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## **Mayor, Densen of Island Assocs. broker 4,554 s/f lease**

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West Islip, NY Christopher Mayor and Lawrence Densen of Island Associates brokered a 15-year lease agreement with Brownstones Coffee, for a 4,554 s/f stand-alone restaurant as part of a new center being built at 425 Union Blvd.

Brownstones will be joining 7-Eleven to anchor the new 19,757 s/f center. The lease is valued in excess of \$2.5 million. Construction is starting shortly; the center is expected to be completed and open early 2021.

The new store will mirror the same feel and coffee menu of its other locations in Amityville, East Northport, and Centereach.

Brownstones Coffee is family owned; they opened their first Brownstone's in Amityville in 2002, long before the current breakfast boom took hold. Their current West Islip location is being re-located to 425 Union Blvd to take advantage of the easy access, freestanding building with additional seating, and parking.

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