Press Contact:
Great Ink Communications – 212-741-2977
Roxanne Donovan Roxanne@greatink.com
Sara Williams Sara@greatink.com
Francisco Miranda Francisco@greatink.com

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Marx Realty Begins Construction on 58,000-Square-Foot Retail Expansion and 4-acre Park at Cross County Center in Yonkers, NY

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Retail Center Enhances Lifestyle Experience and Amplifies 'Town Center' Sensibility

(New York, NY – February 25, 2026) – Marx Realty (MNPP), a New York-based owner, developer and manager of office, retail and multifamily properties across the United States, has begun construction on a two-building, 58,000-square-foot retail expansion at Cross County Center in Yonkers, NY. The 1.15 million-square-foot retail center, originally housing 30 stores when it opened in 1954, is now home to over 100 retail, dining, educational and entertainment outposts across several buildings and serves as the heart of the Westchester community.

"The incredible demand for space at Cross County Center created the need to bring new physical space to the property," said Craig Deitelzweig, CEO of Marx Realty. "The country's leading retail and dining destinations want to plant their flags at Cross County Center due in large part to our special mix of tenants and uses as well as our beautiful green spaces, hands on management and our ongoing reinvestment in maintaining its place as the northeast region's preeminent retail center. We also are excited to introduce a new 4-acre park and boardwalk which will act as the "front door" to Cross County Center."

Two new buildings – one single-story building comprising 14,000 square feet and one two-story building comprising 44,000 square feet -- will rise on the north lot at Cross County Center and infrastructure-related construction for the new development is currently underway. Plans call for a 44,000-square-foot build out for a national apparel retailer's super flagship location while Marx Realty will restack existing tenants to best accommodate new and existing retailers at the Center. There also will be underground parking and new vertical transportation.

Marx Realty will also develop a beautiful 4-acre green park with an allée of trees, creating an oasis to accommodate seasonal programming and serve as the heart of this iconic lifestyle center. The park will include a variety of seating options while the space will accommodate farmer's markets, SummerFest events and many wellness programs. An adjacent boardwalk will offer café-style seating and umbrella shaded areas. This space, with its dramatic landscaping, will act as the new 'front door' to Cross County Center and will feature signage to welcome visitors. Cross County Center has been a beacon of innovation and remarkable growth since its inception, and the addition of new retail and green spaces for gathering amplifies its position as one of the most successful lifestyle centers in the country.

Cross County Center revolutionized the retail landscape when it opened as the nation's first open-air shopping destination in 1954. Cross County Center continues to evolve, maintaining a consistently diverse roster of dining outposts and creating a one-of-a-kind experiential mix including retail, dining and educational uses while

raising the bar for retail centers worldwide. The experience at Cross County Center has continually fostered a dynamic community atmosphere seeing 14 million visitors annually while attracting well-known retail tenants.

“Cross County Center provides a vibrant and welcoming space for visitors whether they visit to shop and dine or just to unwind with family and friends,” continued Deitelzweig. “Green spaces, a beautiful new park, seating areas and year-round programming provide ample opportunity to spend a day at the center enjoying all it has to offer. Current and prospective tenants understand the value of our efforts and the placemaking power of real estate.”

TPG Architecture is the architect of record while Dirtworks is the landscape architecture firm charged with creating the welcoming park-like ambiance as part of the expansion.

Over the years, Cross County Center has seen many transformations, including the conversion of the Cross County Hospital into office space in 1977, which now houses the Hyatt Place Hotel. Marx Realty also secured a long-term lease with Target in the former Sears space and brought SUNY Westchester to the same building for its new lab spaces and design school, further adding to the robust mix of uses.

The outdoor lifestyle center is located at the intersection of Cross County Parkway and I-87 and is home to many of the top names in retail and dining including the first Shake Shack and Zara in the county as well as a growing SUNY Westchester location.

About Marx Realty

Marx Realty is a division of Merchants’ National Properties (MNPP). Founded in 1915, its current portfolio of properties includes over 5 million square feet of commercial office, retail and residential space as well as five mixed-use projects currently under development. Marx Realty is vertically integrated and involved in all phases of real estate management, development, construction and leasing. The company’s assets comprise 67 properties in 17 states.

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