

SUGARBUN.NYC BAKERY & CAFE

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GO TO:
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HOW TO ORDER
ORDER ALL YOUR
FAVORITES!
YOUR ORDER
WILL BE READY
WHEN YOU ARRIVE

156-22

ENTRANCE
welcome

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ENTRANCE

WE ARE
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COFFEE
BAGELS
EGGS

OPEN
7 DAYS

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



1.5 Miles

PC.RICHARD & SON



Atlantic Ave



Rockaway Blvd



N Conduit Ave



S Conduit Ave

SHOWCASE CINEMAS

Cross Bay Commons

MediSys
SOUTH SHORE RADIOLOGICAL ASSOCIATES
SugarBun
Northwell Health
Spectrum
DANNY'S SZECHUAN GARDEN



Belt Pkwy

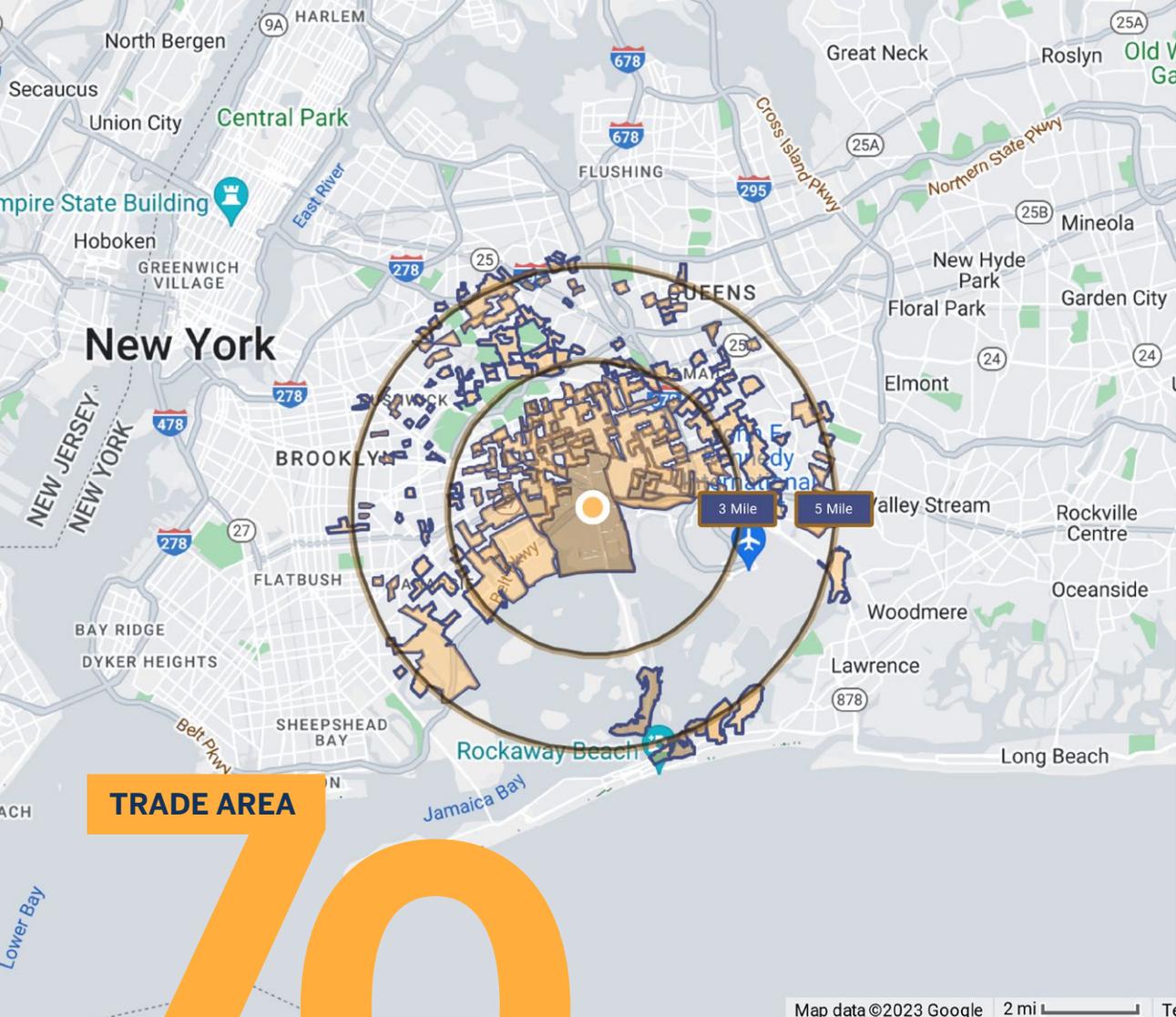


Cross Bay Blvd

Gateway Center

target
BJ's JCPenney
Michaels
petco
and many others.





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

545,827 Tru Trade* **517,046** 3 Mile **1,569,700** 5 Mile

FAMILY HOUSEHOLDS

179,083 Tru Trade* **165,803** 3 Mile **546,246** 5 Mile

AVERAGE HH INCOME

\$82,422 Tru Trade* **\$96,019** 3 Mile **\$98,825** 5 Mile

COLLEGE EDUCATION

22.4% Tru Trade* **23.2%** 3 Mile **30.7%** 5 Mile

*Tru Trade Area is 2.54 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.

SITE PLAN - FLOOR 1

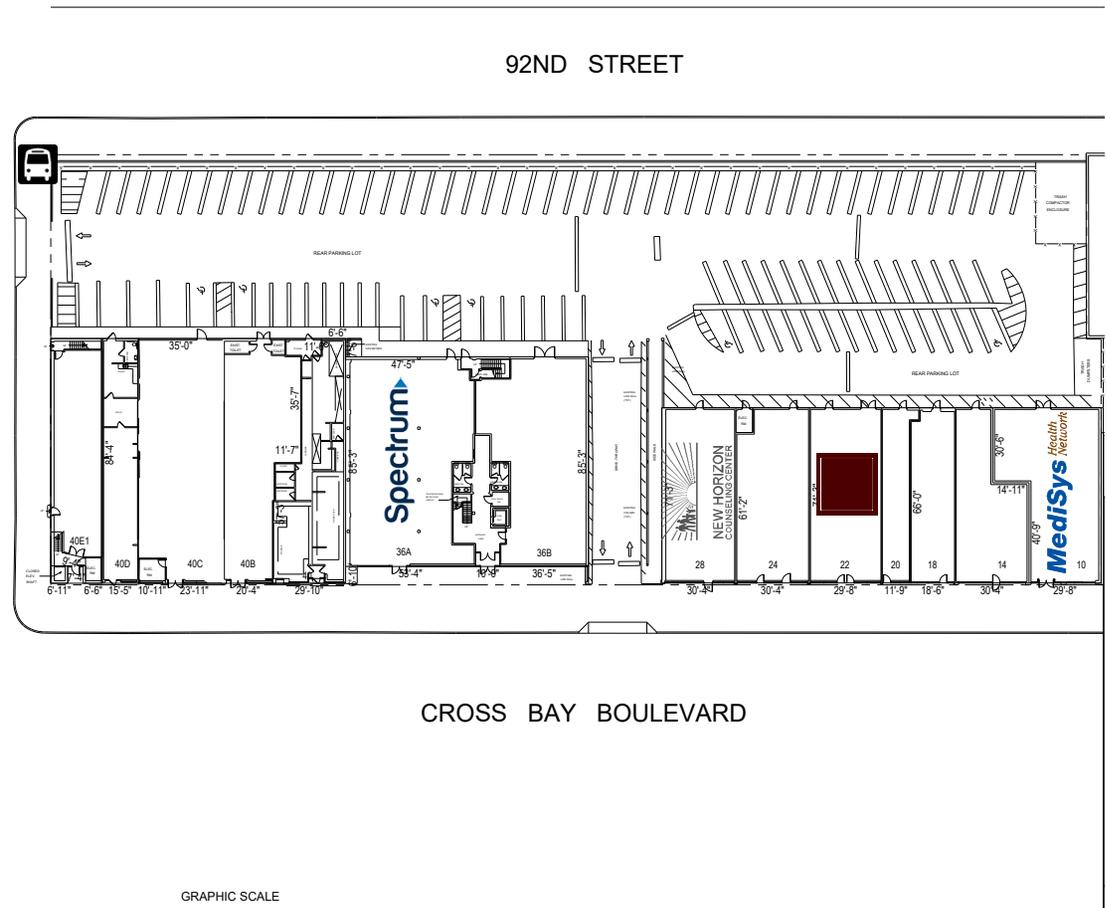
TENANTS	SQFT
10 Medisys Health Network	2,541
14 Jamie Rose Eyewear	1,659
18 SoBol	1,300
20 David's Salon	
22 Sugar Bun Bakery	2,130
24 Collectables USA LLC	2,100
28 New Horizons Counseling Center	2,100
36A Spectrum	3,871
36B South Shore Radiology	4,000
40 Greek Guys Souvlaki	2,400
40B Danny's Szechuan Restaurant	2,500
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



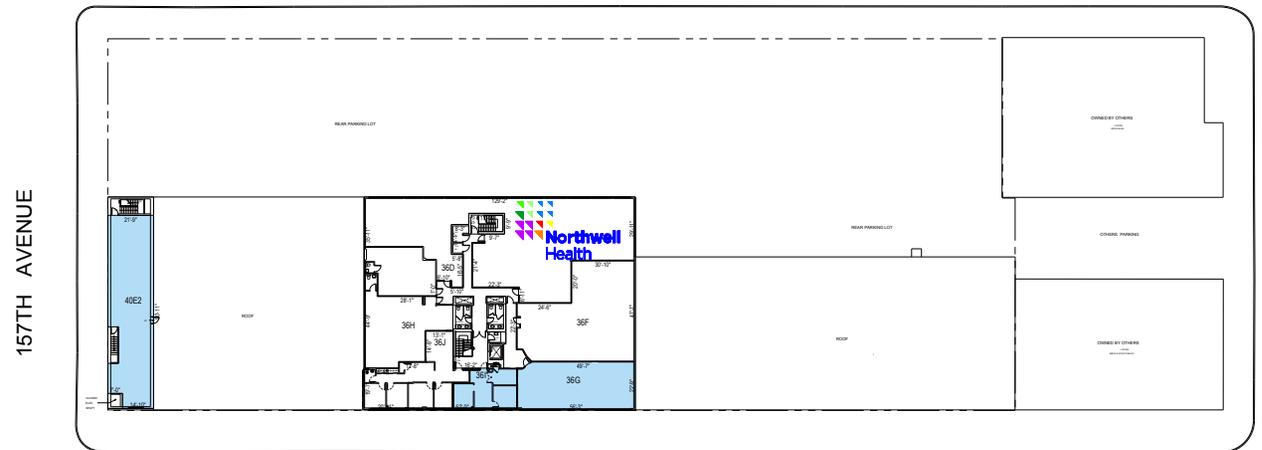
157TH AVENUE



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



HIGHLIGHTS

Total SF	32,076
Parking Spaces	97
Parking Ratio	2 : 1,000 SF

CONTACT US



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