

# CROSS BAY COMMONS

156-40 CROSS BAY BLVD., HOWARD BEACH, NY 11414



## PROPERTY HIGHLIGHTS

**METRO AREA:** NY/NJ

**COUNTY:** Queens

Cross Bay Commons is well-located two-level retail and healthcare center located in southwestern Queens, NY. Located in the heart of the main shopping district of Howard Beach, the property includes small shops eateries and healthcare providers and is one of the main shopping destinations in the market.

**TOTAL SF**  
44,496

**ACRES**  
1.7

**PARKING SPACES**  
97

**PARKING RATIO**  
2.18:1,000 SF

**CENTER TYPE**  
Street Retail

## DEMOGRAPHICS 3-MILE RADIUS

 **496,729**  
POPULATION

 **37.4**  
MEDIAN AGE

 **\$88,942**  
AVERAGE HHI

 **21.4%**  
COLLEGE  
EDUCATED

### LEASING AGENTS

GABBY SEMET | gsetmet@uedge.com | 201-571-3429

### SPECIALTY LEASING

PATRICIA ZAFFERERE | pzafferere@uedge.com | 201-882-7506

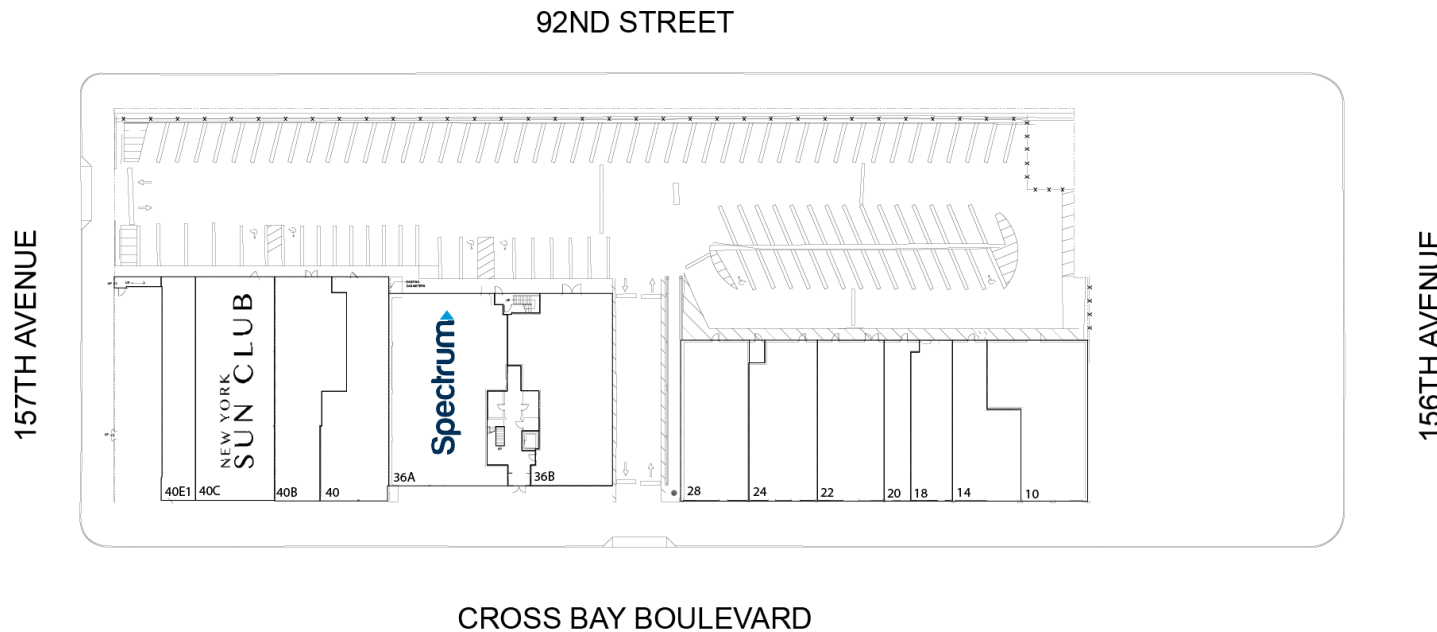
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## FLOOR 01

#	TENANTS	SQFT
10	Medisys Health Network, Inc.	2,541
14	Jamie Rose Eyewear	1,659
18	SoBol	1,300
20	David's Salon	840
22	Sugar Bun Bake Shop	2,130
24	Collectibles USA	2,100
28	New Horizon Counseling Center	2,100
36A	Spectrum	3,871
36B	Optum Radiology	4,000
40	Souvlaki Spot	2,400
40B	Danny's Szechuan Restaurant	2,500
40C	Orangetheory Fitness	3,470
40D	NY Sun Club	1,472
40E1	We Care Medical	1,723



THIS EXHIBIT SHALL NOT BE DEEMED A WARRANTY, REPRESENTATION OR AGREEMENT BY LANDLORD THAT THE LAYOUT OR CONFIGURATION OF THE SHOPPING CENTER, OR ANY PART THEREOF, SHALL REMAIN AS SHOWN HEREON.

LANDLORD RESERVES THE RIGHT TO MODIFY THE SHOPPING CENTER, OR ANY PART THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF THE LEASE.

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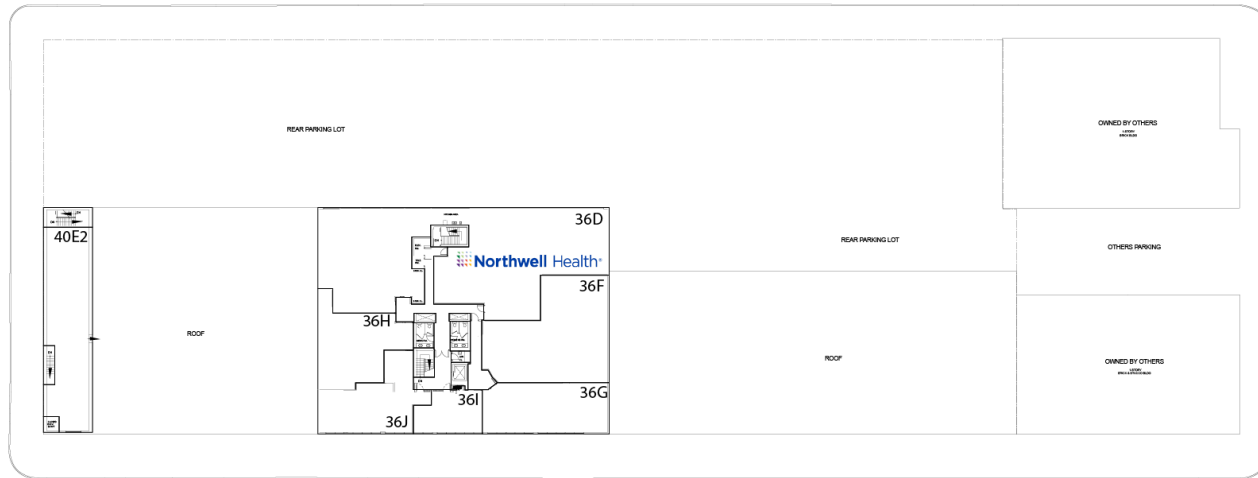


## FLOOR 02

#	TENANTS	SQFT
36D	Northwell Health, Inc.	5,516
36F	Howard Beach Dental	2,370
36G	Available	1,404
36H	Kaploss	1,284
36I	Available	454
36J	Brady & Bader LLP	1,362
40E2	Available	1,842

92ND STREET

157TH AVENUE



156TH AVENUE

CROSS BAY BOULEVARD

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