



Delisle of Island Associates negotiates \$1.35 million sale with Realty Connect

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202 East Main Street -Smithtown, NY

Smithtown, NY Island Associates Real Estate Inc. negotiated and closed the sale of a free-standing 6,800 s/f office building for \$1.35 million.

The site is a vacant free-standing office building in need of substantial renovations and located at 202 East Main St. The purchasers will be renovating the building for their law firm's use. The seller was represented by Roger Delisle of Island Associates, and the purchaser was represented by Todd Johnson of Realty Connect.

Additionally, Island Associates completed the following lease transactions:

Delisle negotiated two long-term NNN leases to national tenants at 305 Jericho Tpke. in Huntington. The newly constructed free-standing Starbucks is located on the hard corner with a drive-thru and is open for business. The Learning Experience is a free-standing 10,000 s/f building in the middle of the site with a 5,000 s/f outdoor play area, and is in the final stages of construction and will be opening to the public soon. Starbucks and The Learning Experience join a 37,000 s/f LA Fitness which opened at the site in 2018. The site was developed by Crest Group and was the former site of Country Cadillac. Crest Group was represented by Island Associates while Starbucks was represented by Russel Helbling of Sabre and The Learning Experience was represented by Nick Vanella of ComRealty Associates LLC.

Island Associates negotiated two lease agreements for retail space at 369 Little East Neck Rd. in West Babylon and 6316 Jericho Tpke. in Commack. MJ Nail Salon entered a lease agreement for 1,100 s/f of retail space at 369 Little East Neck Rd. on a long-term lease. MJ Nail Salon is doing a gut renovation of the space and constructing a new nail salon facility to service the area. MJ Nail Salon joins co-tenants Crunch Fitness, Energy Fuel Kitchen and others. Geo Group entered a lease agreement for 650 s/f at 6316 Jericho Tpke. Geo Group specializes in patio and masonry work and will be using the space as a showroom. The space provides Geo Group with excellent exposure on one of the busiest sections of Jericho Tpke. in Suffolk County. Delisle, Robert Monahan and Robert Raffa from Island Associates worked with both landlord and tenant to complete the transaction.

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