

The Whitestone Shopping Center

153-17 Cross Island Parkway, Whitestone, NY 11357



516-496-8888
schuckmanrealty.com

120 NORTH VILLAGE AVENUE, ROCKVILLE CENTRE, NY 11570

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Contact Exclusive Brokers for More Information

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Extraordinary Retail Leasing Opportunity:

- **Size(s):** In-Line Space 750 SF – 3,275 SF
- **Asking Rent:** Upon Request
- **Possession:** Immediate
- **Property Type:** Grocery-Anchored Retail Center
- **Parking:** +/-506 Spaces (EV Spaces coming soon)

Highlights:

- Located in one of New York City's most supply-constrained, high-barrier-to-entry retail markets with virtually no new retail development.
- One of the only retail centers in the immediate trade area offering convenient on-site parking, positioned along the highly trafficked Cross Island Parkway corridor.
- Anchored by Key Food and complemented by neighborhood-serving retailers, generating consistent daily traffic and strong co-tenancy synergy.
- Ideal location for retail, restaurant, fitness, medical, and personal service operators, supported by strong daytime and evening population demand.



RENDERING OF PROPOSED



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Building Designations



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Site Plan

Space	Tenant	Size (SF)
A1	Chase	3,457 SF
A2	Available	2,121 SF
A3	Lease Out	2,622 SF
A4	Webster Bank	3,500 SF
A5	LOI	3,406 SF
A6	Available	1,399 SF
A7	T-Mobile	1,630 SF
A8	Available	1,525 SF
A9	LOI	2,018 SF
A10	Available	1,614 SF
A11	QSR	1,900 SF
B	Fitness (Divisible)	20,938 SF
C1	Available	2,290 SF
C2	Available	2,101 SF
C3	Available	2,639 SF
C4	Available	2,277 SF
C5	Available	3,275 SF
C6	Key Food	27,456 SF
D	Mid-Box Retail	18,883 SF
E2	Available	2,402 SF
E4	Barber	767 SF
E5	Available	2,304 SF
E6	Available	1,062 SF
E7	LOI	1,907 SF
E8	LOI	2,005 SF
E9	Available	1,671 SF
E10	Available	901 SF
E12	LOI	1,811 SF



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Site Plan – With Currently Proposed Tenants



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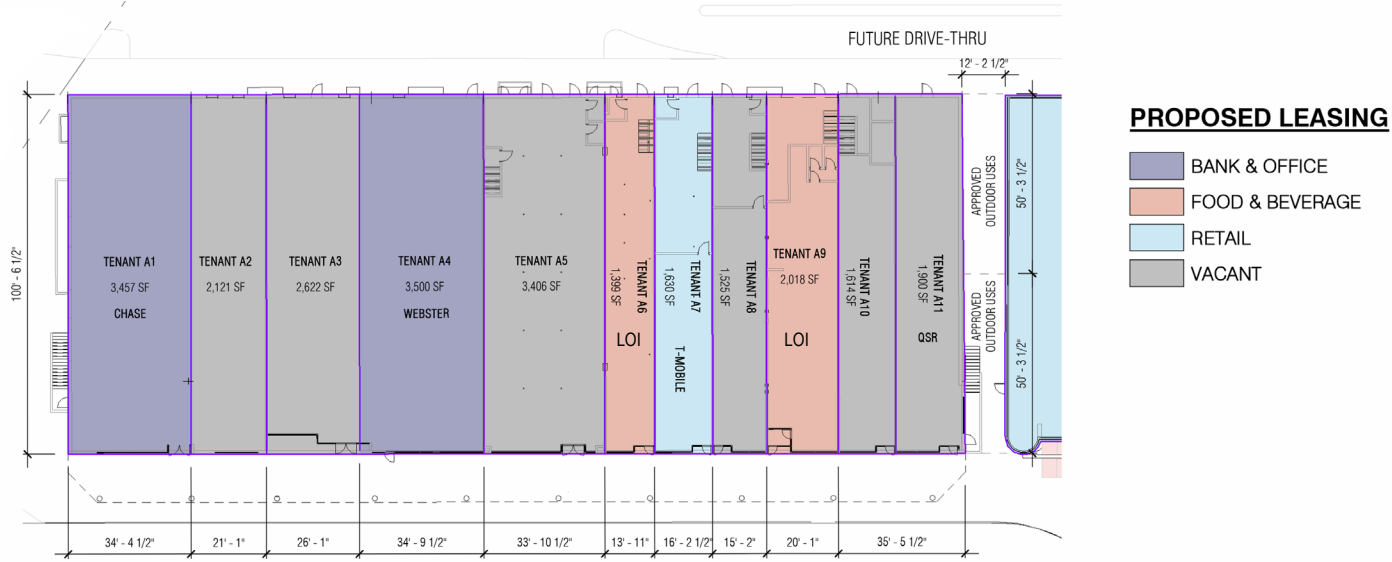
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Building A



BUILDING A — TENANT SCHEDULE		
SUITE	TENANT / USE	SF
A1	Chase Bank	3,457 SF
A2	Available	2,121 SF
A3	Available	2,622 SF
A4	Webster Bank	3,500 SF
A5	Available	3,406 SF
A6	Mediterranean Restaurant	1,399 SF
A7	T-Mobile	1,630 SF
A8	Available	1,525 SF
A9	Grind NYC	2,018 SF
A10	Available	1,614 SF
A11	QSR (Available)	1,900 SF

PROPOSED LEASING

- BANK & OFFICE
- FOOD & BEVERAGE
- RETAIL
- VACANT

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Building A

CHASE

WebsterBank

T-Mobile



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Building A - Endcap



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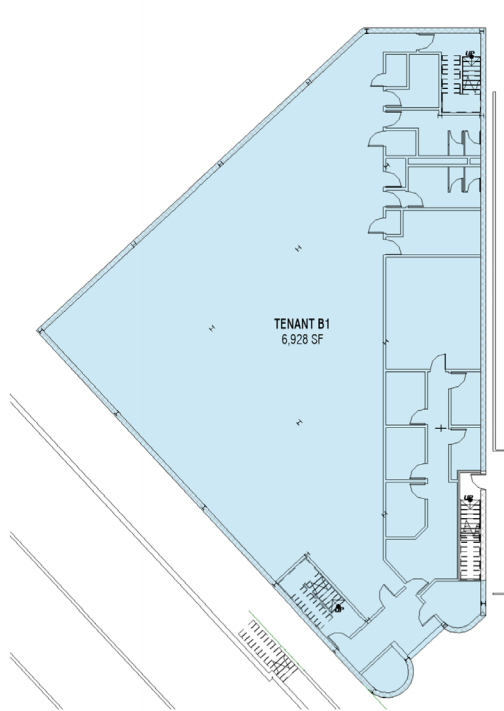
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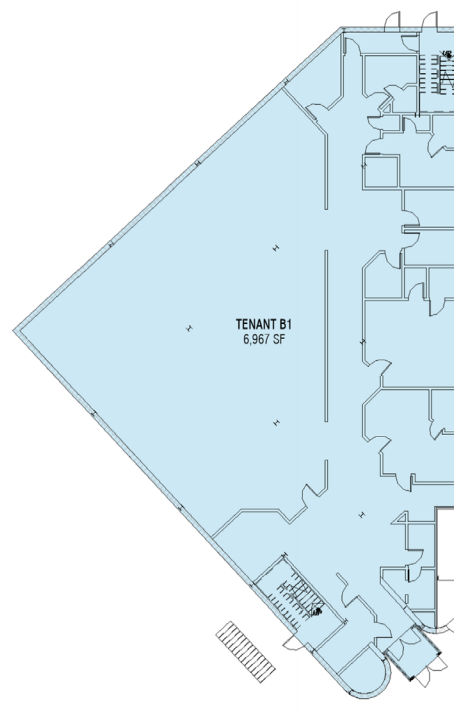
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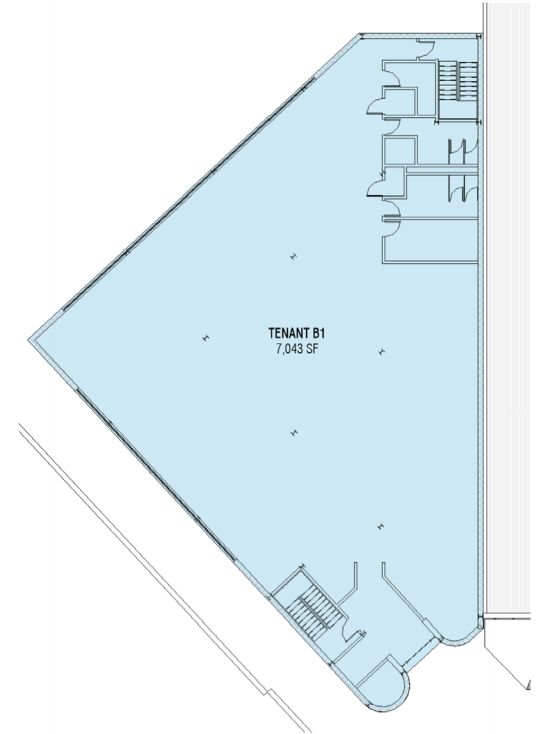
Building B



① BUILDING B - LOWER LVL LEASING B.1
1" = 30'-0"



② BUILDING B - GROUND LVL LEASING B.1
1" = 30'-0"



③ BUILDING B - 2ND LVL LEASING B.1
1" = 30'-0"

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Building B



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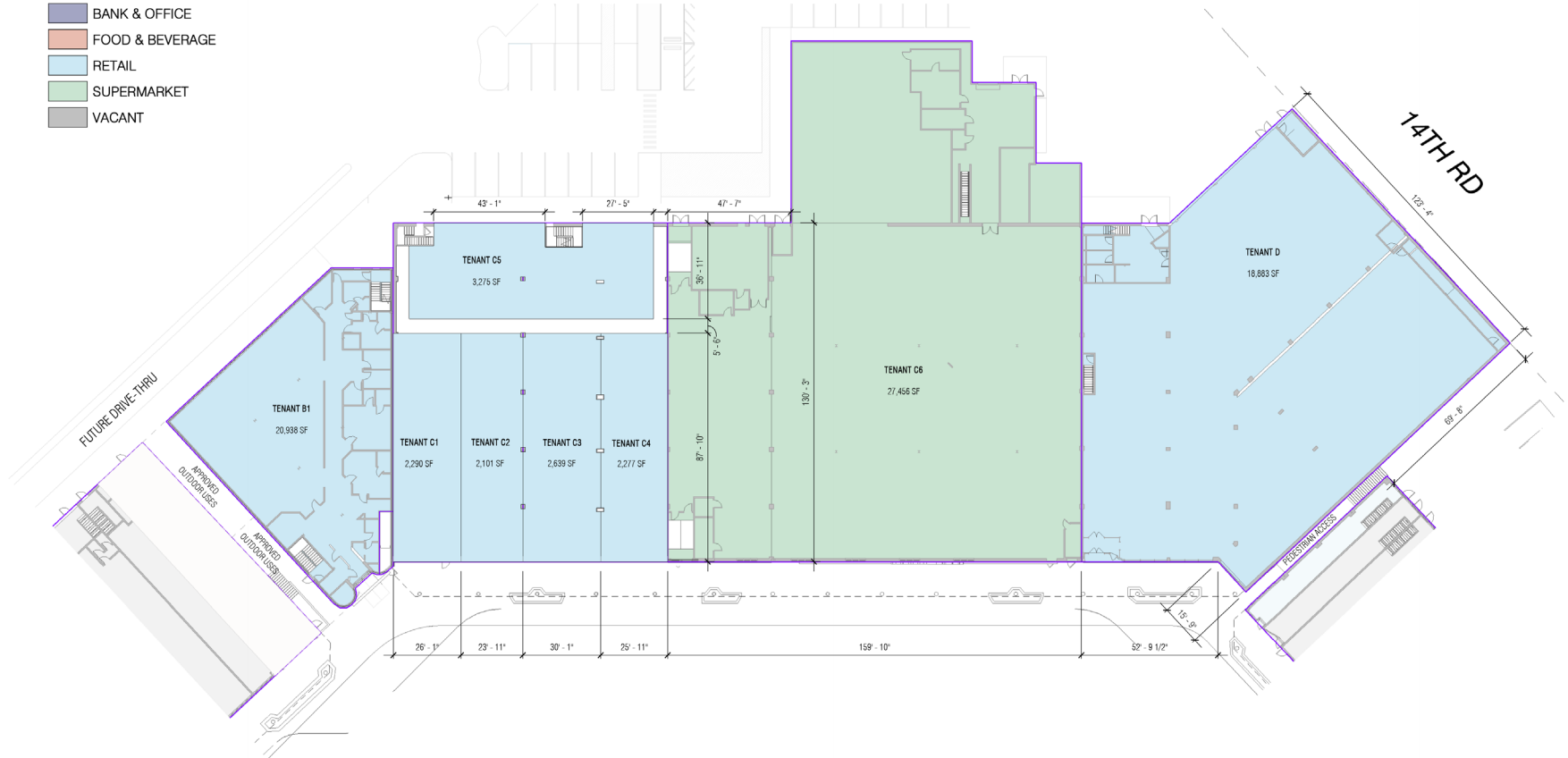
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Building C & D

PROPOSED LEASING

- BANK & OFFICE
- FOOD & BEVERAGE
- RETAIL
- SUPERMARKET
- VACANT



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Building C



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Building D



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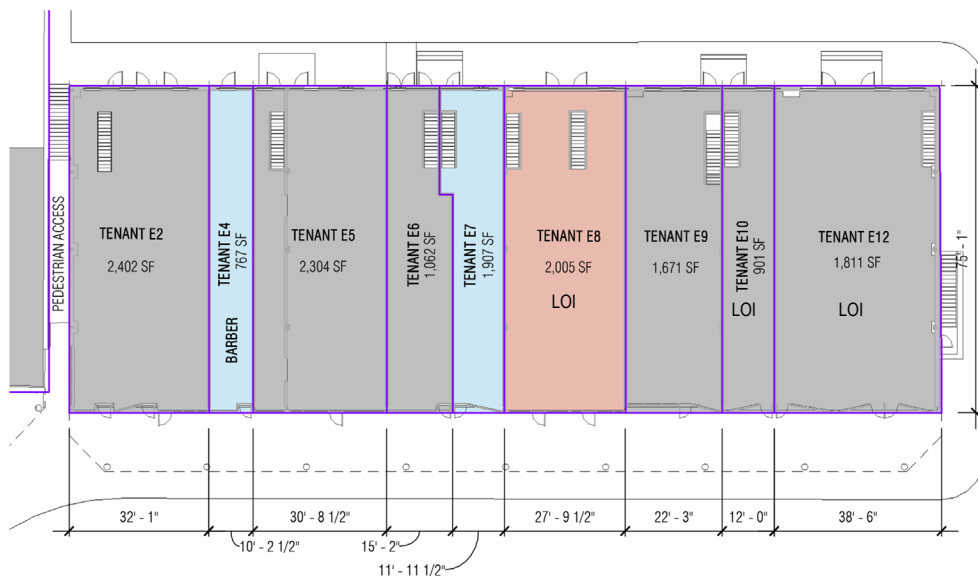
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Building E



BUILDING E — TENANT SCHEDULE

SUITE	TENANT / USE	SF
E2	Available	2,402 SF
E4	Barber	767 SF
E5	Available	2,304 SF
E6	Available	1,062 SF
E7	Available	1,907 SF
E8	Available	2,005 SF
E9	Available	1,671 SF
E10	Available	901 SF
E12	Letter of Intent	1,811 SF

PROPOSED LEASING

- BANK & OFFICE
- FOOD & BEVERAGE
- RETAIL
- VACANT

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Building E



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Building E - Endcap



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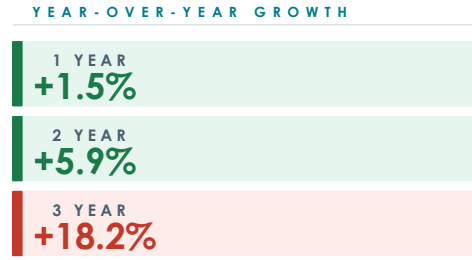
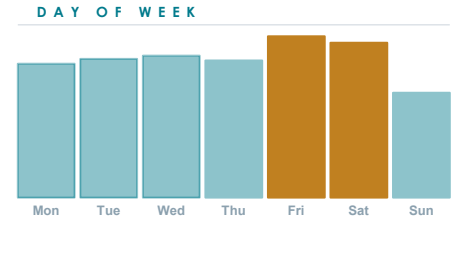
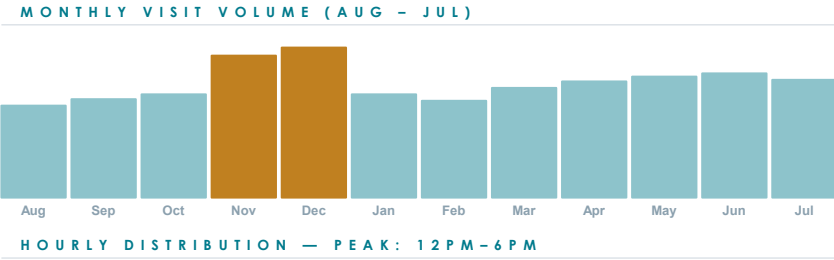
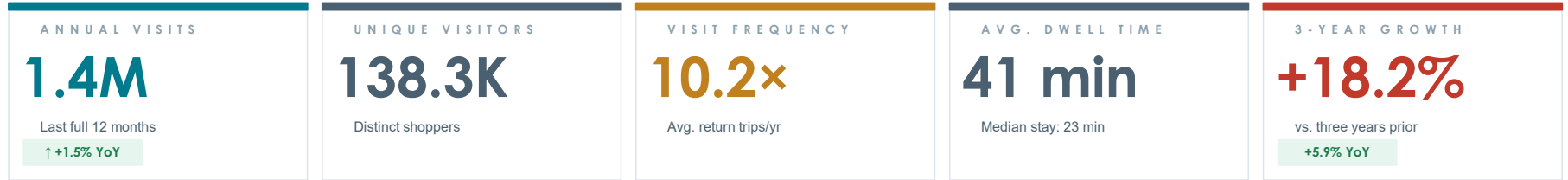
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Center Performance



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Center Performance



GROCERY ANCHOR

Key Food

547.6K

Annual Visits to Grocery Anchor

#23 of 160 Key Food locations in New York

ONLY PARKING IN THE MARKET

The only grocery-anchored center with surface parking in Whitestone. No comparable alternative — shoppers are already in the parking lot before you open your doors.

BUILT-IN DAILY CUSTOMER BASE

Grocery traffic drives daily repeat visits. Your customers are already in the parking lot before you open your doors.

10.2x avg return visits per year — loyalty driven by the grocery anchor validates co-tenancy for retail, food, service & medical uses.

TENANT VISIT PERFORMANCE

Key Food Grocery Anchor	547.6K Rank 23/160 NY
Chase Bank Financial Services	225K -2% YoY
NY Sports Club Fitness	185.4K +9% · Rank 2/7 NY
Walgreens Drugstore/Pharmacy	135.4K +6% YoY
Webster Bank Financial Services	91.7K +17% · Rank 12/64
Pizza Chef Fast Food / QSR	60.8K +5% · Rank 2/3 NY
T-Mobile Electronics/Wireless	23.1K +5% YoY

Center Total GLA
366,600 SF · 3.85 visits/sq ft annually

STANDOUT RANKINGS

KEY FOOD — NY CHAIN RANK

#23

of 160 locations

Top 15% anchor

NY SPORTS CLUB — NY CHAIN RANK

#2

of 7 locations

Top 29% fitness

WEBSTER BANK — NY CHAIN RANK

#12

of 64 locations

+17% YoY growth

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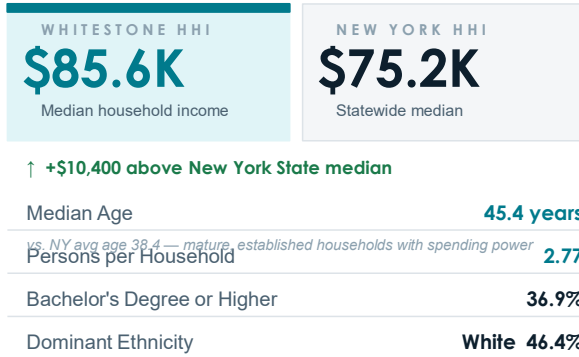
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Center Performance

TRADE AREA DEMOGRAPHICS



WHERE THESE SHOPPERS ALSO GO

1	College Point Center 1.3 mi	62.7%
2	Bay Terrace Shopping Ctr 1.8 mi	60.9%
4	Target, College Point 1.3 mi	53.1%
5	Roosevelt Field Mall 10.7 mi	50.1%

Active consumers who travel far — yet return to Whitestone as their everyday anchor.

COMPETITIVE RANKINGS



WHAT THIS MEANS FOR TENANTS

New tenants inherit a proven, high-traffic environment from Day 1 — no building an audience from scratch.

WHY WHITESTONE SC

01 Grocery-Anchored Daily Traffic
Key Food's 547K annual visits create a built-in daily customer stream. Your shoppers are already here before you open.

02 Only Parking in the Market
Free surface parking in a dense Queens neighborhood. No comparable alternative — the only convenient choice for car-driving households.

03 +18.2% Three-Year Growth
Three consecutive years of visit growth. A strengthening trade area — not a center in decline.

04 \$85.6K Median Household Income
\$10K+ above NY State median. Mature households returning 10.2x per year — the ideal customer profile.

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