



## Samanea New York leases 6,300 s/f to golf simulator X-Golf

August 24, 2021 - Front Section



Westbury, NY Samanea New York, the new retail, entertainment and dining destination located at 1500 Old Country Rd., has signed a new entertainment tenant. X-Golf, a golf simulator, will occupy 6,300 s/f located near the Old Country Rd. entrance on the north west side of the property.

Samanea New York's chief leasing & development officer, Dominic Coluccio managed the lease negotiations alongside his colleagues at property-owner Lesso Mall Development, and Samanea New York's exclusive broker, Colliers International, including Herb Agin, Matthew Kucker, Jordan Baruch. X-Golf worked with Bradley Diamond of Parallel Realty Group LLC.

"Simulated golf has become a major entertainment attraction across the country, and we are proud to offer the first X-Golf location on Long Island," said Coluccio. "The distinctive X-Golf experience is consistent with Samanea NY's vision to repurpose this iconic site into a one-of-a-kind entertainment

destination. X-Golf will be a great addition to our other entertainment occupants including Dave & Buster's and Long Island's first Empire Adventure Park set to open in late 2022."

"X-Golf is the latest entertainment concept to join our co-tenant roster as Colliers International and Lesso continue to attract national tenants," said Kucker, managing director, Long Island, Colliers International.

X-Golf is an entertainment indoor golf and bar-restaurant offering the most comprehensive indoor golf tracking system available. Proprietary technology is 98% accurate and allows guests to replicate all golf shots, while measuring ball speed, launch, direction, and spin along with club path, and impact. The X-Golf system performs over 6,000 calculations per second.

The entertainment center will offer Fall/Winter leagues for every playing level, organized tournament play, and children's programs teaching the fundamentals of golf through lessons and group events. Pros will be available on-site to provide lessons for all ages and skill levels. The facility can also be used by teams for off-season practice, corporate gatherings, team building events, birthdays, and other celebrations.

Christopher Sciocchetti, co-owner, X-Golf Westbury said, "The X-Golf golf simulators give players unparalleled accuracy and realism through a combination of camera systems, infrared lasers, impact sensors and advanced gaming software. Unlike other golf simulators, Westbury guests will really enjoy the ability to practice their short game and putting capabilities, so they can fully experience a round from tee to green with acute accuracy."

Launched in 2016, X-Golf has 34 locations across the U.S. and 34 additional locations in development. This will be the first X-Golf location on Long Island, with an anticipated opening date this winter.

Sciocchetti said, "We are looking forward to introducing X-Golf to Long Island's avid golfing community. Samanea New York's location in central Nassau County will be the ideal site for us to attract customers from across the large and diverse region. Whether it's a golf enthusiast, a child wanting to learn, or friends looking for a fun night out, we invite everyone to come and experience the X-Golf difference."

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