

FOR SALE SINGLE-TENANT WALGREENS SUBLEASED TO KEY FOOD

163-30 CROSS BAY BLVD, HOWARD BEACH, NY 11414

PRICE: \$12,000,000
CAP RATE: 9.13%



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

MATTHEW COLANTONIO

Associate RE Broker

matt@schuckmanrealty.com

BARUCH EDELKOPF

Associate RE Broker

be@schuckmanrealty.com

EDWARD GOTTLIEB, CRX, CLS

Associate RE Broker

ed@schuckmanrealty.com

516-496-8888

schuckmanrealty.com

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

SCHUCKMAN
REALTY INC.

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

FOR SALE: SINGLE-TENANT WALGREENS SUBLEASED TO KEY FOOD

163-30 CROSS BAY BLVD, HOWARD BEACH, NY 11414

PROPERTY INFORMATION

ADDRESS: 163-30 CROSS BAY BLVD.
NEIGHBORHOOD: HOWARD BEACH, QUEENS
CITY: NEW YORK
TENANT: WALGREEN CO.
LEASE TYPE: ABSOLUTE NNN
NNN RENT: \$1,096,345
LEASE EXPIRATION: OCTOBER 31, 2028
BLOCK-LOTS: 14076-118, 147, 148, 150, 155
COMBINED LOT SF: 33,342
BUILDING SF: 9,724
COMBINED TAXES: \$408,615 (TENANT RESPONSIBILITY)
YEAR BUILT/RENOVATED: 2009/2013

HIGHLIGHTS:

- CORPORATE-GUARANTEED WALGREENS ABSOLUTE NNN LEASE RUNS THROUGH OCTOBER 31, 2028
- THE PROPERTY IS A ~0.76-ACRE SITE WITH PARKING ON CROSS BAY BLVD WITH A 9,724 SF BUILDING AND STRONG VISIBILITY IN A HIGH-TRAFFIC RETAIL CORRIDOR.
- KEY FOOD OPERATES AS THE SUBTENANT AND HAS INVESTED HEAVILY IN RENOVATIONS, SIGNALING STRONG STORE PERFORMANCE AND LONG-TERM COMMITMENT TO THE LOCATION.
- THE STORE FUNCTIONS AS ESSENTIAL, GROCERY-ANCHORED RETAIL, DRAWING DAILY NEIGHBORHOOD TRAFFIC.



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	14,371	88,151	380,055
HOUSEHOLDS	5,304	31,377	125,608
AVERAGE HH INCOME	\$161,951	\$109,944	\$102,507

NEIGHBORING TENANTS



SCHUCKMAN
REALTY INC.

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

WWW.SCHUCKMANREALTY.COM

516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

FOR SALE: SINGLE-TENANT WALGREENS SUBLEASED TO KEY FOOD

163-30 CROSS BAY BLVD, HOWARD BEACH, NY 11414

AREA RETAIL



120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

WWW.SCHUCKMANREALTY.COM

516-496-8888

SCHUCKMAN[®]
REALTY INC.

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

FOR SALE: SINGLE-TENANT WALGREENS SUBLEASED TO KEY FOOD

163-30 CROSS BAY BLVD, HOWARD BEACH, NY 11414

2 MILES TO BROOKLYN

5 MILES TO MANHATTAN

5 MILES TO LONG ISLAND CITY



163-30 Cross Bay Blvd.

BELT PARKWAY
WITH AADT: 147,589 VPD

JFK AIRPORT

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

WWW.SCHUCKMANREALTY.COM

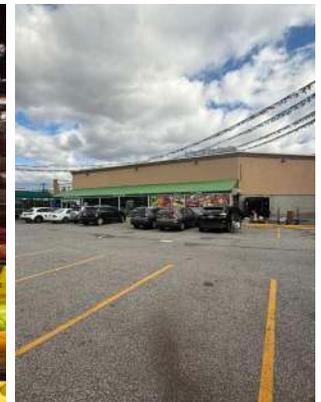
516-496-8888

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

SCHUCKMAN[®]
REALTY INC.

FOR SALE: SINGLE-TENANT WALGREENS SUBLEASED TO KEY FOOD

163-30 CROSS BAY BLVD, HOWARD BEACH, NY 11414



120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

WWW.SCHUCKMANREALTY.COM

516-496-8888

SCHUCKMAN[®]
REALTY INC.

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

FOR SALE: SINGLE-TENANT WALGREENS SUBLEASED TO KEY FOOD

163-30 CROSS BAY BLVD, HOWARD BEACH, NY 11414

Walgreens TENANT PROFILE

Walgreen Co. is one of the largest pharmacy and retail chains in the United States, recognized for its strong national presence, healthcare leadership, and long-standing operational stability. Founded in 1901 and headquartered in Deerfield, Illinois, **Walgreens** operates approximately 8,700 retail locations across all 50 states, serving millions of customers daily with prescription medications, health and wellness products, convenience items, and photo services. The company's stores are strategically positioned in high-traffic, easily accessible locations, reinforcing its position as a cornerstone tenant in communities nationwide.

Walgreens is a core subsidiary of **Walgreens Boots Alliance, Inc.** (NASDAQ: WBA), a global leader in pharmacy-led health and retail, with operations in over 25 countries. As part of this multinational healthcare group, **Walgreens** benefits from significant scale, integrated supply chains, and a growing focus on healthcare delivery and technology. In recent years, the company has expanded beyond retail into healthcare services, investing heavily in primary care partnerships and in-store health clinics through strategic ventures such as VillageMD, reflecting a long-term transition toward becoming a comprehensive healthcare provider.

From an investment perspective, **Walgreens** is regarded as a blue-chip, investment-grade tenant (S&P: BBB) and a premier name in the single-tenant net lease (STNL) market. The company's typical lease structure features corporate guarantees and long-term, absolute triple-net (NNN) terms, providing investors with stable, predictable cash flow and zero landlord responsibilities. Walgreens' long operating history, consistent profitability, and essential business model contribute to its reputation as a "bond-like" tenant, offering investors dependable income and portfolio stability.



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

MATTHEW COLANTONIO
Associate RE Broker
matt@schuckmanrealty.com

BARUCH EDELKOPF
Associate RE Broker
be@schuckmanrealty.com

EDWARD GOTTLIEB, CRX, CLS
Associate RE Broker
ed@schuckmanrealty.com

516-496-8888
schuckmanrealty.com

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

SCHUCKMAN
REALTY INC.

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

FOR SALE: SINGLE-TENANT WALGREENS SUBLEASED TO KEY KEY FOOD

163-30 CROSS BAY BLVD, HOWARD BEACH, NY 11414



TENANT PROFILE - SUBTENANT

Key Food Stores Co-Operative, Inc. ("**Key Food**") is one of the largest independent supermarket cooperatives in the Northeastern United States, recognized for its deep community roots, diverse store formats, and strong regional brand presence. Founded in 1937 and headquartered in Matawan, New Jersey, the cooperative supports more than 315 independently owned and operated supermarkets under a portfolio of well-known banners, including **Key Food**, Food Universe, Food Dynasty, Urban Market, and The Food Emporium. Member stores operate primarily across New York, New Jersey, Connecticut, Pennsylvania, and Massachusetts, serving millions of customers weekly with fresh groceries, prepared foods, and household essentials. Unlike traditional corporate grocery chains, **Key Food** operates under a cooperative structure, meaning each store is independently owned yet benefits from centralized buying power, marketing, and distribution provided by the cooperative. This model allows local operators to tailor their offerings to community needs while maintaining competitive pricing and access to national brand partnerships. The company's 1.5 million-square-foot distribution center in New Jersey ensures efficient logistics and product availability across its growing network.

From an investment standpoint, **Key Food** is a well-established, essential retail tenant, operating in a stable, needs-based sector with consistent foot traffic and strong sales performance. Many **Key Food** stores are operated under long-term, triple-net (NNN) lease structures, often backed by experienced multi-unit operators with proven track records. The brand's combination of local market loyalty, operational independence, and cooperative support makes **Key Food** a reliable tenant and an attractive option for investors seeking stable, recession-resistant cash flow in urban and suburban grocery-anchored real estate.



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

MATTHEW COLANTONIO

Associate RE Broker

matt@schuckmanrealty.com

BARUCH EDELKOPF

Associate RE Broker

be@schuckmanrealty.com

EDWARD GOTTLIEB, CRX, CLS

Associate RE Broker

ed@schuckmanrealty.com

516-496-8888

schuckmanrealty.com

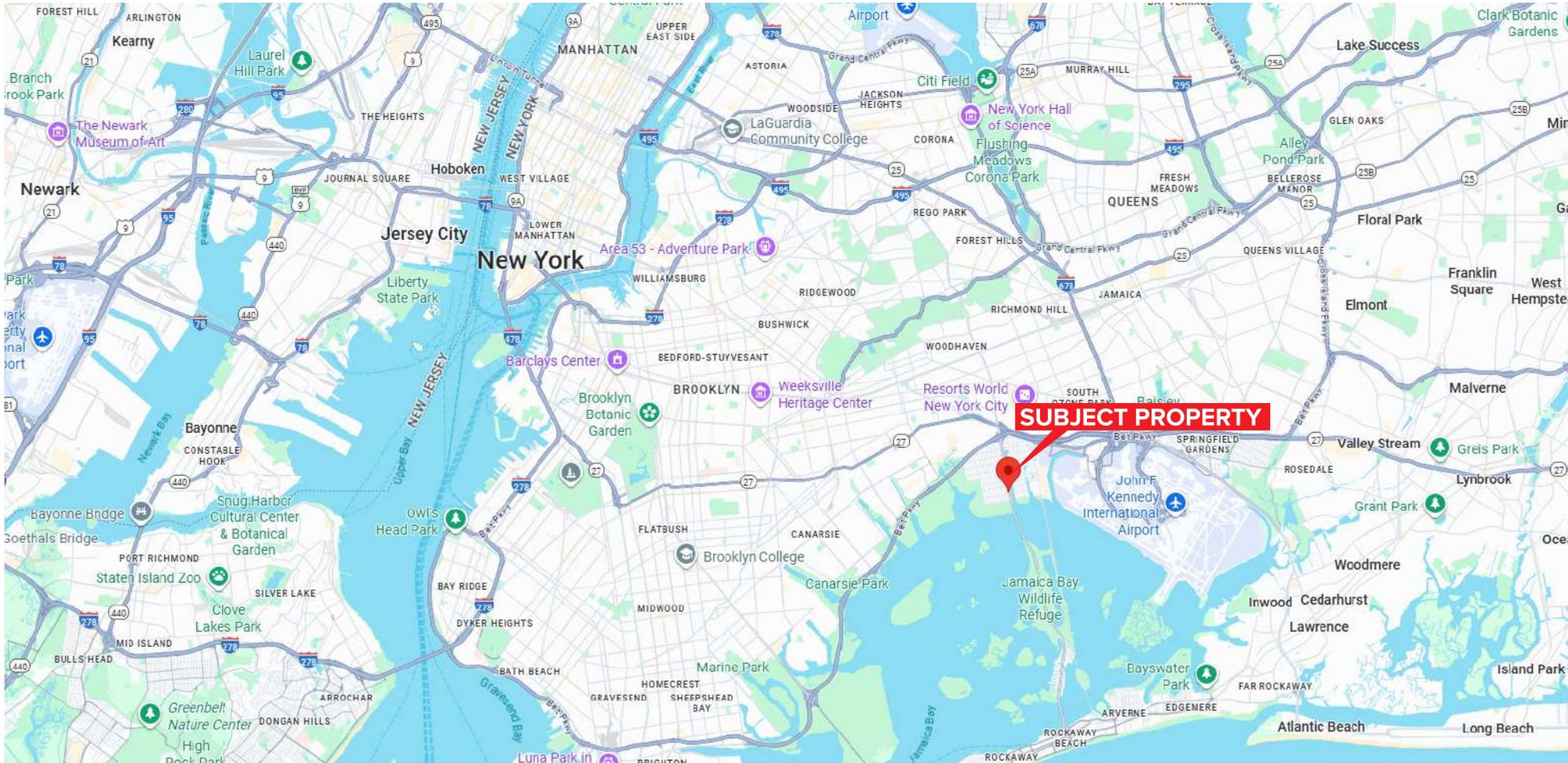
120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

SCHUCKMAN
REALTY INC.

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

FOR SALE: SINGLE-TENANT WALGREENS SUBLEASED TO KEY FOOD

3274 LONG BEACH ROAD • OCEANSIDE, NY 11572



CONTACT EXCLUSIVE BROKERS FOR DETAILS:

MATTHEW COLANTONIO
Associate RE Broker
matt@schuckmanrealty.com

BARUCH EDELKOPF
Associate RE Broker
be@schuckmanrealty.com

EDWARD GOTTLIEB, CRX, CLS
Associate RE Broker
ed@schuckmanrealty.com

516-496-8888

schuckmanrealty.com

120 NORTH VILLAGE AVENUE / ROCKVILLE CENTRE, NY 11570

SCHUCKMAN
REALTY INC.

This information contained herein has been obtained from sources believed reliable. However, we have not verified it and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental and other conditions, prior sale, lease or financing, or withdrawal without notice. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and they may not represent the current or future suitability, availability or performance of the property. You and your tax and legal advisors should conduct your own investigation of any property and transaction. We may or may not have an exclusive or nonexclusive contractual relationship with a tenant or the owner/landlord of a particular property; and if we do, such relationship shall be fully disclosed to you on a timely basis. Third-party trademarks, service marks, graphics, and logos belong to third parties. You are not granted any right or license with respect to Schuckman Realty Inc.'s trademarks service marks, graphics, and logos or the trademarks service marks, graphics, and logos of any third party. Kenneth Schuckman is Broker of record of Schuckman Realty Inc.

SCHUCKMAN REALTY'S INVESTMENT SALES TEAM



Kenneth Schuckman
President & CEO • RE Broker
516-496-8888
ken@schuckmanrealty.com



Matthew Colantonio
Associate Real Estate Broker
516-284-8638
matt@schuckmanrealty.com



Baruch Edelkopf
Associate Real Estate Broker
718-964-9048
be@schuckmanrealty.com



Edward Gottlieb CRX, CLS
Associate Real Estate Broker
516-299-9306
ed@schuckmanrealty.com



Carter Clark
Real Estate Salesperson
516-515-9133
carter.clark@schuckmanrealty.com



Avi Schuckman
Real Estate Salesperson
516-475-2084
avi@schuckmanrealty.com



Bryan Altamirano
Real Estate Salesperson
718-690-2589
bryan.a@schuckmanrealty.com



Eugene McLaughlin
RE Salesperson
516--703-3182
eugene@schuckmanrealty.com



Mendy Wiesner
Investment Sales Analyst • RE Salesperson
646-847-2429
mw@schuckmanrealty.com