



Zuckerbrot and Weinstein of S&Z negotiate retail leases for Applebee's and Panera Bread

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Sholom & Zuckerbrot Realty (S&Z) has negotiated long-term retail leases for Applebee's Neighborhood Grill and Bar and Panera Bread at 38-01 35th Ave. in the Long Island City neighborhood.

Applebee's has signed for 6,200 s/f. Panera Bread is occupying 5,300 s/f.

A local gym operator previously occupied the industrial site, but the exclusive leasing agents for the building, Frank Zuckerbrot and Doug Weinstein, president and managing director of S&Z, respectively, saw it as a candidate for conversion to prime retail space. They noticed a lack of quality casual dining in the area and repositioned the space for restaurant use.

"The site is situated near the only movie theater with stadium seating in western Queens," said Zuckerbrot. "There is a great deal of foot traffic in the area, and we received enormous interest from many restaurant chains. Panera's decision to make Long Island City its first Queens location, and Applebee's commitment to expand there, speak highly of the thriving neighborhood."

Zuckerbrot and Weinstein represented both the landlord, Werwaiss Realty, and Applebee's. Ripco Realty represented Panera Bread.

Founded in 1962, Sholom & Zuckerbrot Realty LLC is a full-service real estate firm offering retail, office, industrial and investment brokerage, property management, plus development and build-to-suit projects. The firm is based in Long Island City (Queens), New York City.

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