

The Whitestone Shopping Center

153-17 Cross Island Parkway, Whitestone, NY 11357



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120 NORTH VILLAGE AVENUE, ROCKVILLE CENTRE, NY 11570

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Extraordinary Retail Leasing Opportunity:

- **Size(s):** In-Line Spaces Available
- **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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Site Plan

Space	Tenant	Size (SF)
A1-2	Chase	5,578 SF
A3	Retail	2,622 SF
A4	Webster	3,500 SF
A5	Retail	3,406 SF
A6	Retail LOI	1,399 SF
A7	T-Mobile	1,630 SF
A8	Retail	1,525 SF
A9	Retail LOI	2,018 SF
A10	Endcap	3,514 SF
B	Fitness LEASE OUT	20,938 SF
C1	Retail	2,290 SF
C2	Retail	2,101 SF
C3	Retail	2,639 SF
C4	Retail LOI	2,277 SF
C5	Retail	3,275 SF
C6	Key Food	27,456 SF
D	Mid-Box Retail LOI	18,883 SF
E1-3	Retail	2,402 SF
E4	Barber	767 SF
E5	Retail	2,304 SF
E6	Retail	1,062 SF
E7	Retail LOI	898 SF
E8	Retail LOI	2,087 SF
E9	Retail	1,671 SF
E10	Retail	901 SF
E11-12	End Cap LOI	2,891 SF



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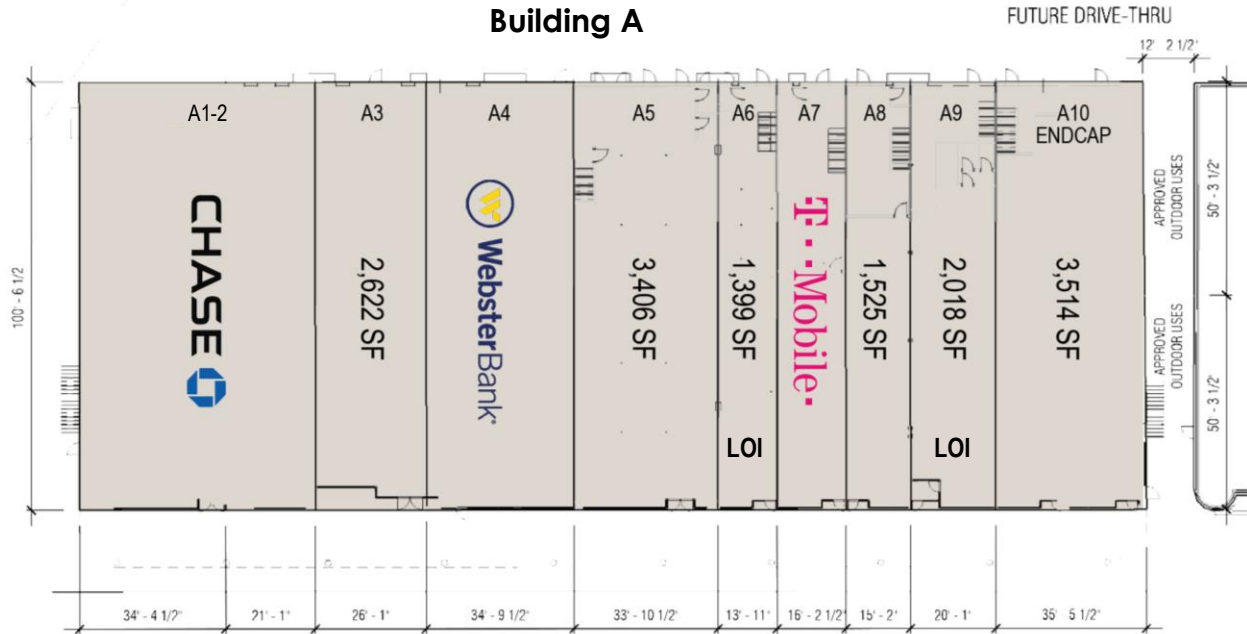
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Building A



Space	Tenant	Size (SF)
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A4	Webster	3,500 SF
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Building A



CHASE

WebsterBank

T-Mobile



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Building A - Endcap



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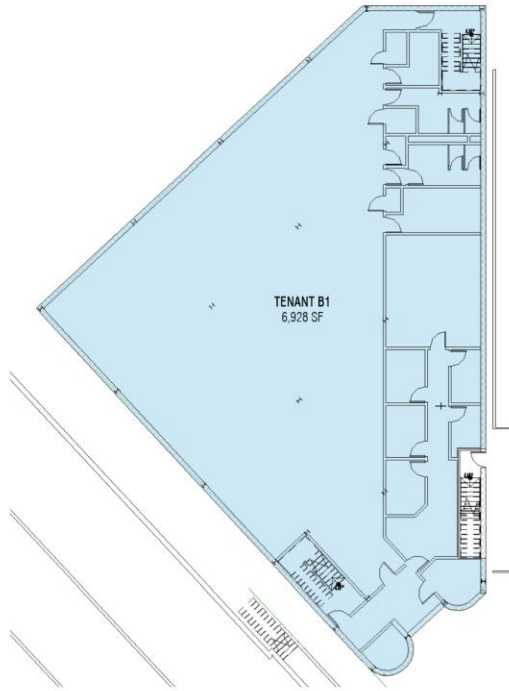
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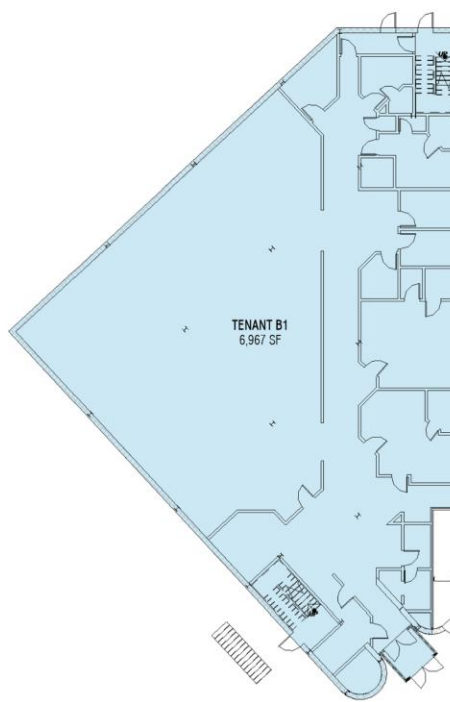
Building B

Space	Tenant	Size (SF)
B	Fitness LEASE OUT	20,938 SF

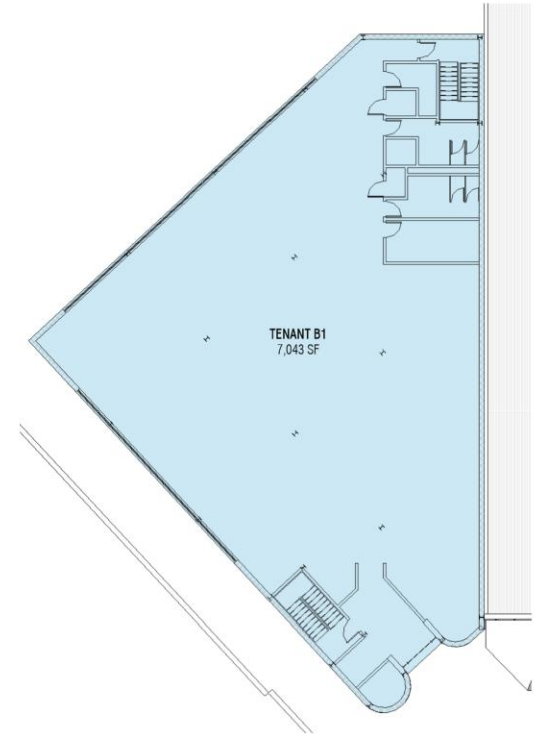
Building B



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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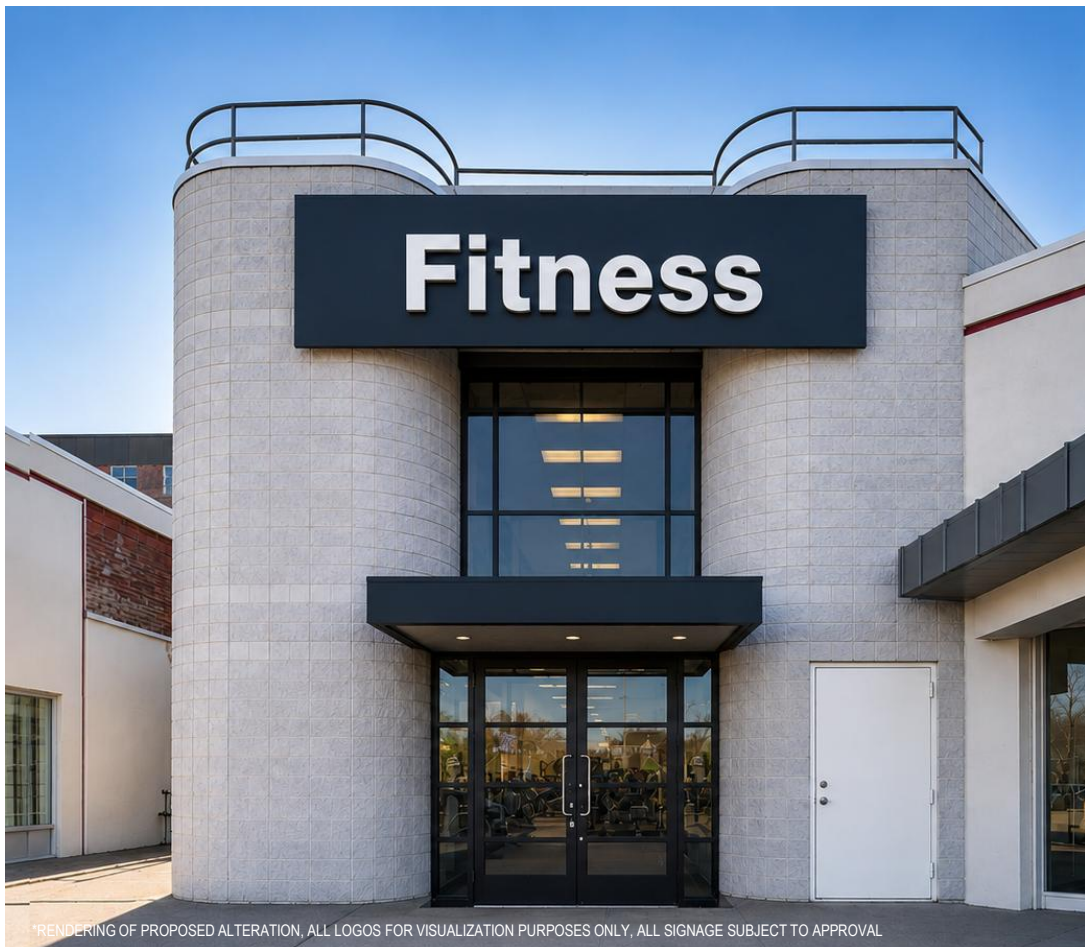
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Building B



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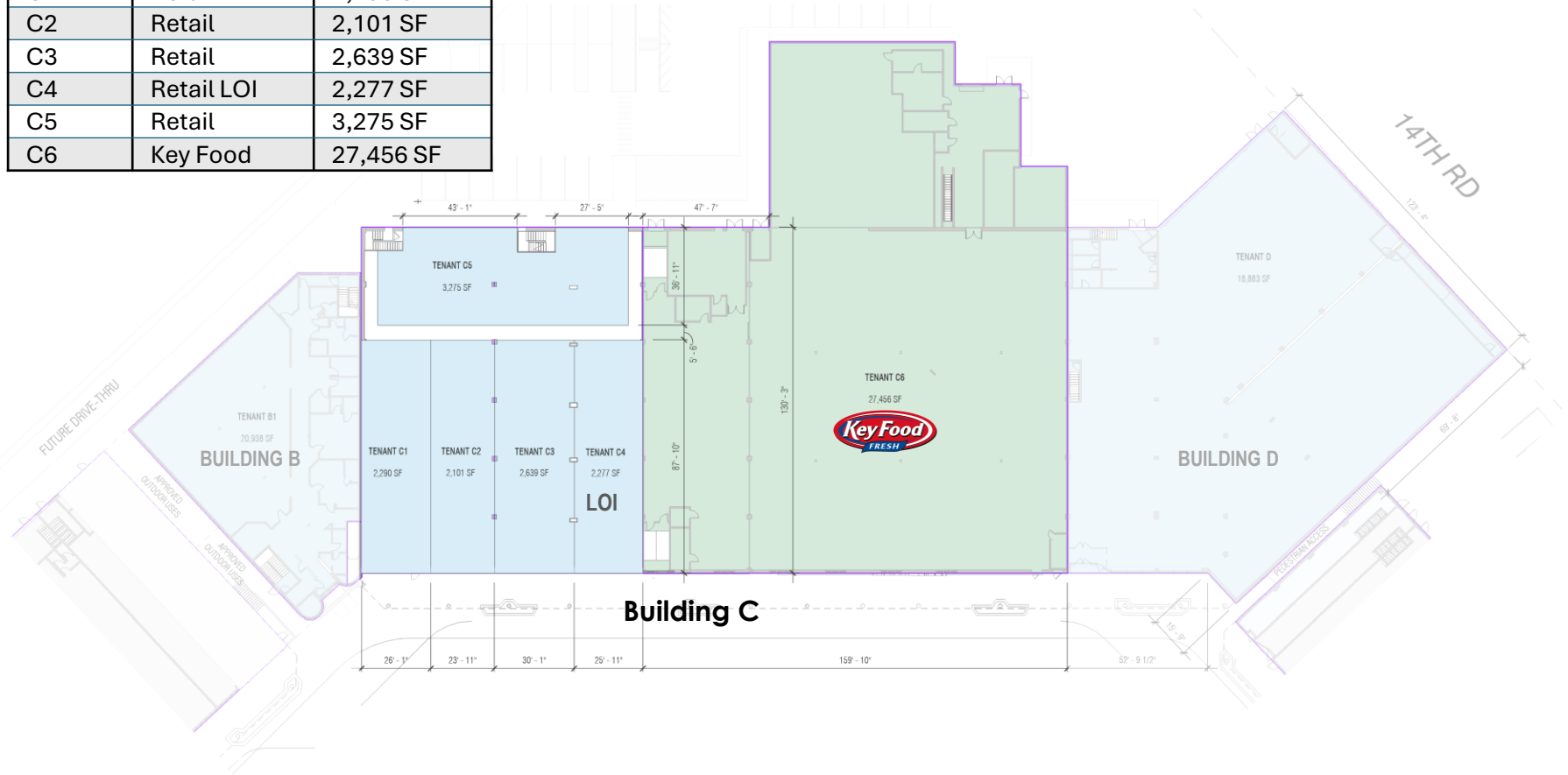
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Building C

Space	Tenant	Size (SF)
C1	Retail	2,290 SF
C2	Retail	2,101 SF
C3	Retail	2,639 SF
C4	Retail LOI	2,277 SF
C5	Retail	3,275 SF
C6	Key Food	27,456 SF



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Building C



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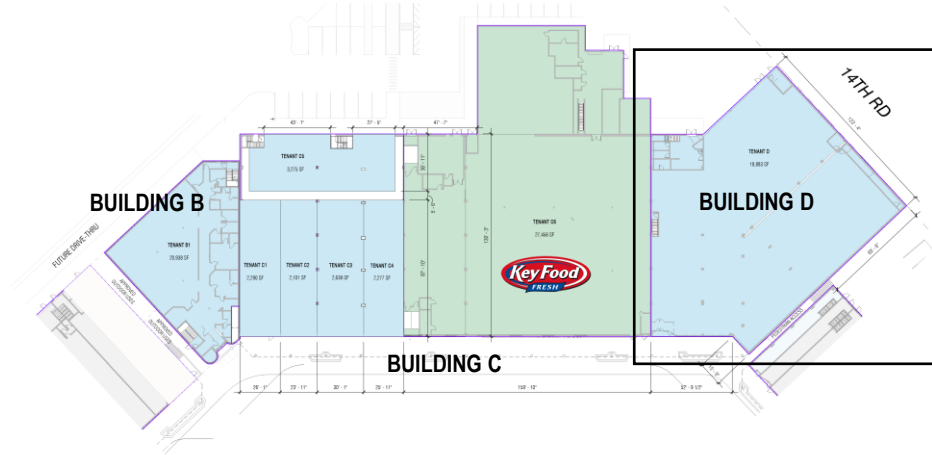
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Building D

Space	Tenant	Size (SF)
D	Mid-Box Retail LOI	18,883 SF



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Building D



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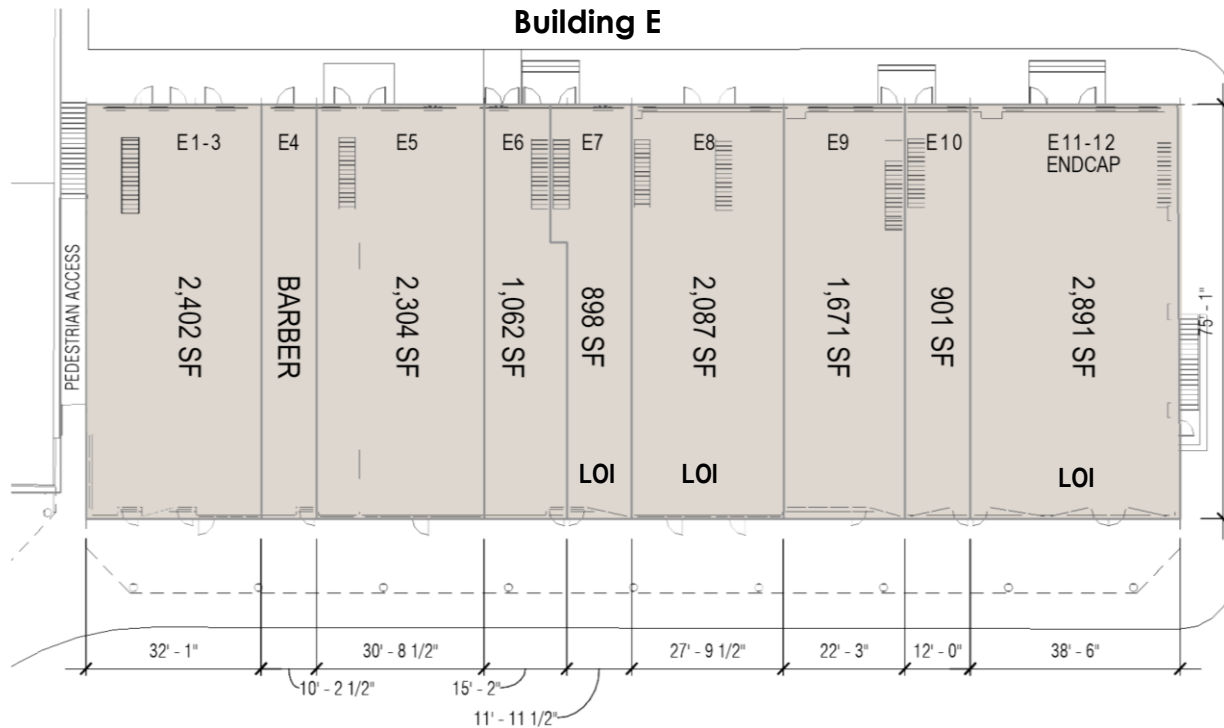
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Building E



Space	Tenant	Size (SF)
E1-3	Retail	2,402 SF
E4	Barber	767 SF
E5	Retail	2,304 SF
E6	Retail	1,062 SF
E7	Retail LOI	898 SF
E8	Retail LOI	2,087 SF
E9	Retail	1,671 SF
E10	Retail	901 SF
E11-12	End Cap LOI	2,891 SF

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Building E



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Building E - Endcap



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