



Bao and Ichiddo Ramen join Samanea New York's new Restaurant Row

September 13, 2022 - Long Island

Westbury, NY Samanea New York has signed leases with two new restaurant tenants, which will be joining Samanea's new Restaurant Row located on the property's North side facing Old Country Rd. Ten-year leases have been signed with Nan Xiang Xiao Long Bao, also known as Bao, a Michelin-recommended Shanghainese restaurant known for its signature soup dumplings, and Ichiddo Ramen, a nationwide leader in authentic Japanese noodle soup.

"Bao and Ichiddo Ramen are both sought after dining destinations, each with a large following and stellar reputations. We are privileged that they have chosen our property for their first Long Island locations," said Dominic Coluccio, director of real estate, Samanea New York. "Dining plays a significant role in Long Island's entertainment scene and Samanea's Restaurant Row will be an exciting new dining destination with our expanded lineup of international cuisines."

Occupying 5,092 s/f on Restaurant Row, the Bao lease was negotiated by Samanea New York's chief leasing & development officer, Dominic Coluccio, alongside his colleagues at Lesso Mall Development, and Samanea New York's exclusive broker, Colliers International. Nan Xiang Xiao Long Bao was represented by E Realty International Corp.

Coluccio and Colliers International also negotiated the lease for Ichiddo Ramen which has eight locations nationwide.

Samanea New York is exclusively represented by Colliers International: Herb Agin, Matthew Kucker, and Jordan Baruch.

When complete, Samanea New York's Restaurant Row will boast The Cheesecake Factory, MoCa Asian Bistro, Pot Korean BBQ, Szechuan Restaurant, Nan Xiang Xiao Long Bao and Ichiddo Ramen, as well as one final restaurant destination.

Samanea New York will be Bao's first location on Long Island. The specialty restaurant, which offers authentic Northern Chinese food, has one other location, which opened in 2006 in Flushing New York, in the heart of New York's Asian cuisine scene. Soon after opening, the popular restaurant gained popularity among NYC food aficionados and has been selected as a Michelin-recommended Shanghainese destination for nine consecutive years. Bao is named for the county in Shanghai where dumplings were invented.

Bao offers an affordable menu in a bright, comfortable space with modern interiors. The restaurant's signature dish is hand-wrapped crab and pork soup dumplings, showcasing the magic of Nan Xiang Xiao Long Bao. Other popular dishes include steamed buns, Shanghainese dim sum, pan-fried crispy noodles, fried rice cakes, scallion pancakes with sliced beef, and fish fillet & pickled cabbage noodle soup.

Ichiddo Ramen, which is based in Minneapolis, MN and has locations in eight cities across the country, will occupy 3,095 square feet in the property's new common area located by the new Old Country Road entrance. The restaurant offers 12 soup ramen varieties with 15 customized toppings, as well as specialty buns, stir-fry ramen, and donburi rice bowl dishes.

Samanea New York tenants open to the public include Bloomingdale's Furniture Outlet, Dave & Buster's, The Cheesecake Factory, Fortunoff Backyard Store, 99 Ranch Supermarket, Leon Banilivi Rugs, Kawai Piano Outlet, Leonardo Furniture, MyPlanet Living Center and Arteco Cabinetry.

Tenants scheduled to open in 2022 and 2023 are K-Pot Korean BBQ and Chuan Tian Xia (Szechuan cuisine).

Samanea New York, located at 1500 Old Country Rd., recently underwent a \$30 million reimagining. Among the significant structural changes to the property are two new main exterior entrances: One, on Old Country Rd. on the Northwest side of the property; the second, on Merchants Concourse on the North East side of the property.

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