

Real Estate Journal

THE LARGEST WEEKLY COMMERCIAL/INVESTMENT NEWSPAPER IN THE WORLD

Island Associates arranges three retail leases totaling 8,430 s/f; Includes a 5,070 s/f lease by McKnight for Islip dance studio

Island Associates (IA) has brokered three retail leases totaling 8,430 s/f. The deals include:



Dance Connection, 181 Freeman Ave, Islip

* Dance Connection Inc. entered into a 10-year agreement to lease 5,070 s/f at 181 Freeman Ave. 181 Freeman Ave. which is an 80,000 s/f building is currently home to Gold Gym, Thro Designs and Parisi Speed School. Stephen McKnight of IA represented Dance Connection.

* Tropical Smoothie Café leased an 1,800 s/f store at Bay Shore Commons on Montauk Hwy., Bay Shore. Bay Shore Commons is anchored by Stop & Shop Supermarket and Retro Fitness. They signed a 10-year lease and are expected to open in the spring. Tropical Smoothie is a national franchise with over 275 locations and opened their first franchise in 1997. McKnight represented Tropical Smoothie. IA exclusively represents all of Nassau/Suffolk Counties in Tropical Smoothie's expansion.



Steve McKnight



John Walser

* John Walser of IA represented Verma Group in their expansion into Suffolk County. The tenant will be working under the trade name Suffolk Gold Buyers. Verma is taking an 1,560 s/f end cap in the Deer Park Commons shopping center at 540 Commack Rd., Deer Park. Aggregate rental is \$180,397 over five years. IA represented both landlord and tenant.