898	18,304	-3%
\$50,001 - \$75,000	13,189	12,075	-8%
\$75,001+	17,810	16,300	-8%

\*Statistics are for working age population (19-65). °Inflation Adjusted.



## EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	27,829	29,905	7%
Percentage of Population with Bachelor's or Higher (age 25+)	30%	31%	--
Associates Degree (age 25+)	5,946	7,373	24%

## LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	299	314	5%
Tax lots devoted to Office Buildings	284	279	-2%
Tax lots devoted to Standalone Retail	478	473	-1%

## WORK PLACE\*

	2010	2016	%Change
Work Inside NYC	50,374	52,072	3%
Percentage of Employed Working Inside NYC	89%	91%	--
Work Inside Home Borough	23,470	27,979	19%
Percentage of Employed Working Inside Home Borough	42%	49%	--

## COMMUTE\*

	2010	2016	%Change
Commute Time (min)	40.8	42.8	5%
Public Transit	17,662	16,521	-6%
Private Car or Taxi	34,783	35,962	3%
Walk or Bike	1,176	1,454	24%
Work at Home	1,479	2,040	38%

## AGE

	2010	2016	%Change
Total Population	134,340	135,261	1%
Youth (Age 0-18)	30,933	30,083	-3%
Working Age Population (age 19-65)	85,124	84,504	-1%
Seniors (age 66+)	18,283	20,674	13%

## BIRTH PLACE

	2010	2016	%Change
Born inside the United States	97,740	96,481	-1%
Born outside the United States	36,600	38,780	6%

## RACE

	2010	2016	%Change
White	97,742	92,418	-5%
Black	4,433	5,121	16%
Hispanic	16,119	18,436	14%
Asian	14,782	16,952	15%





**S103**

## NEIGHBORHOOD ECONOMIC PROFILE

# Tottenville, Great Kills & Annadale

### NUMBER OF BUSINESSES

**2,485**

up 13% from 2010 to 2016

### MEDIAN HOUSEHOLD INCOME

**\$86,978**

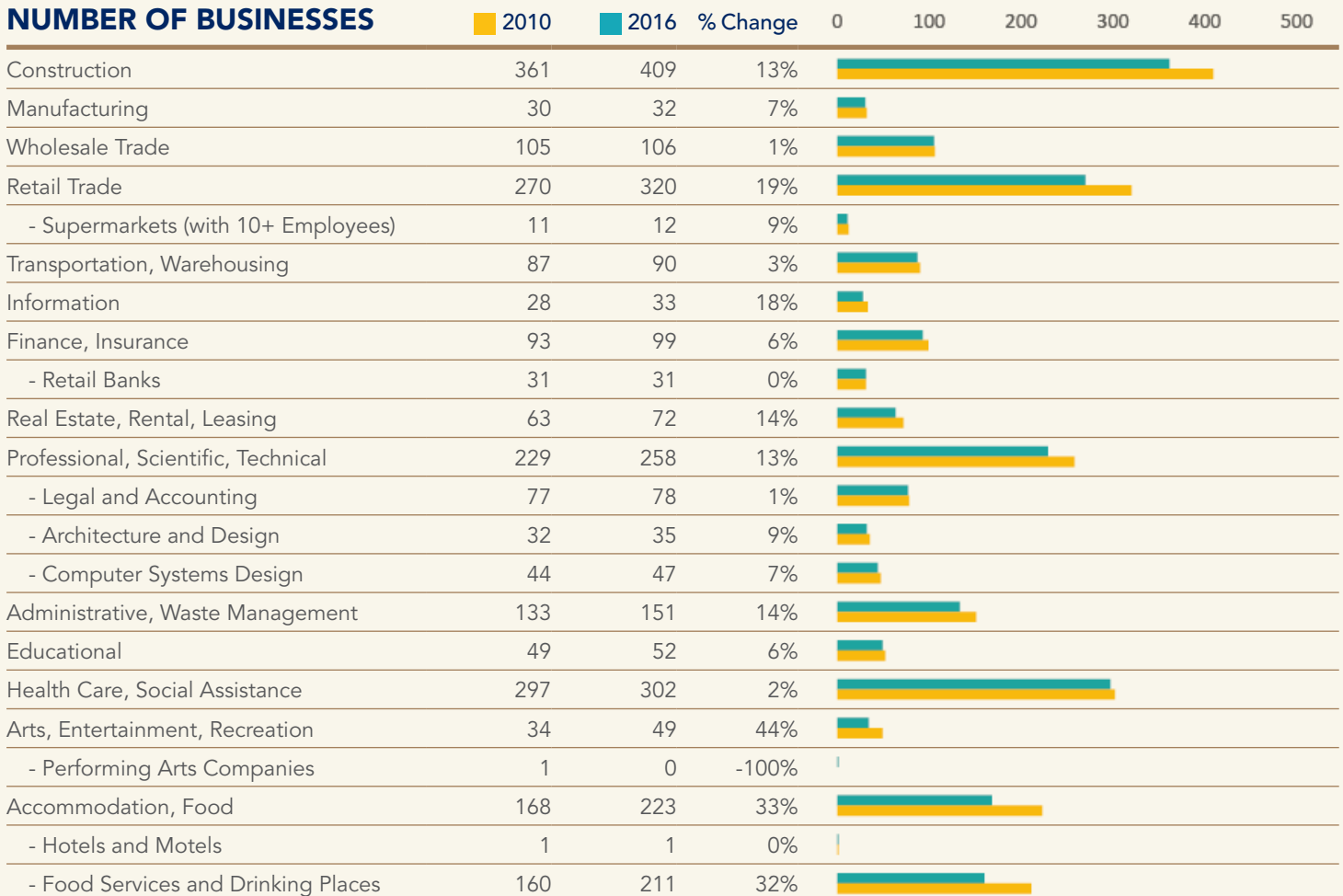
ranked 7 out of 55 neighborhoods

### UNEMPLOYMENT RATE IN 2016\*

**6.2%**

up from 5.0% in 2010

### NUMBER OF BUSINESSES



### EMPLOYMENT\*

	2010	2016	%Change
Employed	71,008	71,926	1%
Unemployed	3,767	4,766	27%
Unemployment Rate	5.0%	6.2%	--
Out of School & Work (age 18-24)	2,139	2,263	6%
% Out of School & Work (age 18-24)	17%	16%	--

### INDIVIDUAL INCOME\*°

	2010	2016	%Change
\$25,000 or less	38,511	42,444	10%
\$25,001 - \$50,000	19,389	20,360	5%
\$50,001 - \$75,000	17,123	16,951	-1%
\$75,001+	27,664	24,561	-11%

\*Statistics are for working age population (19-65). °Inflation Adjusted.



## EDUCATION

	2010	2016	%Change
Bachelor's Degree or Higher (age 25+)	31,611	37,173	18%
Percentage of Population with Bachelor's or Higher (age 25+)	29%	32%	--
Associates Degree (age 25+)	9,866	10,039	2%

## LAND USE

	2010	2018	%Change
Tax lots devoted to Mixed-Use Residential/Commercial	267	260	-3%
Tax lots devoted to Office Buildings	176	184	5%
Tax lots devoted to Standalone Retail	309	319	3%

## WORK PLACE\*

	2010	2016	%Change
Work Inside NYC	62,222	63,829	3%
Percentage of Employed Working Inside NYC	88%	89%	--
Work Inside Home Borough	30,658	35,967	17%
Percentage of Employed Working Inside Home Borough	43%	50%	--

## COMMUTE\*

	2010	2016	%Change
Commute Time (min)	44.6	45.5	2%
Public Transit	16,903	17,041	1%
Private Car or Taxi	50,848	51,237	1%
Walk or Bike	721	828	15%
Work at Home	1,128	1,388	23%



## AGE

	2010	2016	%Change
Total Population	159,795	165,642	4%
Youth (Age 0-18)	39,710	37,233	-6%
Working Age Population (age 19-65)	102,687	104,316	2%
Seniors (age 66+)	17,398	24,093	38%

## BIRTH PLACE

	2010	2016	%Change
Born inside the United States	135,685	137,844	2%
Born outside the United States	24,110	27,798	15%

## RACE

	2010	2016	%Change
White	134,298	138,394	3%
Black	2,114	1,461	-31%
Hispanic	15,635	16,082	3%
Asian	6,809	7,805	15%



New York City's 55 "neighborhoods" are derived from the United State Census Bureau's "Public Use Micro Areas." **Business data** is from the Census Bureau's "ZIP Code Business Patterns," 2010 and 2016. Zip codes were converted to PUMAs using a crosswalk developed by Frank Donnelly, Geospatial Data Librarian at Baruch College. **Land Use data** is from the Department of City Planning's "Primary Land Use Tax Lot Output," 2010 and 2018. **Employment data** at the city- and borough-level are from the Bureau of Labor Statistics' Local Area Unemployment Statistics. **All other data** is from the American Community Survey Five-Year 2006-2010 and 2012-2016 estimates.







**NEW YORK CITY COMPTROLLER**  
**SCOTT M. STRINGER**

