

**SAVE THE DATE**

**PREVIEW THE NEW**



**YONKERS, NEW YORK**  
**THURSDAY, OCTOBER 14, 2010**



A landmark shopping center in one of metropolitan New York's most enviable locations, Cross County Shopping Center was one of the country's first open-air retail destinations and continues to be among the most successful open-air retail venues in operation. Cross County Shopping Center is a retail icon. Beginning with the center's graceful, outdoor design and carrying through to the introduction of high-rise office space, the center has been on the forefront of retail innovation throughout its five decades of history. The 1-million-square-foot, super-regional open-air retail destination first opened its doors in 1954, becoming one of the earliest department store-anchored regional shopping centers to be built in the United States. The site where the center sits also was the first land specifically reserved by a municipality for a regional retail development. And now, as it undergoes a comprehensive renovation and redevelopment, Cross County Shopping Center is once again raising the bar for retail design and restoration.

Cross County Shopping Center is being transformed to create a distinctive setting perfectly matched to the community's desire for dynamic new shopping, dining and entertainment options. A new architectural design is introducing a relaxed, contemporary ambiance that will serve as a sophisticated backdrop for the center's merchandise mix. Shops and restaurants will have a renewed, contemporary presence with dramatic window displays that will renew the center's intimate sense of place and draw the attention of passersby.

Majestic trees were a hallmark of the center's early years, and new landscaping will complement the existing foliage and restore the center's beautifully manicured outdoor environment. Outdoor gathering spaces will accent the dynamic pedestrian mall, improving circulation throughout the center and offering respite for visitors. Graceful fountains, comfortable seating vignettes and outdoor play areas for children will bring the beautiful setting to life.

The redevelopment of Cross County Shopping Center will add up to 245,375 square feet of new shops and restaurants. The center's merchandise mix is being refined to reflect the changing demographics of the surrounding community, introducing new-to-market and lifestyle shops. Improved navigation and access are also focal points of the redevelopment. Centrally located, Cross County Shopping Center serves a trade area of approximately 2.8 million people. To improve access to the popular regional shopping center, a new exit ramp off Cross County Parkway will be built. Onsite, new parking garages will improve parking and traffic flow. Plans for Cross County Shopping Center also include rebuilding the center's mixed-use component – replacing the eight-story office building with a new ground-up hotel with approximately 150 beds, meeting and banquet space, as well as complementary ground-floor retail.