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Despite the economic downturn, some neighborhoods in Queens are weathering the recession better than others with the help of a diverse population. NY1's Ruschell Boone filed the following report.

Heavy foot traffic, packed businesses, and registers that are constantly ringing. It's not what you would expect to see and hear during a recession. But on Main Street, businesses are doing well overall.

At the Tai Pan Bakery, business is only off by 10 percent.

"But you have a lot of customers in here. Yes, but they buy less things. Before they buy 10. Now they buy seven or eight," said Tai Pan Bakery owner Louis Chang.

"Income is low. No money. So low spending," said Rita Garcia, a customer.

Business is also down slightly at the Shoenique shoe store next door.

Two doors down at the Xinhua Bookstore, it's all good. The owner says business is up and he has not been affected by the recession at all.

"During the weekdays people who live in Flushing come out to our store and the weekends people from other states they drive to here," said Xinhua Bookstore owner Kevin Zhang.

Even in the down economy, the city says pedestrian traffic in Flushing is comparable to Times Square, and 34th Street near 6th Avenue. Some experts say that's because people who live here spend here.

According to the census, the number of Asian immigrants in Flushing nearly doubled between 1990 and 2000.

Retailers are not the only ones who are benefitting from the huge number of new residents. The influx has also given the real estate market a boost.

"Generally speaking, these immigrants have a higher savings rate, leading to high levels of liquidity in the real estate market," said Developer Mike Cheng.

And while the housing slump is hitting hard in other parts of the borough, the real estate market has held up pretty well in Flushing.

"If we are to see a decline in real estate values in Flushing anytime this year, it doesn't look like the market will decline more than five, at most 10 percent," said Cheng.

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