

Gap Analysis by Store Type

2025: Demand & Supply in annual dollars
Calculated using TAS Retrieval Retrieval



Apr 15, 2026

Latitude: 40.844053

Longitude: -73.27238

Mayfair Shopping Center Commack, NY		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Summary Demographic	2025 Population	40,691	159,641	766,016
	2025 Households	13,509	50,083	244,526
	2025 Med HH Income	\$179,497	\$165,182	\$150,994
	2025 Per Capita Income	\$73,212	\$64,964	\$60,526
Industry Summary	Total Retail Trade and Food & Drink (NAICS 44-45, 722)			
	Total Demand	\$1,190,612,752	\$4,617,125,253	\$21,781,647,809
	Total Supply	\$1,997,484,179	\$9,237,476,960	\$41,607,491,203
	Unmet Demand (Demand - Supply)	-\$806,871,427	-\$4,620,351,707	-\$19,825,843,393
	Total Retail Trade (NAICS 44-45)			
	Total Demand	\$998,865,733	\$3,873,833,664	\$18,296,054,077
	Total Supply	\$1,604,038,026	\$7,923,948,769	\$35,430,014,431
	Unmet Demand (Demand - Supply)	-\$605,172,292	-\$4,050,115,105	-\$17,133,960,353
	Total Food & Drink (NAICS 722)			
	Total Demand	\$201,516,650	\$781,096,888	\$3,663,607,537
	Total Supply	\$398,601,953	\$1,334,420,626	\$6,296,297,774
	Unmet Demand (Demand - Supply)	-\$197,085,304	-\$553,323,738	-\$2,632,690,237
Motor Vehicle and Parts Dealers	Automobile dealers (NAICS 4411)			
	Total Demand	\$168,767,325	\$651,874,793	\$3,064,076,711
	Total Supply	\$243,742,826	\$1,015,975,374	\$6,641,674,705
	Unmet Demand (Demand - Supply)	-\$74,975,501	-\$364,100,581	-\$3,577,597,995
	Other motor vehicle dealers (NAICS 4412)			
	Total Demand	\$7,073,619	\$27,327,196	\$128,459,701
	Total Supply	\$9,320,278	\$28,795,147	\$249,722,956
	Unmet Demand (Demand - Supply)	-\$2,246,659	-\$1,467,951	-\$121,263,255
	Automotive parts, accessories, & tire stores (NAICS 4413)			
	Total Demand	\$16,163,435	\$63,019,838	\$299,472,513
	Total Supply	\$22,966,032	\$95,588,234	\$541,118,196
	Unmet Demand (Demand - Supply)	-\$6,802,597	-\$32,568,396	-\$241,645,684
Furniture and Home Furnishings	Furniture stores (NAICS 4421)			
	Total Demand	\$11,325,493	\$43,314,013	\$200,253,742
	Total Supply	\$36,678,774	\$109,781,410	\$588,364,956
	Unmet Demand (Demand - Supply)	-\$25,353,282	-\$66,467,396	-\$388,111,215
	Home furnishings stores (NAICS 4422)			
	Total Demand	\$10,118,679	\$39,087,517	\$183,595,516
Total Supply	\$19,958,285	\$55,768,061	\$303,189,464	
Unmet Demand (Demand - Supply)	-\$9,839,606	-\$16,680,543	-\$119,593,948	
Building Material, Garden, Supply Stores	Building material & supplies dealers (NAICS 4441)			
	Total Demand	\$54,709,226	\$212,479,493	\$1,005,313,316
	Total Supply	\$102,613,289	\$363,568,483	\$1,723,113,290
	Unmet Demand (Demand - Supply)	-\$47,904,064	-\$151,088,990	-\$717,799,974
	Lawn & garden equipment & supplies stores (NAICS 4442)			
	Total Demand	\$7,066,752	\$27,410,772	\$129,735,612
Total Supply	\$9,714,838	\$41,202,282	\$175,402,965	
Unmet Demand (Demand - Supply)	-\$2,648,086	-\$13,791,511	-\$45,667,353	

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Food and Beverage Stores	Grocery stores (NAICS 4451)			
	Total Demand	\$111,689,989	\$435,186,580	\$2,073,826,601
	Total Supply	\$146,747,149	\$528,065,807	\$2,497,140,554
	Unmet Demand (Demand - Supply)	-\$35,057,160	-\$92,879,227	-\$423,313,952
	Specialty food stores (NAICS 4452)			
	Total Demand	\$9,419,942	\$36,725,329	\$175,208,405
	Total Supply	\$11,776,636	\$61,450,646	\$261,077,338
	Unmet Demand (Demand - Supply)	-\$2,356,694	-\$24,725,317	-\$85,868,934
	Beer, wine, & liquor stores (NAICS 4453)			
Total Demand	\$12,211,890	\$47,502,359	\$225,140,920	
Total Supply	\$12,379,935	\$54,213,070	\$229,449,074	
Unmet Demand (Demand - Supply)	-\$168,045	-\$6,710,711	-\$4,308,154	
Health	Health & personal care stores (NAICS 4461)			
	Total Demand	\$83,506,204	\$324,235,118	\$1,535,538,951
	Total Supply	\$145,901,230	\$633,165,096	\$2,416,197,310
Unmet Demand (Demand - Supply)	-\$62,395,026	-\$308,929,978	-\$880,658,358	
Gasoline	Gasoline stations (NAICS 447/4471)			
	Total Demand	\$79,152,242	\$309,152,845	\$1,473,106,137
	Total Supply	\$255,376,830	\$733,820,602	\$4,474,376,976
Unmet Demand (Demand - Supply)	-\$176,224,588	-\$424,667,757	-\$3,001,270,839	
Clothing and Accessories Stores	Department stores (NAICS 4521)			
	Total Demand	\$25,858,699	\$99,986,041	\$470,370,691
	Total Supply	\$40,632,179	\$118,061,779	\$493,845,398
	Unmet Demand (Demand - Supply)	-\$14,773,480	-\$18,075,738	-\$23,474,707
	Other general merchandise stores (NAICS 4529)			
	Total Demand	\$61,496,014	\$238,918,191	\$1,132,381,429
	Total Supply	\$203,150,380	\$835,749,009	\$3,352,240,571
	Unmet Demand (Demand - Supply)	-\$141,654,365	-\$596,830,818	-\$2,219,859,141
	Clothing stores (NAICS 4481)			
	Total Demand	\$58,414,241	\$225,965,347	\$1,064,037,302
	Total Supply	\$53,835,779	\$105,344,405	\$792,260,775
	Unmet Demand (Demand - Supply)	\$4,578,462	\$120,620,943	\$271,776,526
	Shoe stores (NAICS 4482)			
	Total Demand	\$6,602,611	\$25,731,203	\$121,710,579
	Total Supply	\$8,465,371	\$16,097,393	\$101,749,574
Unmet Demand (Demand - Supply)	-\$1,862,760	\$9,633,811	\$19,961,006	
Jewelry, luggage, & leather goods stores (NAICS 4483)				
Total Demand	\$12,464,110	\$48,103,335	\$225,458,198	
Total Supply	\$7,645,517	\$17,738,968	\$73,377,752	
Unmet Demand (Demand - Supply)	\$4,818,593	\$30,364,366	\$152,080,446	
Specialty Retail	Electronics & appliance stores (NAICS 443/4431)			
	Total Demand	\$13,052,781	\$51,119,480	\$238,260,522
	Total Supply	\$21,667,278	\$116,736,746	\$524,475,078
	Unmet Demand (Demand - Supply)	-\$8,614,497	-\$65,617,267	-\$286,214,556
	Sporting goods/hobby, & music instrument (NAICS 4511)			
	Total Demand	\$12,762,400	\$49,339,183	\$231,931,807
Total Supply	\$26,745,442	\$70,805,119	\$345,562,991	
Unmet Demand (Demand - Supply)	-\$13,983,042	-\$21,465,935	-\$113,631,184	

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Specialty Retail Continued	Book, periodical, & music stores (NAICS 4512)			
	Total Demand	\$3,245,790	\$12,571,387	\$59,260,282
	Total Supply	\$1,809,467	\$7,775,426	\$71,120,731
	Unmet Demand (Demand - Supply)	\$1,436,323	\$4,795,961	-\$11,860,449
	Florists and miscellaneous store retailers (NAICS 4531)			
	Total Demand	\$2,254,834	\$8,752,095	\$41,455,709
	Total Supply	\$830,564	\$7,605,163	\$57,532,367
	Unmet Demand (Demand - Supply)	\$1,424,270	\$1,146,932	-\$16,076,658
	Office supplies, stationery, & gift stores (NAICS 4532)			
	Total Demand	\$4,583,494	\$17,716,926	\$83,295,238
	Total Supply	\$11,544,024	\$37,147,617	\$233,152,894
	Unmet Demand (Demand - Supply)	-\$6,960,531	-\$19,430,690	-\$149,857,656
	Electronic shopping & mail-order houses (NAICS 4541)			
	Total Demand	\$175,266,931	\$678,528,374	\$3,193,325,527
	Total Supply	\$147,192,088	\$2,638,080,806	\$8,256,414,811
Unmet Demand (Demand - Supply)	\$28,074,842	-\$1,959,552,433	-\$5,063,089,284	
Used merchandise stores (NAICS 4533)				
Total Demand	\$4,051,781	\$15,652,823	\$73,578,325	
Total Supply	\$8,233,020	\$24,174,128	\$102,540,748	
Unmet Demand (Demand - Supply)	-\$4,181,239	-\$8,521,305	-\$28,962,423	
Restaurants & Bars	Full-service restaurants (NAICS 7221)			
	Total Demand	\$85,310,830	\$330,775,506	\$1,551,075,670
	Total Supply	\$196,919,614	\$608,339,690	\$2,874,800,661
	Unmet Demand (Demand - Supply)	-\$111,608,784	-\$277,564,184	-\$1,323,724,992
	Limited-service eating places (NAICS 7222)			
	Total Demand	\$90,318,476	\$349,293,169	\$1,640,861,770
	Total Supply	\$165,239,240	\$588,940,297	\$2,787,845,380
	Unmet Demand (Demand - Supply)	-\$74,920,764	-\$239,647,127	-\$1,146,983,609
	Special food services (NAICS 7223)			
	Total Demand	\$20,392,526	\$78,785,763	\$370,341,951
	Total Supply	\$31,419,964	\$115,130,412	\$554,283,626
	Unmet Demand (Demand - Supply)	-\$11,027,438	-\$36,344,649	-\$183,941,676
	Bars/Drinking places (alcoholic beverages) (NAICS 7224)			
	Total Demand	\$5,494,818	\$22,242,450	\$101,328,146
	Total Supply	\$5,023,136	\$22,010,227	\$79,368,106
Unmet Demand (Demand - Supply)	\$471,683	\$232,223	\$21,960,040	
Miscellaneous	Other miscellaneous store retailers (NAICS 4539)			
	Total Demand	\$37,837,622	\$146,328,127	\$689,246,540
	Total Supply	\$49,955,015	\$186,345,563	\$806,091,954
	Unmet Demand (Demand - Supply)	-\$12,117,393	-\$40,017,436	-\$116,845,414
	Direct selling establishments (NAICS 4543)			
	Total Demand	\$9,769,632	\$37,805,299	\$178,013,805
	Total Supply	\$5,155,800	\$20,892,435	\$118,821,002
Unmet Demand (Demand - Supply)	\$4,613,831	\$16,912,865	\$59,192,803	

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