

Whitestone Shopping Center

153-17 Cross Island Parkway, Whitestone, NY 11357



SCHUCKMAN[®]
REALTY INC.
schuckmanrealty.com

120 NORTH VILLAGE AVENUE
ROCKVILLE CENTRE, NY 11570
516-496-8888

Contact Exclusive Broker for More Information

Kenneth Schuckman
Lic. RE Broker
ken@schuckmanrealty.com

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Extraordinary Retail Leasing Opportunity

Size(s): In-Line Space 750 SF – 4,400 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.



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Building Designations



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Building A



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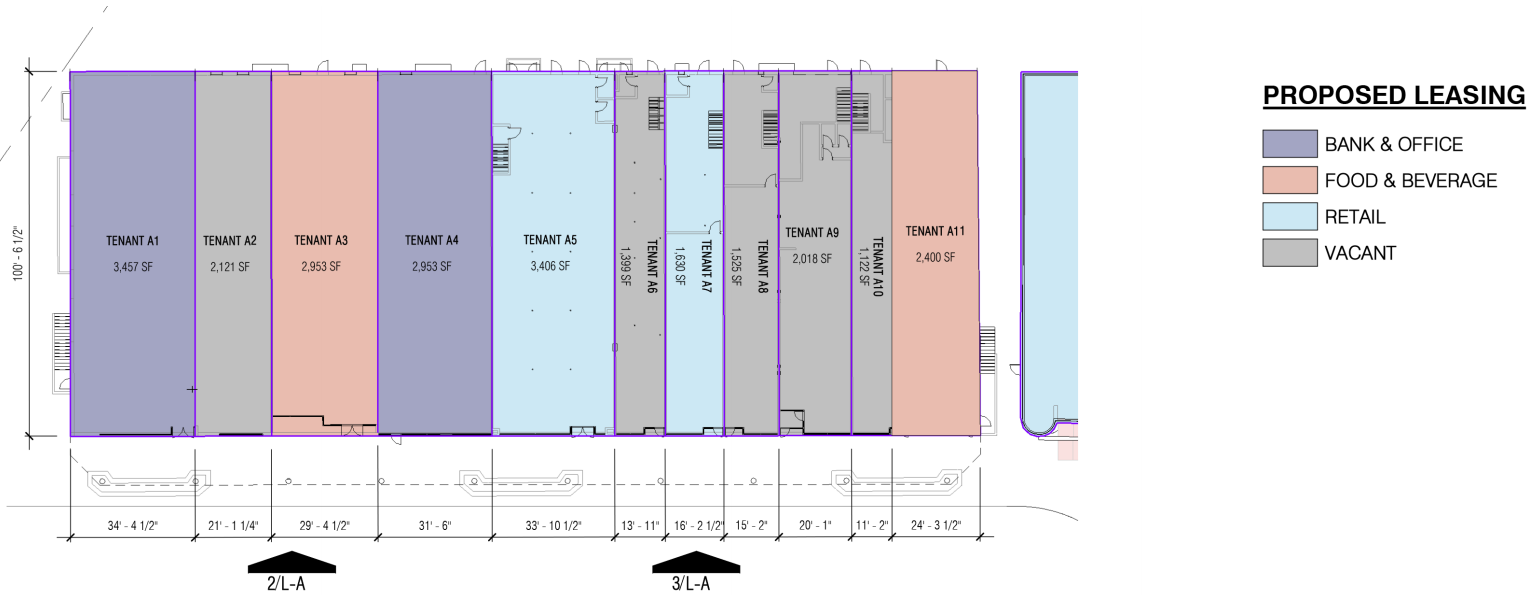
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Building A



① PROPOSED LEASING - BUILDING A
1" = 40'-0"

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Building A



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Whitestone Shopping Center

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Building A - Endcap



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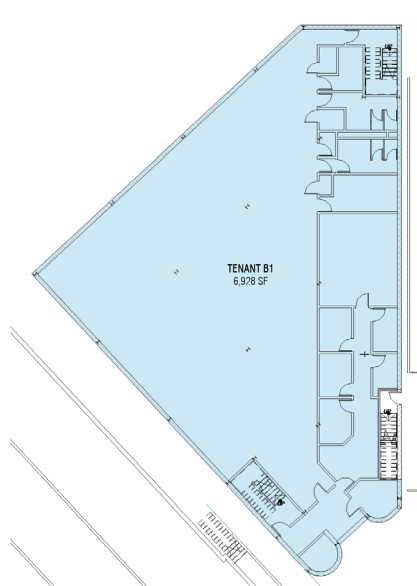
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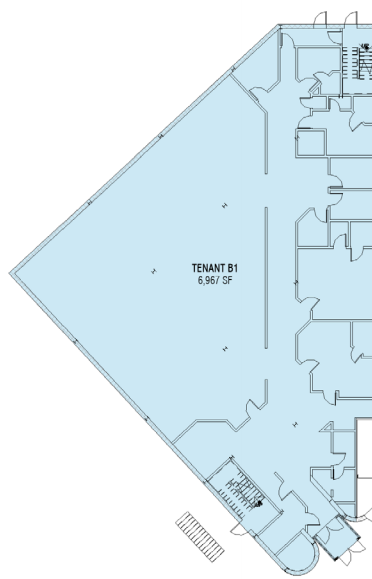
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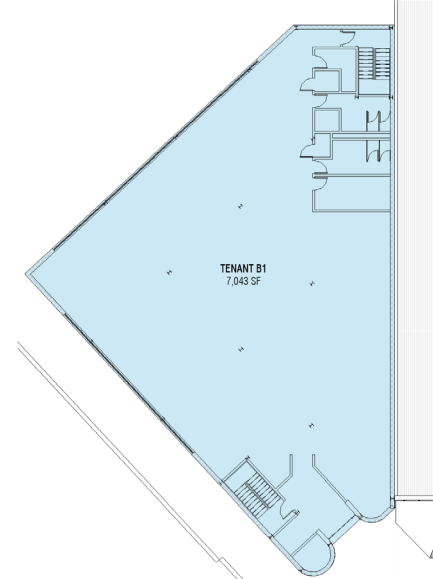
Building B



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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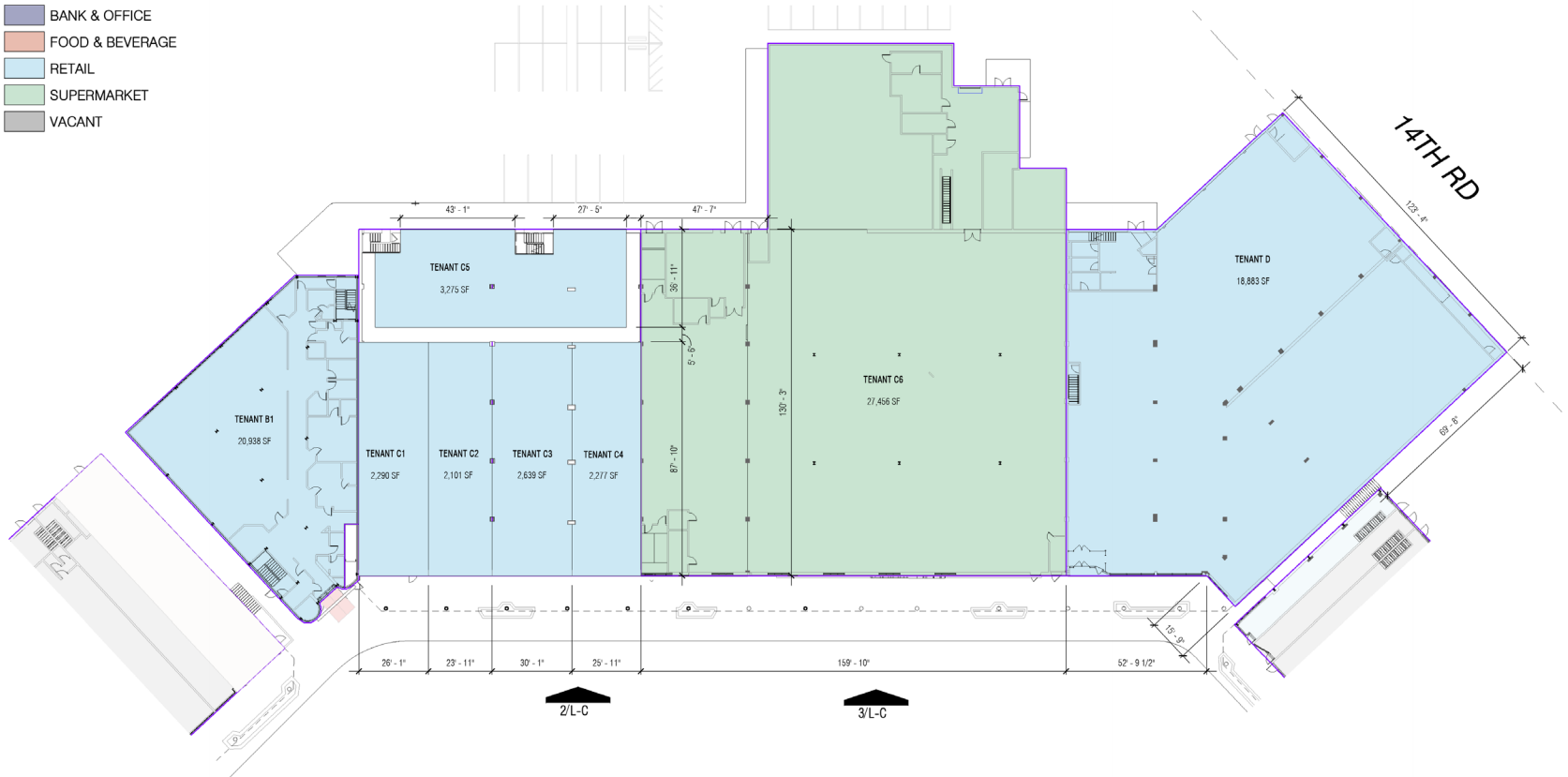
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Building C & D

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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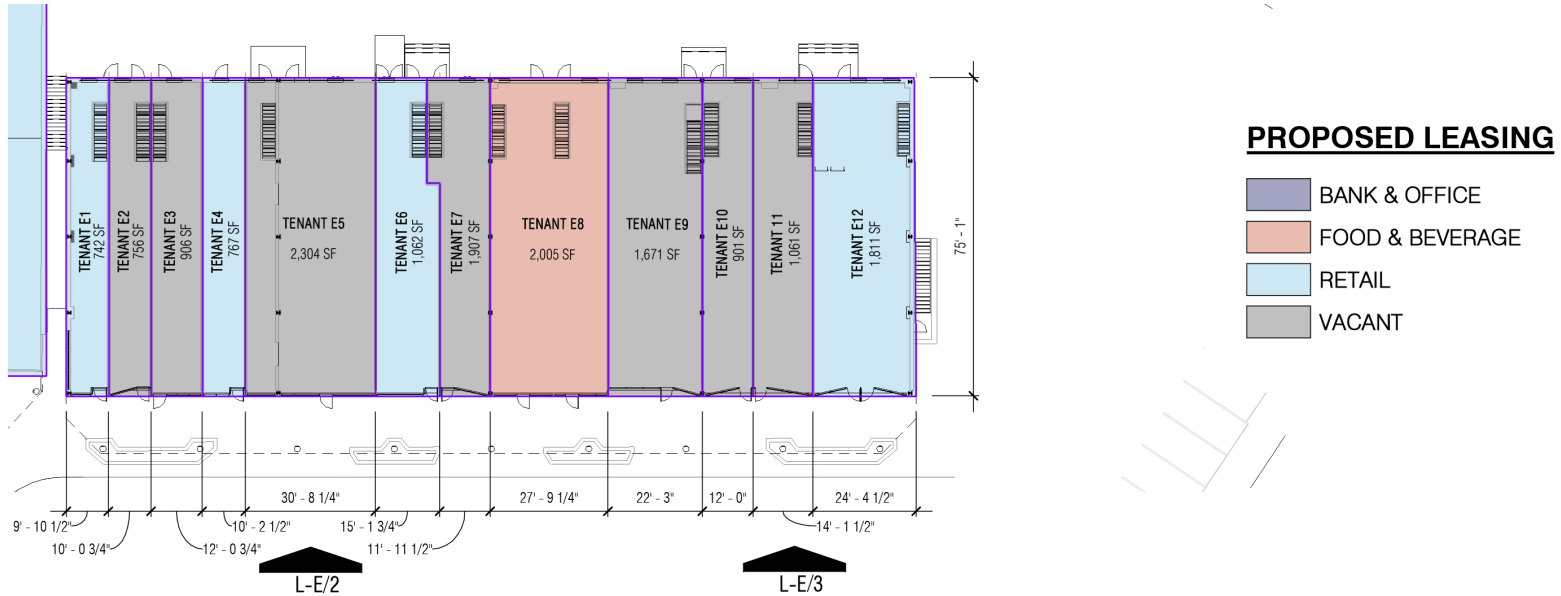
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Building E



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Building E



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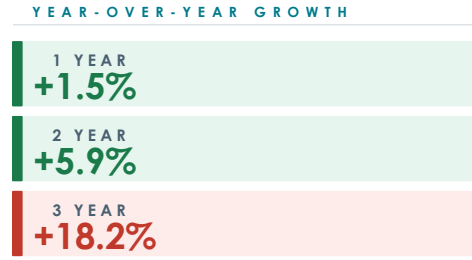
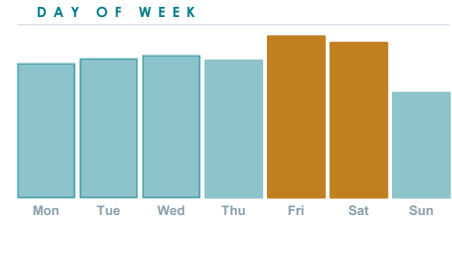
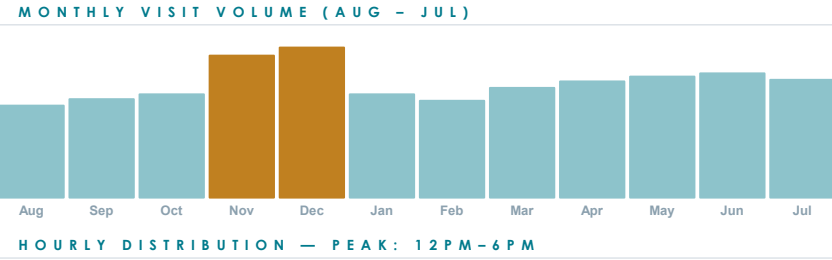
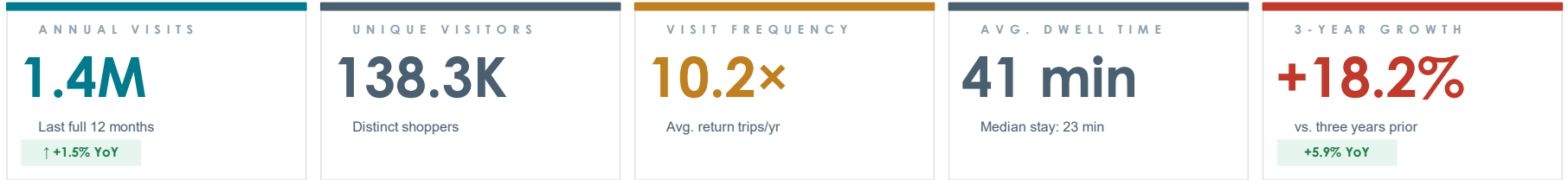
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Center Performance



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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 a captive audience.

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

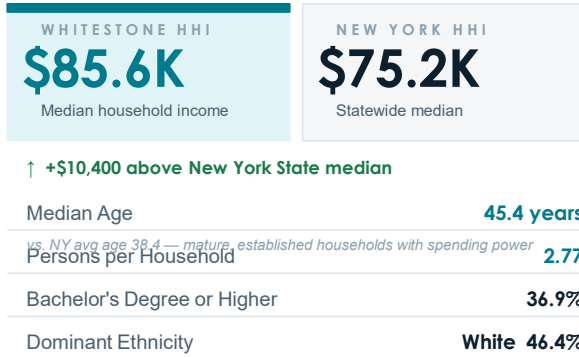
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Center Performance

TRADE AREA DEMOGRAPHICS

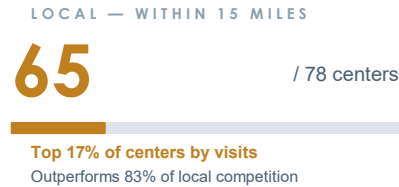


WHERE THESE SHOPPERS ALSO GO

| | | |
|----------|---|--------------|
| 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.

SOURCE: PLACER.AI