



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

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

- \* 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 Caf   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.
- \* 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.

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