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## CROSS BAY COMMONS

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



### RETHINK. RECREATE. REDEVELOP.





## QUEENS' DESTINATION FOR EVERYDAY SHOPPING

Cross Bay Commons is prominently located in southwestern Queens in the heart of the main shopping district of Howard Beach. The area is a middle-class neighborhood of single-family homes bordered by Jamaica Bay, Shellbank Basin, and Hawtree Creek. Surrounding retail includes recognized chains such as Petco, Stop & Shop, Chase, GNC, Lash Lounge as well as independent local retailers who have been in business for over 50 years. The property is located less than three miles from the regional Gateway Center complex in Brooklyn with houses over 45 big box retailers, national chains and restaurants.



# Cross Bay Commons

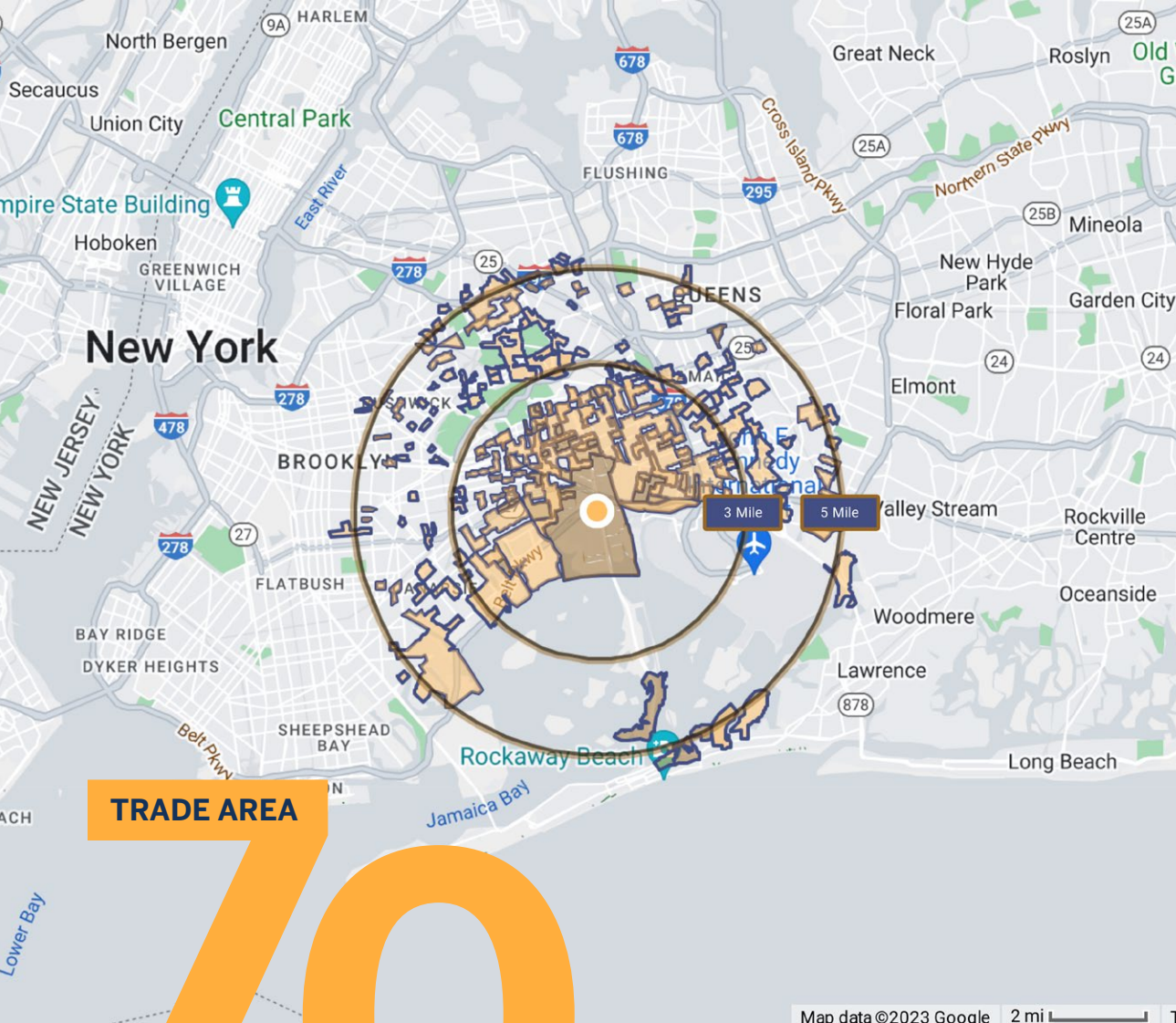
156-40 Cross Bay Boulevard, Howard Beach, NY 11414



## Gateway Center







TRADE AREA

70%

## DEMOGRAPHICS

Sources: ESRI and CreditnTell. CreditnTell's Tru Trade is based on geo-fenced data embedded in over 500 applications on tens of millions of mobile devices nationwide.

### POPULATION

<b>545,827</b>	<b>517,046</b>	<b>1,569,700</b>
Tru Trade*	3 Mile	5 Mile

### FAMILY HOUSEHOLDS

<b>179,083</b>	<b>165,803</b>	<b>546,246</b>
Tru Trade*	3 Mile	5 Mile

### AVERAGE HH INCOME

<b>\$82,422</b>	<b>\$96,019</b>	<b>\$98,825</b>
Tru Trade*	3 Mile	5 Mile

### COLLEGE EDUCATION

<b>22.4%</b>	<b>23.2%</b>	<b>30.7%</b>
Tru Trade*	3 Mile	5 Mile

\*Tru Trade area is 25.4 miles



# AERIAL



Cross Bay Commons caters to local residents. Historically a prominently Italian-American community, the area is home to numerous exceptional Italian restaurants and catering facilities which serve a much wider audience and draw visitors from outside the immediate area.

TENANTS

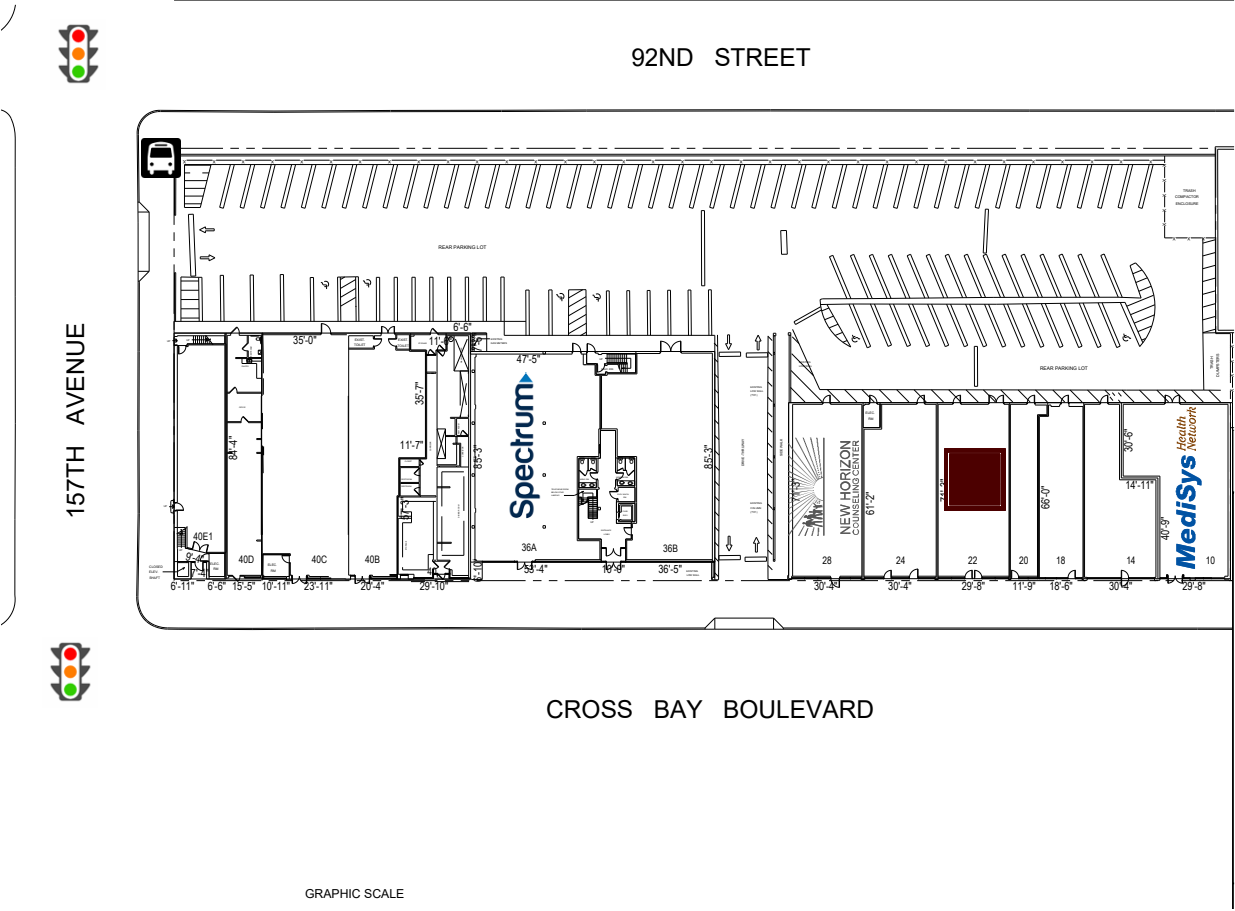
SQFT

10	Medisys Health Network	2,541
14	Jamie Rose Eyewear	1,659
18	SoBol	1,300
20	David's Salon	
22	Sugar Bun Bakery	2,130
24	Collectables USA LLC	2,100
28	New Horizons	2,100
	Counseling Center	
36A	Spectrum	3,871
36B	South Shore Radiology	4,000
40	Greek Guys Souvlaki	2,400
40B	Danny's Szechuan	2,500
	Restaurant	
40C	New Tenant Coming Soon	3,470
40D	NY Sun Club	1,476
40E1	We Care Medical	1,723

HIGHLIGHTS

Total SF	32,076
Parking Spaces	96
Parking Ratio	2 : 1,000 SF

SITE PLAN - FLOOR 1

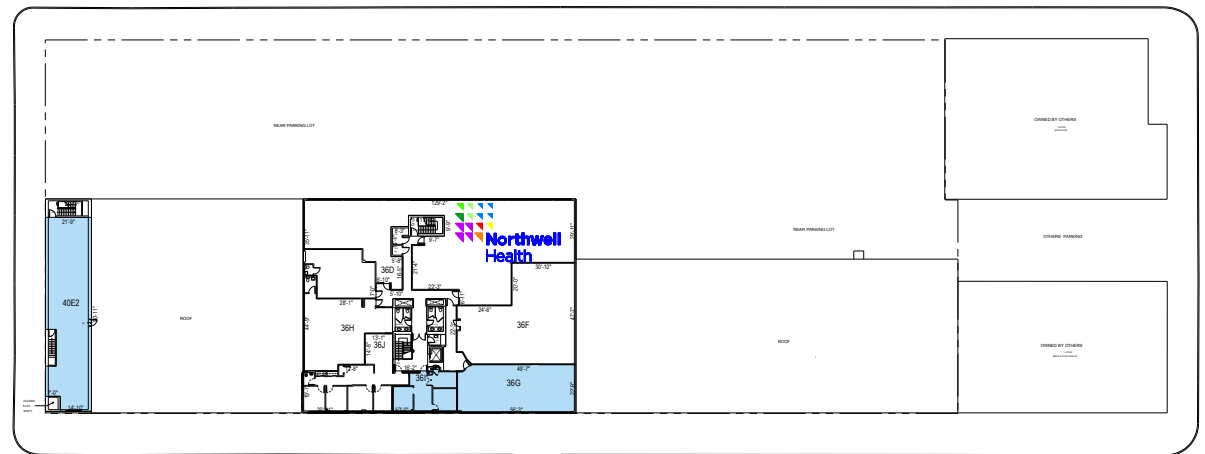


# SITE PLAN - FLOOR 2

TENANTS	SQFT
36D Northwell Health	5,516
36F Howard Beach Dental	2,370
36G Available	1,400
36H Kaploss Security	1,284
36I Available	609
36J Brady & Bader LLP	1,362
40E2 Available	1,842

92ND STREET

157TH AVENUE



## HIGHLIGHTS

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Parking Ratio	2 : 1,000 SF



# CONTACT US



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