



## **Simone Development Companies signs New York Blood Center to 3,906 s/f lease at Throggs Neck Shopping Center**

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Bronx, NY Simone Development Companies has signed a new long-term lease with New York Blood Center for a 3,906 s/f blood donation and collection center at the Throggs Neck Shopping Center located at 815 Hutchinson River Pkwy. in the Ferry Point neighborhood.

Simone Development was represented by in-house leasing and legal teams alongside Brad Bassuk of Westerman Ball Ederer Miller Zucker & Sharfstein and the property's exclusive broker, Karnit Mosberg of Royal Properties. Domenick D'Apice of Standard Realty Corp. represented New York Blood Center.

“We are thrilled that New York Blood Center selected the Throggs Neck Shopping Center for its Bronx donor center,” said Joe Simone, president of Simone Development Companies. “This center offers visitors a dynamic mix of critical and specialized medical providers, service-oriented retail, and top national, regional, and local shops and restaurants. It’s extremely convenient for tenants and visitors due to its accessibility to the East Bronx and surrounding areas by car and public transportation and abundant free parking.”

New York Blood Center is one of the largest independent, community-based blood centers, providing the highest quality blood and stem cell products and related medical and consultative services to hospitals and patients. This is New York Blood Center’s 20th donor center, the first in the Bronx in decades, and reflects NYBC’s commitment to expanding blood donation access and ensuring a stable blood supply for the communities it serves.

Blood donations in the Bronx have declined by nearly 40% in recent years, highlighting the urgent need for increased local participation. At the same time, donations from younger generations are becoming increasingly critical, with contributions from donors under 30 dropping by more than 30% in recent years. In addition, there is a significant gap between the need for blood at Bronx hospitals and the number of annual blood donations from the community. These trends pose a significant long-term challenge to the stability of the local blood supply, underscoring the importance of reaching and engaging new donors.

Scheduled to open the new space in late summer, New York Blood Center joins a lineup of tenants at Throggs Neck Shopping Center, from medical services providers like AFC Urgent Care, Metro Optics, and Schweiger Dermatology Group to retail giants like Target, TJ Maxx, and Petco, as well as specialized stores like Snipes, Skechers, and Mattress Firm. The center also includes multiple popular eateries including Applebee’s, Chipotle, Cap’t Loui Seafood Boil, Five Guys, Charleys Philly Steaks, Starbucks, and Sarku Japan, among others.

Since its construction in 2010, Throggs Neck Shopping Center has been a catalyst for economic growth, creating hundreds of new job opportunities and contributing to the borough’s economy and growth. The 300,000 s/f large-scale retail development is located at the intersection of Lafayette Ave. and the Hutchinson River Pkwy., having secure free parking for 625 cars, and anchored by a 165,000 s/f Target department store.

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