

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

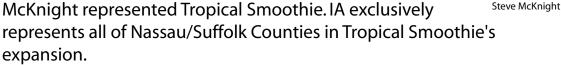
Island Associates (IA) has brokered three retail leases totaling 8,430 s/f. The deals include:



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.



* John Walser of IA represented Verma Group in their expansion



John Walser

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.