



Island Associates negotiates 11 lease deals totaling 48,384 s/f

February 08, 2022 - Long Island

Smithtown, NY Island Associates negotiated the following transactions:

Wheeler Road Shopping Center - Central Islip, NY

A lease agreement with Knock Out Barber Shop for 2,320 s/f at the Wheeler Road Shopping Center in Central Islip. Knock Out took the last remaining vacancy at the 82,000 s/f shopping center which includes Islip Food Supermarket, Advance Auto, Rainbow Shops, Rent-A-Center, Checkers, and Popcorn. Both landlord and tenant were represented by Roger Delisle of Island Associates.

A new lease with Las Brasas Restaurant for 1,200 s/f at the BrentCity Shopping Center. Las Brasas serves Portuguese and South American cuisine and is joining a large group of tenants at the 150,000 s/f shopping center. This is Las Brasas' fourth location. Both landlord and tenant were represented by Island Associates.

490 Wheeler Road - Hauppauge, NY

Island Associates negotiated two lease extensions at 490 Wheeler Rd., Hauppauge. James Morgan extended the lease for his 600 s/f of office space for his mental health practice, and Hirsch International extended the lease for their 2,000 s/f office. The lease extensions ensure that both Morgan and Hirsch International will continue to be long-term tenants of the building. Both landlord and tenant were represented by Delisle.

275 West Main Street - Bay Shore, NY

Island Associates negotiated two lease agreements for Main St. retail space in Bay Shore. Each lease is for a 2,500 s/f space at the mixed-use building located at 275 West Main St., Bay Shore. The 2,500 s/f end-cap space was leased for a new beer distribution business while the liquor store occupying the 2,500 s/f located next to the endcap negotiated a new long-term lease term. The building will be undergoing renovations in the coming months including a brand-new façade. Both

landlord and tenant were represented by Island Associates.

640 Franklin Avenue - Franklin Square, NY

A lease extension for JP Morgan Chase (3,000 s/f) at 640 Franklin Ave., Franklin Square. Chase has been a tenant at the property for over a decade and is entering a new long-term lease extension. Both landlord and tenant were represented by Delisle.

Island Associates negotiated two lease extensions at the Strathmore Shopping Center in Middle Island. Both Dollar Tree (8,064 s/f) and Subway Restaurants (1,200 s/f) extended their lease terms showing long-term commitment to the shopping center. Strathmore Commons is a 140,000 s/f shopping center anchored by King Kullen and Golds Gym Fitness Center. Both landlord and tenant were represented by Delisle.

Island Associates negotiated two lease agreements for office and warehouse space at 181 Freeman Ave., Islip. Triple Crown Warehouse entered a lease agreement for over 18,000 s/f of warehouse and office space on a long-term lease. This is Triple Crown's third warehouse location for its expanding business. Find a Top Doc entered a long-term lease for over 7,000 s/f of office space at the building for their medical billing software and marketing business. Both landlord and tenant were represented by Island Associates.

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