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**Real Estate  
Journal**  
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UPSTATE NEW YORK HUDSON VALLEY, LONG ISLAND, NEW YORK CITY



Island Associates represented First Hartford (Development Company) in the purchase of 20 Merrick Rd. Amityville Village, N.Y. consisting of approximately 2.5 acres. The site is 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 Delisle of IA represented both parties in this transaction with a purchase price of \$5.2 million. The site is to be improved with a 13,000 s/f CVS Drug Store with a drive thru.

In another transaction, Stefano Pascucci of Island Associates brokered a transaction for 675 Hempstead Turnpike, Franklin Square with an aggregate value of almost \$1.7 million. The new tenant occupying the nearly 7,000 s/f of the former Pat's Farm is J & A Family Fruits from Brooklyn. Their plan is to bring a taste of Brooklyn to the Franklin Square market featuring organic and Italian foods.

The trade area has undergone a great deal of change over the past two years with new tenants such as Commerce Bank, NCFCU, and a soon to open Walgreen's across the street. Island Assoc. represented both the landlord and tenant in this transaction.