

Cross Bay Commons

156-40 Cross Bay Blvd., Howard Beach, NY 11414



GLA: 46,395 SF

Acres: 1.72

Parking Spaces: 96/Ratio: 2.06:1,000 SF

County: Queens

For Leasing Contact:

Gabby Semet

Tel: 2015713429

gsemet@uedge.com

UEDGE.COM

Demographics: 3-Mile Radius



Population
511,103



Households
165,087



Daytime Pop.
404,375



AHFI
\$93,132



MHI
\$64,642

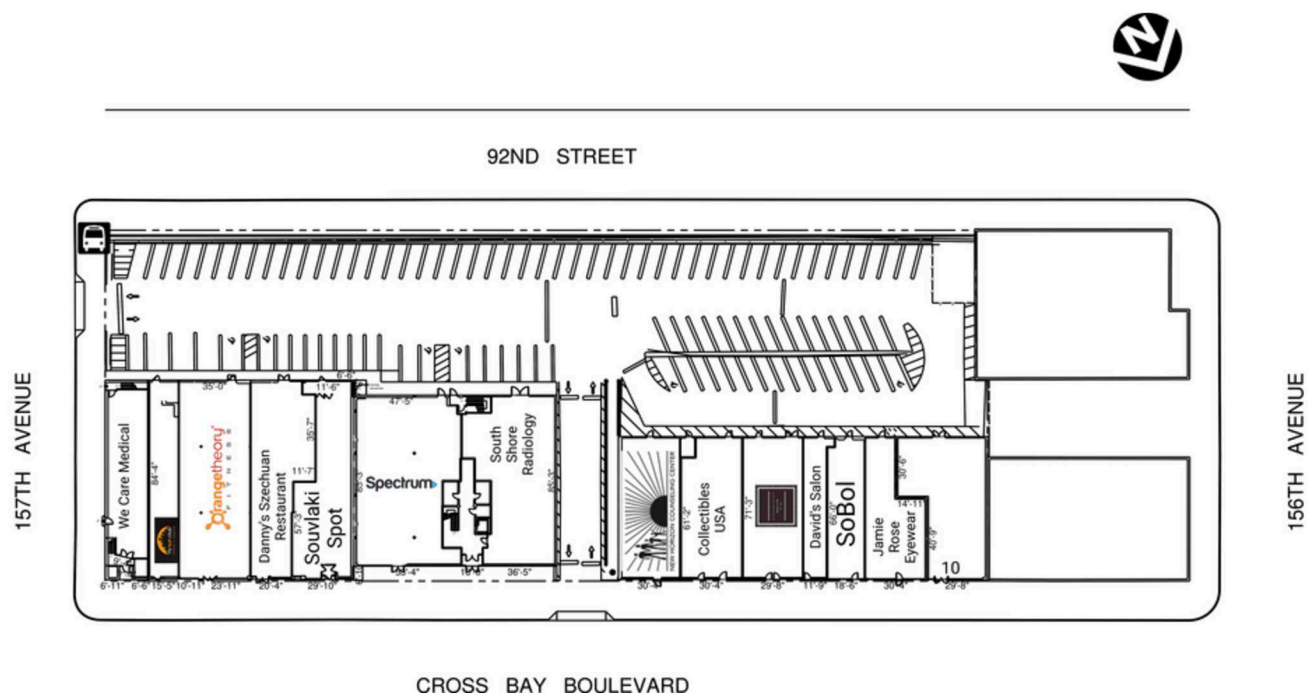


College Ed.
24.1%

Demographics data Provided by: ESRI

Cross Bay Commons

156-40 Cross Bay Blvd., Howard Beach, NY 11414



Retail Spaces (SF)

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 Bakery	2,130
24	Collectibles USA	2,100
28	New Horizons Counseling Center	2,100
36A	Spectrum	3,871
36B	South Shore Radiology	4,000
40	Souvlaki Spot	2,400
40B	Danny's Szechuan Restaurant	2,500
40C	Orangetheory Fitness	3,527
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.

Cross Bay Commons

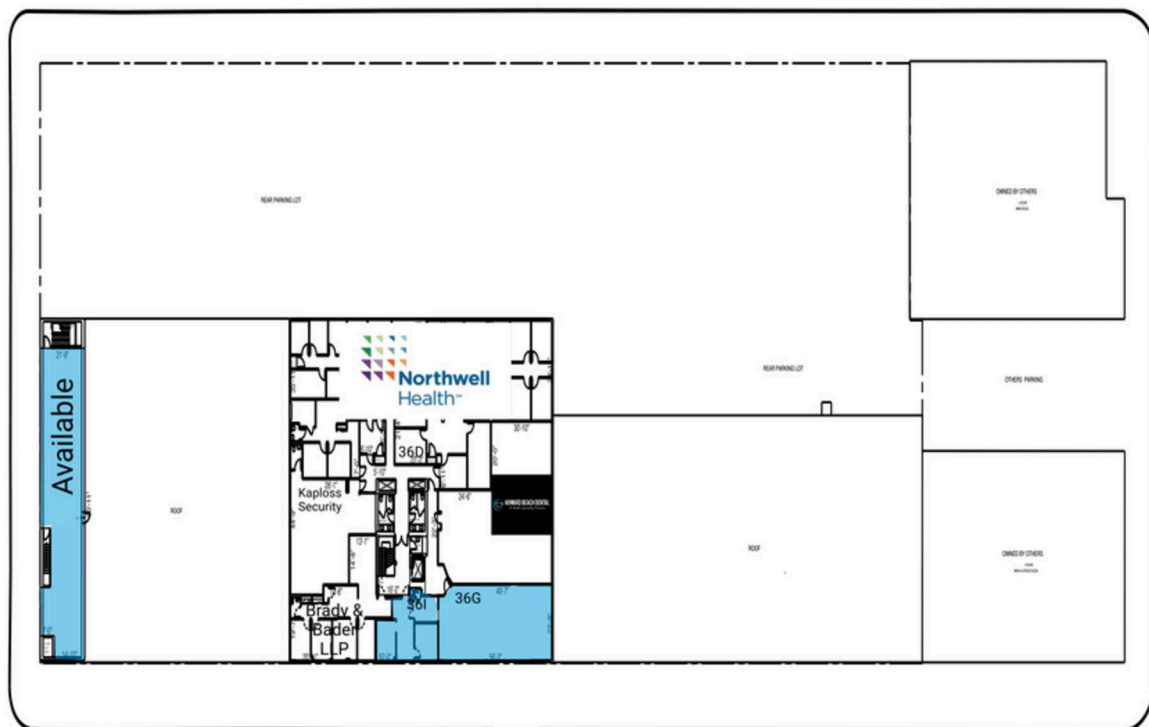
156-40 Cross Bay Blvd., Howard Beach, NY 11414



92ND STREET

157TH AVENUE

156TH AVENUE



CROSS BAY BOULEVARD

Retail Spaces (SF)

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

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.