







# The Rise of Dark Stores and Their Impact on Local Communities

## Dark

stores, also known as dark warehouses or ghost kitchens, are commercial properties that are used solely for online order fulfillment. They look similar to traditional retail stores from the outside but have no shoppers browsing aisles inside. Instead, they are filled with workers rushing to pack online grocery orders or assemble other items for delivery. Major retailers like Amazon, Walmart and Kroger have opened dozens of these facilities across the country in recent years to handle the surge in e-commerce orders.

## Impact on Local Economies

The proliferation of dark warehouses is having both positive and negative economic impacts on communities. On the plus side, [Dark Stores](#) they are creating many new logistics and warehouse jobs. One recent study found that a single large dark warehouse can employ several hundred workers. This job creation is helping local economies, especially during tough economic times. However, some small business owners argue that dark warehouses are also contributing to the decline of traditional retail settings. With people increasingly buying goods online rather than in physical shops, it is leading to shuttered storefronts and empty shopping centers in many downtown areas. The loss of traditional retailers also means a reduction in local tax revenue that supported services like infrastructure and schools.

## Zoning and Land Use Conflicts

The rise of dark warehouses is also creating conflicts around zoning and land use regulations in many cities and towns. Since dark warehouses primarily fulfill online orders rather than welcome customers inside, some view them more as industrial warehouses than retailers. However, they are often located in spaces zoned for commercial activity rather than industrial uses. Neighborhood groups argue this can increase truck traffic and disrupt the intended character of an area. Municipalities are struggling with how and where to permit these facilities. Some have introduced moratoriums on new dark warehouse approvals until zoning laws can be updated. However, major retailers counter that limiting their locations will hinder their ability to meet growing e-commerce demand, especially for quick home delivery. The debate highlights broader questions around how communities can plan for the transformation of retail and commerce brought on by the internet.

## Impact on Traditional Retailers

Not only are dark warehouses seen as competing for real estate and customers with traditional “brick and mortar” retailers, their business model

