

Real Estate Journal

THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER COVERING THE STATE

Russo of Island Association completes four transactions totaling 7,670 s/f



Aerial, Strathmore Commons - Suffolk County, NY



Lewis Russo

Lewis Russo of Island Associates Real Estate, Smithtown, recently completed 4 transactions totaling \$3 million aggregate value throughout Long Island's Suffolk County market.

Carvel has leased 1,700 s/f at Strathmore Commons located at 1245 Middle Country Rd., Middle Island joining anchor tenants King Kullen, Blockbuster, Tutor Time and Aid Auto Stores.

Dunkin' Donuts has leased 2,020 s/f at 6160 Commack Plaza located at 6160 Jericho Turnpike, Commack. Dunkin' joins Palm Beach Tans, Crazy Freddy's Motorsports, Bijou Nails and Century 21.

Lemon Leaf Thai Grill has leased 2,200 s/f at Cinema Plaza Shopping Center, 208 Rte. 112 in Port Jefferson Station. The Lemon Leaf restaurant joins Blockbuster Entertainment and Mather Hospital in their new space.

In addition to Russo's retail leases signed during this month, he signed 1,750 s/f to a promotional marketing firm into the 51,000 s/f 490 Building, located at 490 Wheeler Rd., Hauppauge. The 490 Building has recently completed a broad scale renovation and its tenants include Franklin First and Quest Diagnostics.

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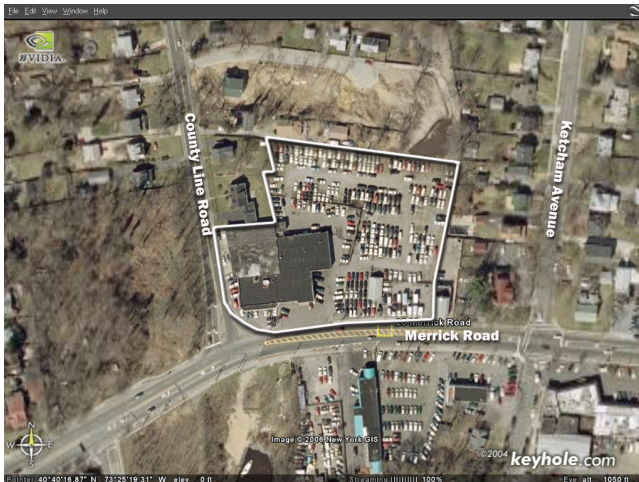
Island Associates represents CVS Drugs in the lease of 1.55 acres



Roger Delisle of Island Associates represented CVS Drugs in Oceanside, for the long term lease at the former East Bay Diner site located at 3460-3496 Long Beach Rd. The site consists of approximately 1.55 acres at the intersection of Long Beach Rd. and Mott St., and offers a busy intersection with a traffic signal corner.

The site development presented multiple delays with entitlements ensuing over 25 months, a dilatory process to obtain all state, county and town permits. The site previously consisted of a diner and 6 store strip center, IA negotiated lease terminations of the original tenants to successfully consummate the CVS Drugs lease consisting of an aggregate rental of \$10 million. IA continues to represent CVS in Nassau and Suffolk counties, with over 33 consummated lease transactions.

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 UPSTATE NEW YORK HUDSON VALLEY, LONG ISLAND, NEW YORK CITY



Island Associates represents First Hartford (Development Company) in the purchase of 20 Merrick Rd. Amityville Village, NY consisting of approximately 2.5 acres. Site located at the intersection of County Line Rd and Merrick Rd (N/E corner) formerly Amityville Chevrolet, located with a light for retail development for CVS Drugs. Roger A. Delisle of IA represented both parties in this transaction with a purchase price of \$5,200,000, site to be improved with a 13,000 sq/ft CVS Drug Store with a drive thru, development of site approval entailed over 15 months obtaining DOT approval, town and village permits to coincide with the environmental remediation of the parcel (former auto dealer/repair shop).



Roger
 Delisle, Jr.