



**CELEBRATING  
30 YEARS**



**Vanguard-Fine completes nine leases totaling over 82,069 s/f;  
includes 45,000 s/f by Feinman and Brownell of  
Vanguard-Fine**

July 04, 2017 - Upstate New York

Steven Lerner,  
Vanguard-Fine, LLC

Kenneth Brownell,  
Vanguard-Fine, LLC

Barry Feinman,  
Vanguard-Fine, LLC

Christopher Farrell,  
Vanguard-Fine, LLC

Latham, NY Vanguard-Fine, LLC recently completed the following transactions:

- Steven Lerner of Vanguard-Fine brokered a ten-year lease between Lodan Hari Corp. and HB Enterprises of Albany, LLC. The 2,000 s/f salon is located at 654 Watervliet Shaker Rd.
- Lerner brokered a ten-year lease between R&L Invested Capital, LLC – DBA The Salt Den and HB Enterprises of Albany, LLC. The 2,000 s/f wellness spa located at 654 Watervliet Shaker Rd.
- Kenneth Brownell and Barry Feinman of Vanguard-Fine brokered the ten-year lease between Harbor Freight Tools and GBR Spencerport, LLC. The 18,216 s/f store is located at 6515 Brockport Spencerport Rd. in Brockport.
- Christopher Farrell, Feinman and Brownell brokered a three-year lease between Genergy Corp. and Albany Management. The 903 s/f office will be located at 1874 Western Ave. in Altamont.
- Farrell, Feinman and Brownell of Vanguard-Fine brokered a ten-year lease between Casa

Real, LLC and Carman Realty, LLC. The 3,000 s/f restaurant will be located in Carman Plaza in Guilderland.

- Lerner brokered a ten-year lease between Kit Kes – DBA Nail Art 2 and 1210 Troy Schenectady Road, LLC. The 1,750 s/f nail salon will be located in Plaza 7 Commons in Latham.
- Feinman and Brownell brokered a ten-year lease between Ocean State Job Lot and GBR Middlesex, LLC. The 45,000 s/f store is located in South Plainfield, N.J.
- Feinman and Brownell with Brian Donovan of Donovan Real Estate brokered a ground lease between Texas Roadhouse and Aero Drive-In, Inc. The new restaurant will be located at Union Consumer Sq., 3765 Union Rd. in Cheektowaga.
- Brownell and Feinman with John Kaman from Pyramid Brokerage of Rochester brokered a ten-year lease between NYVA Henrietta, LLC – DBA Blaze Pizza and Henrietta Station, Inc. The 6,200 s/f restaurant is located in Henrietta Plaza in Henrietta.
- Lerner brokered an easement at 328 8th St. in Troy between purchaser, TLC Properties, Inc – DBA Lamar and seller, Richard Stefanazzi. The sale price was \$145,000. Lamar Advertising Co. will utilize the property for digital advertising.
- Feinman and Brownell brokered a five-year lease between Kismet Restaurant and MDB Enterprises, LLC. The 3,000 s/f restaurant is located at 1116 Madison Ave. in Albany.