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## Muss Development closes multiple retail leases

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New York, NY Muss Development LLC has closed multiple retail leases across the New York City boroughs and into the suburbs, with tenants attracted to well-located properties near major transportation hubs.

“New York City’s retail market is still going strong in situations where you have the right concept in the right location,” said Jason Muss, principal at Muss Development. “Over the past few months we have closed retail leases with a variety of space users throughout New York City and Long Island. There will always be a need — and demand — for community retailers.”

On Manhattan’s Upper East Side, Muss executed a lease for SLT, a fitness center with nine other New York City locations. The brand, which was looking into an Upper East Side expansion, signed a 10-year, 2,200 s/f lease at Muss’s 1556 3rd Ave. property. The property includes space on 87th St. adjacent to the main office entrance to the building. Andrew Connolly and Ariel Schuster of RKF represented ownership in the transaction, while David Abrams of RKF represented the tenant.

Also on the Upper East Side, Muss recently arranged 2,161 s/f lease for Boxer’s at the developer’s 1664 Third Ave. The sports bar has two other Manhattan locations, and signed on for a lease term of 12 years with a 5-year option. Located in the Upper East Side’s Carnegie Hill neighborhood, 1664 Third Ave. is blocks away from both the 6 train and the newly opened Second Avenue Q at 96th St. Andrew Connolly and Ariel Schuster of RKF represented ownership in the transaction. Michael Yadgard from Maxwelle NY represented the tenant

In Astoria, Queens, Verizon Wireless has signed a 10-year, 1,760 square feet lease at Muss’s Broadway Shopping Center, keeping the center 100% leased and occupied with a strong mix of tenants Bill Bergman represented ownership in the transaction. David Alani of In-Line Realty, Inc. represented Verizon.

Muss also closed two retail leases at its Jackson Heights Shopping Center property. Optical Academy, an eyewear retailer, signed a 10-year, 1,982 square-foot lease, while global real estate brokerage Keller Williams has expanded its 2nd floor office lease to now include 1,511 square feet ground floor retail. Bill Bergman represented ownership in the transactions. The property now has just 13,800 square feet of remaining available space on the second floor and is 100% leased on the ground floor.

Outside of the city, a sushi restaurant signed a 10-year, 1,150 square-foot retail lease at Muss’s

Jerusalem Avenue Shopping Center in Hicksville, Long Island. Bill Bergman represented ownership in the transaction, while Mike DiBella of Pliskin Realty and Development, Inc. represented the tenant.

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