



TF Cornerstone signs first retail leases within Malt Dr. residential project in Hunter's Point South

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Queens, NY TF Cornerstone (TFC) make known the first lease signings at its new Malt Dr. development in the Hunter's Point South section of the city. Four notable tenants across a variety of industries - Stepping Stone Café by Maman, Dear sundays, FER Restaurant and JoJo & Co. Pet Club - now or will soon occupy ground floor retail spaces amongst both buildings within the new residential development, which began its first phase of leasing in the fall.

"This impressive volume underscores the robust demand for innovative retail space within this growing area of Long Island City," said Steve Gonzalez, TFC's vice president of retail leasing. "Malt Drive is a distinctive development. As such, we're prioritizing smaller-sized retail tenants to retain its uniquely local character. TFC remains committed to contributing to Long Island City's future and to enhancing the vibrancy of the neighborhood for both residents and neighbors alike."

The recently signed leases include:

Stepping Stone Café: Created by the Maman brand, which has multiple locations throughout NYC, New Jersey, Connecticut, Philadelphia and Washington DC, this first and new café concept from the brand provides a space to enjoy food and beverages inspired by French and North American influences. The 1,500 s/f space opened in the South building at 2-20 Malt Dr. in November.

Dear sundays: A high-end wellness-focused nail salon specializing in non-toxic and mindful nail care, Dear sundays will occupy 1,581 s/f on the ground floor of the North building, located at 2-21 Malt Dr.. This space marks the studio's fourth location and its first within a TFC building. The studio is set to open this summer.

FER Restaurant: An Asian dining experience offering a selection of traditional artisanal dishes, FER will occupy the 2,033 s/f corner space in the North building. Known for its signature rice noodles, the restaurant will open what will be its second location in Long Island City this year.

JoJo Pet Club: A pet services provider offering doggy daycare, grooming, and training. JoJo's occupies 700 s/f off the lobby of the South building. Its services are specifically available to all TFC residents within its Long Island City portfolio, including Malt Dr. The facility opened in October - its second location in New York City.

Designed by leading urban retail designer Lawrence Group and inspired by the style of the

Meatpacking District, Malt Dr.'s retail spaces feature ceilings, canopies, accordion-style storefronts that open up to the sidewalks, and outdoor seating for the warmer months. There is 25,000 s/f of retail space in total.

The diverse mix of retailers reflects TFC's commitment to curating a diverse and dynamic retail environment at Malt Dr., further enhancing the resident amenities which include on-site parking, bicycle storage, co-working spaces, lounges, fitness centers, shared laundry rooms, children's playrooms, roof decks with BBQ grills, sundecks, courtyards and an outdoor swimming pool.

The Malt Dr. development encompasses 1.43 million sq/f and introduces 1,386 rental residences to an entirely new neighborhood and street. Malt Dr. pays homage to the site's history as a former sugar cane processing facility that later became a beer distribution center. The project enhances the Hunter's Point South waterfront, creating new public open spaces along Newtown Creek for the first time, including the recently opened Malt Drive Park. Leasing within the South building is underway. The North building leasing in Q1 2025.

TC Cornerstone represented itself as the landlord in the deals. Fer was represented by Thomas Galo from Winick Realty, and Dear Sundays and Jojo Pet Club were represented by Akram Mozeb of KSR. There was no broker for Stepping Stone Cafe.

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