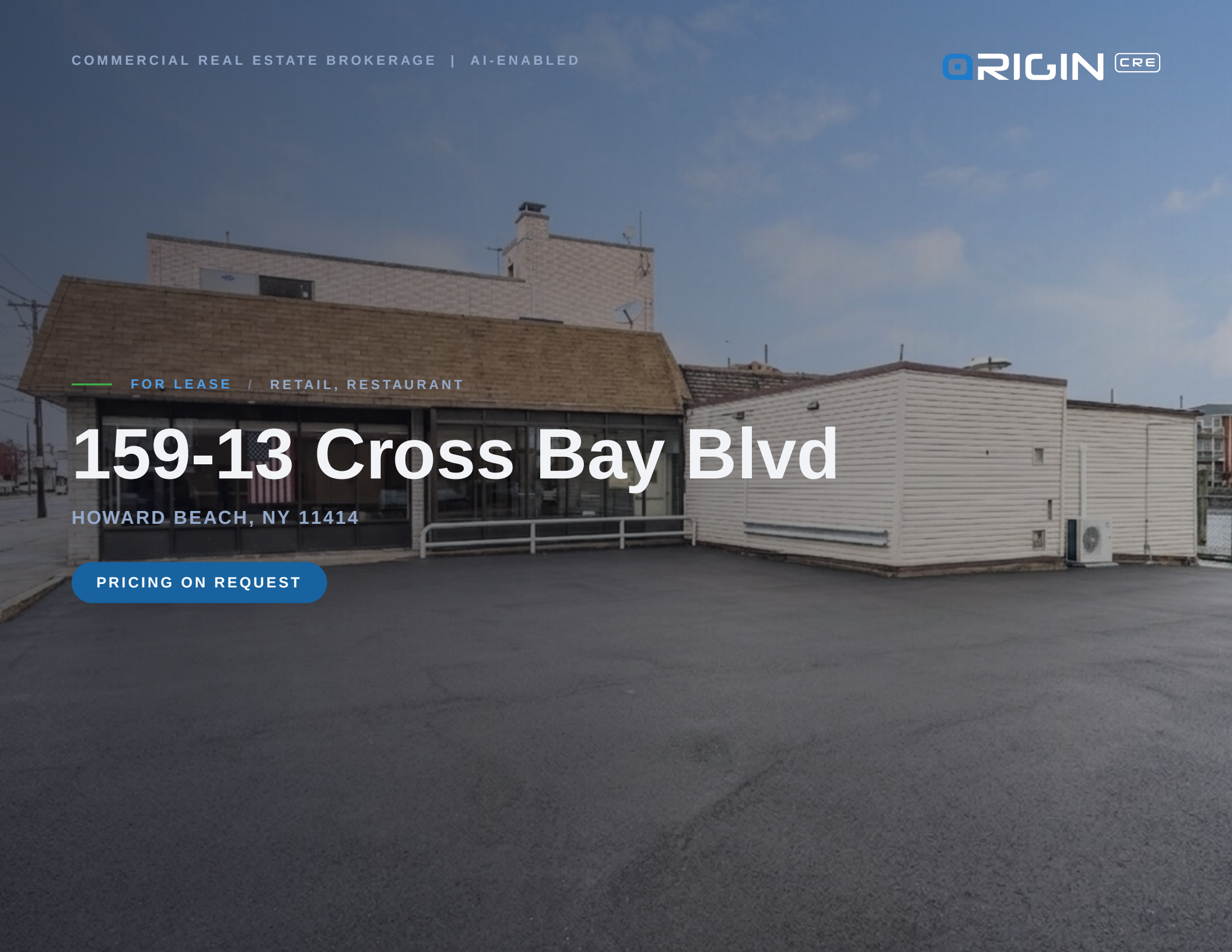
COMMERCIAL REAL ESTATE BROKERAGE | AI-ENABLED

ORIGIN CRE



FOR LEASE / RETAIL, RESTAURANT

159-13 Cross Bay Blvd

HOWARD BEACH, NY 11414

PRICING ON REQUEST

THE OPPORTUNITY

Entire Building

APPROXIMATELY 2,500 RSF · RETAIL, RESTAURANT

01 Second generation restaurant, fully built out: Type 1 hood, grease trap, walk-in freezer and gas service

02 50 ft on Cross Bay Blvd and 90 ft on North Bound Cross Bay Blvd, with 13 striped parking spaces on site

03 25,348 vehicles a day on Cross Bay Blvd, 2019 count; neighbors include Walgreens, Chipotle and Stop & Shop



LEASING OVERVIEW

The space

SPACE	FLOOR	SIZE	RENT	POSSESSION	DELIVERY CONDITION
Entire Building	Ground	Approximately 2,500 RSF	**On request, modified gross**	Immediate	Delivered as is.

ADDITIONAL RENT

RE taxes	Tenant pays 100% of real estate tax increases.
CAM	None.
Utilities	Tenant pays all utilities direct, separately metered.

LEASE TERMS

Term	5 to 10 years.
Escalations	3% annual increases.
Free rent	Negotiable.
Security deposit	Subject to review of tenant's financials.
Guaranty	Subject to review of tenant's financials.

Asking rent on request.

PREMISES OVERVIEW

The space

CURRENT LAYOUT
Kitchen, prep kitchen and cooking line. Walk-in freezer, storage and front room.

CURRENT CONDITION
Second generation restaurant, fully built out.

DELIVERY
Delivered as is.

GAS
Gas service.

VENTING AND EXHAUST
Existing Type 1 hood.

ELECTRICAL SERVICE
125 amp panel, single or three phase, with no main disconnect or metering. Two 30 amp safety switches as well.

WATER AND SEWER
Existing service in place.

GREASE TRAP
Grease trap.

CEILING HEIGHT
10'7" ceilings, 8'4" in the back dining room and 9'11" to the drop ceiling in the kitchen.

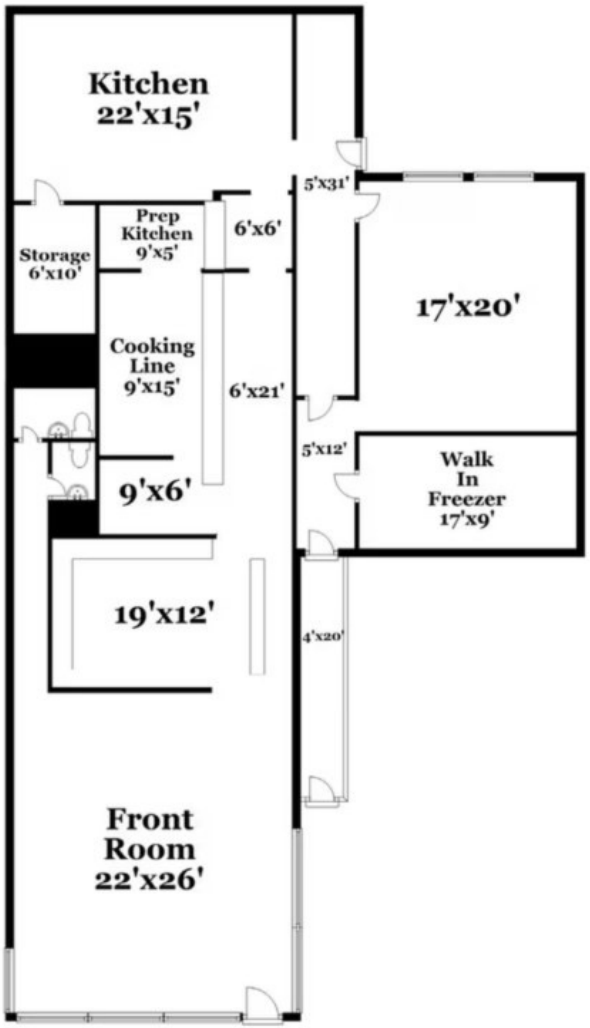
PARKING
13 striped spaces on site; the certificate of occupancy permits 16.

DIVISIBLE
No.

FRONTAGE
50 ft on Cross Bay Blvd, 90 ft on North Bound Cross Bay Blvd.

FLOOR PLAN

Floor plan



Ground, 2,500 SF

PHOTOGRAPHS

The space



THE SETTING

The building

ADDRESS
159-13 Cross Bay Blvd, Howard Beach, NY 11414

BLOCK
14173

LOT
100

BUILDING CLASS
One Story Retail Building (K1)

GROSS BUILDING AREA
2,100 SF

YEAR BUILT
1981

ZONING
R3-1 with a C2-2 overlay

LOT FRONTAGE
100 ft on the street, 84.58 ft deep

COMMON AMENITIES
None. Single-user building; the entire building and lot are offered to one tenant.



PHOTOGRAPHS

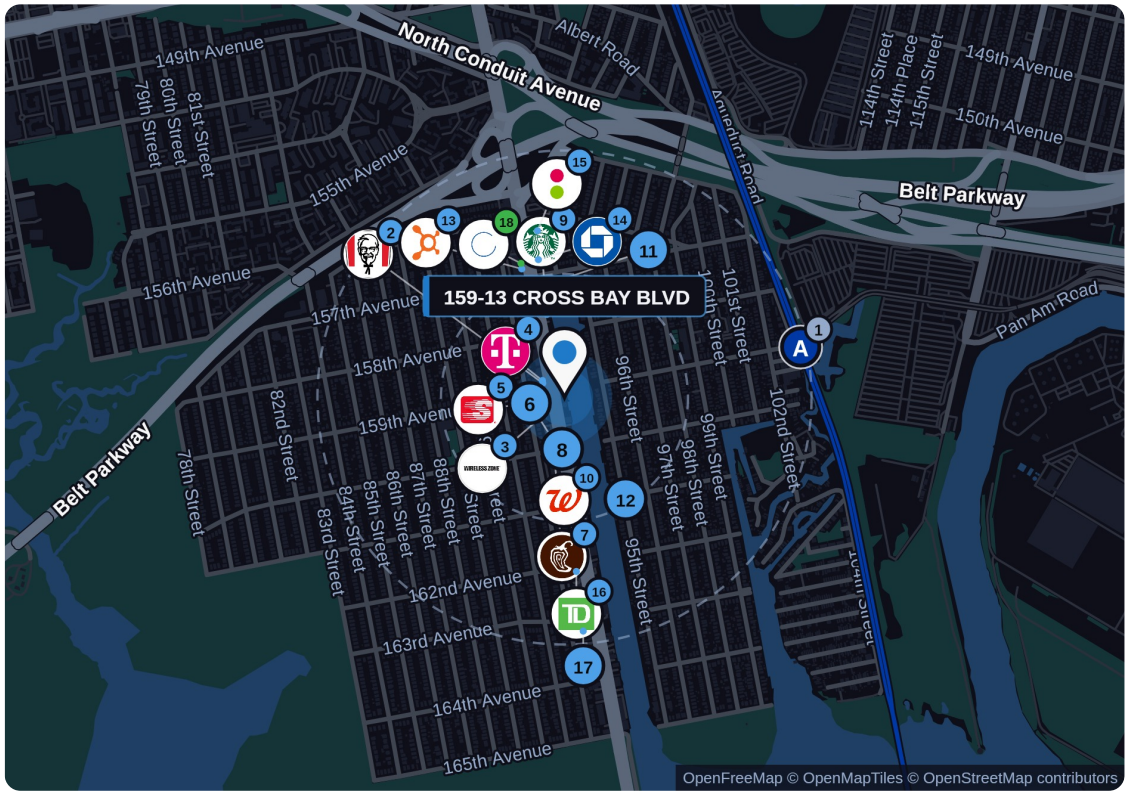
The building





HOWARD BEACH, QUEENS

The block



STRAIGHT-LINE DISTANCES

159-13 Cross Bay Blvd

TRANSIT

1	Howard Beach-JFK Airport Subway A accessible, 3,177 riders a weekday	22 min walk

NEARBY BUSINESSES

2	KFC Restaurant	0.05 mi
3	Verizon Retail	0.06 mi
4	T-Mobile Retail	0.06 mi
5	Speedway Convenience	0.06 mi
6	McDonald's Notable neighbor	0.08 mi
7	Chipotle Mexican Grill Restaurant	0.1 mi
8	Planet Fitness Notable neighbor	0.1 mi
9	Starbucks Coffee	0.2 mi
10	Walgreens Pharmacy Pharmacy	0.2 mi
11	CVS Pharmacy Notable neighbor	0.2 mi
12	USPS Howard Beach Notable neighbor	0.2 mi
13	Orangetheory Fitness Fitness	0.3 mi
14	Chase Bank Bank	0.3 mi
15	Stop & Shop Supermarket	0.3 mi
16	TD Bank Bank	0.4 mi
17	Dunkin' Notable neighbor	0.5 mi

LANDMARKS

18	Cross Bay Commons Shopping center	0.3 mi

HOWARD BEACH, QUEENS

Around the block

NEIGHBORS

Walgreens, Chipotle, Bank of America, Citibank, Planet Fitness, Burger King, McDonald's, Dunkin', CVS Pharmacy, Stop & Shop, USPS Howard Beach, TD Bank.

BANK BRANCHES, 1/2-MILE RADIUS

6 bank branches within half a mile

SHOPPING CENTERS

550 Gateway Drive, shopping center, 87,072 SF, 1.6 mi; 2770 Linden Boulevard, shopping center, 81,145 SF, 1.4 mi

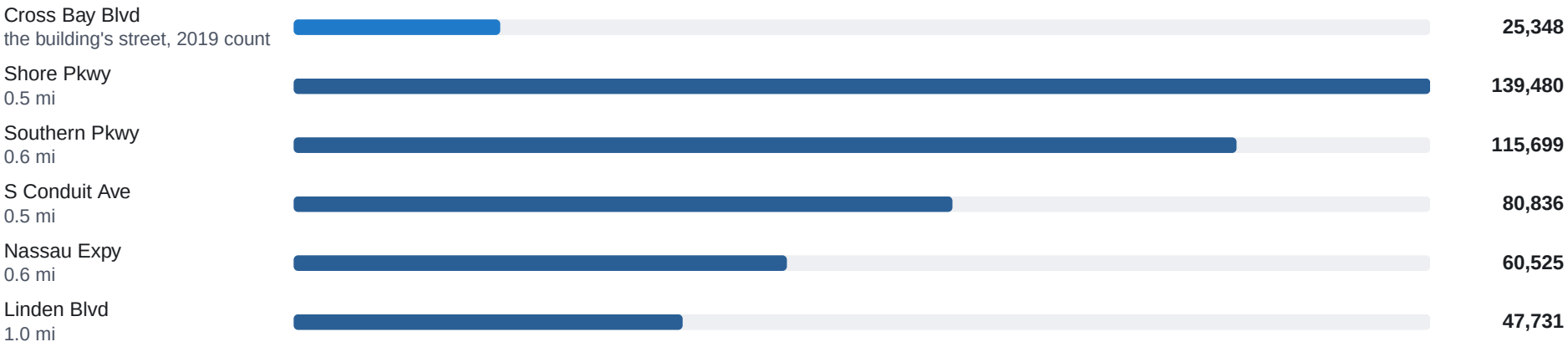
LICENSING DISTANCES

No school within 1,000 ft; no house of worship within 1,000 ft; 2 on-premises liquor licenses within 500 ft; nearest cannabis dispensary 1,031 ft. Straight line from the lot; tenant to verify

TRUCK ROUTE

0.02 mi to the nearest truck route

TRAFFIC, VEHICLES A DAY



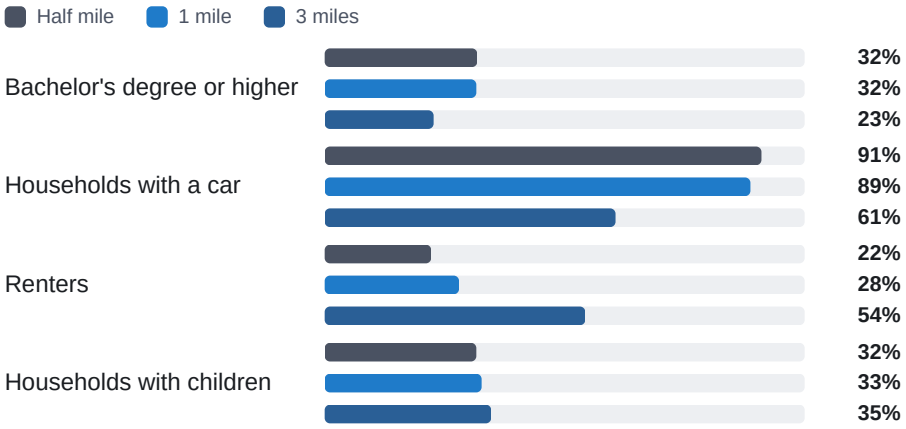
Straight-line distances. Information from sources deemed reliable.

HOWARD BEACH, QUEENS

The people

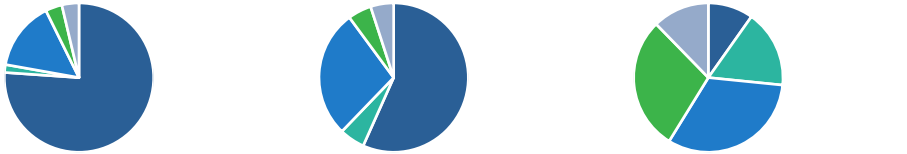
	HALF MILE	1 MILE	3 MILES
Population	18,111	34,987	480,206
Households	6,015	12,569	155,753
Workers by day	2,871		
Median household income	$123,321	$103,388	$79,181
Median age	47	44	40

WHO LIVES HERE



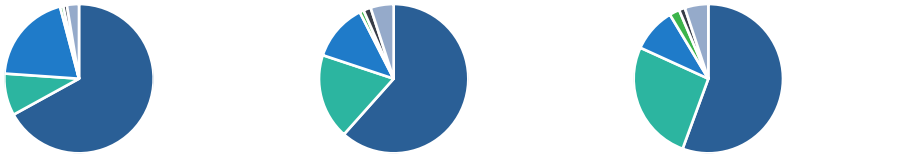
Census tracts counted whole where their center falls inside each ring.

RESIDENTS BY GROUP



	Half mile	1 mile	3 miles
White	76%	57%	9.8%
Asian	1.7%	5.5%	17%
Hispanic or Latino	15%	28%	32%
Black	3.6%	5.1%	29%
Other	3.7%	5.0%	12%

LANGUAGE AT HOME

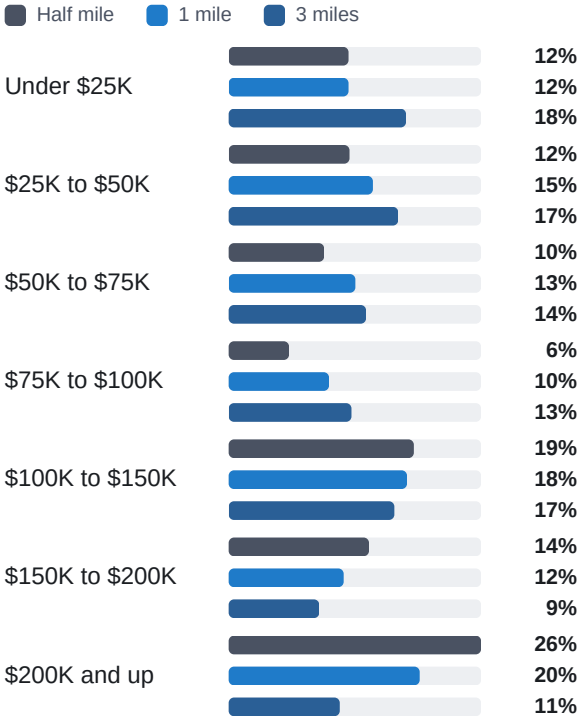


	Half mile	1 mile	3 miles
English only	67%	62%	56%
Spanish	9.1%	19%	26%
Other Indo-European	20%	12%	9.6%
Chinese	0.7%	0.9%	2.2%
Russian or Polish	0.8%	1.6%	1.3%
Other	2.6%	5.0%	5.1%

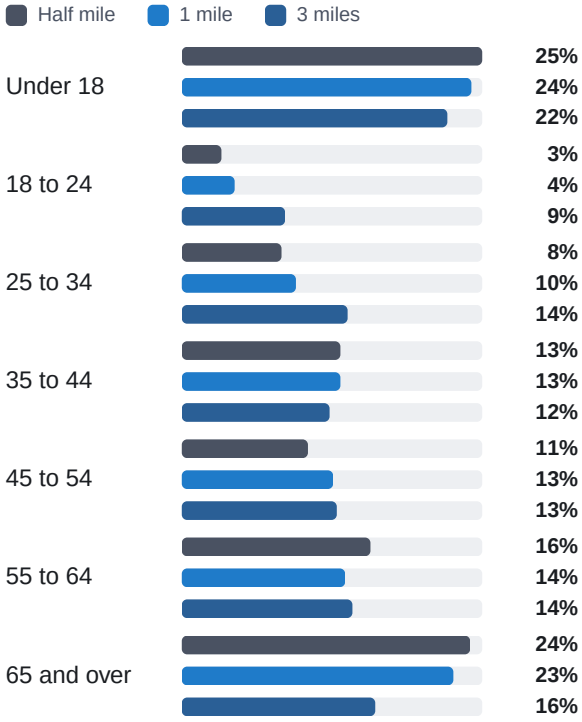
HOWARD BEACH, QUEENS

The people

HOUSEHOLD INCOME



AGE



WORKERS BY DAY, BY INDUSTRY



Census tracts counted whole where their center falls inside each ring. Workers by day are the jobs whose workplace is in the ring.

ABOUT ORIGIN CRE

Precision in deal making.

Origin CRE is a commercial real estate brokerage in New York. Our team represents owners and tenants across New York City and Long Island.

Every inquiry answered the same day with the brochure and next steps.

Showings confirmed the day of.

Pricing backed by closed comps.

MICHAEL WANG
CEO

AKSHA MIA
SENIOR ASSOCIATE

PRICING ON REQUEST

Scan or click to send your details.

origincre.ai/listing/159-13-cross-bay-blvd-entire-building-idtf

ORIGIN CRE

COMMERCIAL REAL ESTATE BROKERAGE | AI-ENABLED

OFFICE

Origin CRE is a trade name of Project Queens LLC, Licensed Real Estate Broker.

Photos may be digitally enhanced. Renderings are marked.

28-07 Jackson Ave, Suite 09-131

Long Island City, NY 11101

inquiry@origincre.ai

(917) 661-8061

origincre.ai

Something to add or correct? Tell us: Suggestions

DISCLAIMER

This brochure is a summary of the premises and the leasing opportunity. Information herein is from sources deemed reliable but is not guaranteed and has not been independently verified by Origin CRE or the landlord; sizes are approximate. Prospective tenants and their advisors should confirm all information themselves. The landlord may change the terms or withdraw the space at any time, and any lease is subject to the landlord's approval and a signed lease agreement.