



## **Simon of Admiral Real Estate completes two leases in Chappaqua**

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Chappaqua, NY Frannie's Goodie Shop and Longford's Ice Cream will soon be opening a combined location at 75 South Greeley in downtown, at the intersection of Greeley Ave. and Quaker Rd./Rte. 120, off of Saw Mill River Pkwy.

The new Frannie's Goodie Shop/Longford's Ice Cream store will be adjacent to both street parking and a municipal parking lot and is only one block from the Metro-North train station.

The addition of this sweets shop brings a great new offering to the downtown area, which has benefited from a recent \$11 million infrastructure and streetscape transformation.

In addition to infrastructure and lighting work, the transformation improved the area's walkability by widening sidewalks, adding pedestrian plazas, and installing bike racks and benches.

Joan Simon of Admiral Real Estate Services Corp. co-brokered this transaction with the building's landlord, Developers Consolidated Realty, LLC.

In addition, Mathnasium's new space is located in the area's main shopping thoroughfare and is walking distance from town's middle school. The building is adjacent to a municipal parking lot and is across from the Metro-North train station, with direct access from Saw Mill River Pkwy.

The first Mathnasium was opened in 2002 in an effort to address the vast disconnect between students' learning skills and the math curriculum they were taught in school.

Mathnasium uses a unique combination of mental, verbal, visual, tactile, and written techniques in their education strategy, focused on helping kids build their number sense so they truly understand math.

Simon of Admiral Real Estate represented the landlord, Developers Consolidated Realty, LLC, in this transaction. Mathnasium was represented by Garrett Aries of ESR Commercial.

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