



Colliers and TRITEC lease 195,000 s/f of retail space at Station Yards

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Ronkonkoma, NY Colliers partnered with TRITEC Real Estate Company to lease 195,000 s/f of retail space at Station Yards. The firm has arranged the first lease at the mixed-use project on Long Island for Great South Bay Brewery. A Colliers team led by vice presidents Maria Valanzano and Steven D’Orazio — with the support of Jake Horowitz, associate vice president, represented both the landlord and tenant in the transaction.

Great South Bay Brewery will be taking a 8,428 s/f space at the development. Founded in 2009 and owned by the Davis family, Great South Bay Brewery is known for its award-winning craft ales and lagers. The brewery’s new location will offer food, live music, golf simulators, events and more.

The billion-dollar housing-retail-office Station Yards project, also known as the Ronkonkoma Hub, is slated to be completed in 2024 and will reinvent the area’s community as a true live-work-play location. Station Yards is the largest transit oriented development in over 50 years on Long Island and is pioneering the future of mixed-use space. At full build-out, Station Yards will consist of 1,450 apartments, 360,000 s/f of office space and 60,000 s/f of community and hospitality space, in addition to 195,000 s/f of retail space. TRITEC completed the first phase of the project of 489 apartment homes, Alston Station Yards, in 2021. The current development phase includes building 388 apartment homes, 70,000 s/f of retail space, 16,500 s/f of office and a public plaza.

“Station Yards is laying the groundwork for future best-in-class mix-used locations,” said Jimmy Coughlan, vice president of TRITEC Real Estate. “Great South Bay Brewery is a popular destination for locals and visitors alike, and we are confident they will be a great addition to the community.”

“We welcome Great South Bay Brewery to Station Yards,” said Valanzano. “The culture the Davis family has curated with their brand aligns perfectly with our ‘Made on Long Island’ mantra for the center. Their quality of operation, atmosphere and product line will be a terrific addition to TRITEC’s outstanding development and we are honored to have been able to work with both sides to make GSB at Station Yards a reality!”

“To expand our operations and join the TRITEC group out in Ronkonkoma at their new Station Yards location is an exciting opportunity for our business,” commented Brian Davis, vice president of Great South Bay Brewery. “Great South Bay Brewery is looking to replicate the same concept that has made our brewery such a success in Bay Shore. We emphasize creating a laid-back vibe, choice local live music, a vast selection of quality craft beers, and other locally sourced wine and

spirits paired with delicious food offerings to round out your experience. We are excited to greet you all at our new location with a cold pint and a warm cheers.”

Situated two blocks away from the Ronkonkoma Train Station – the busiest railway station in Suffolk County transporting 17,000 riders every day to New York’s Penn Station – the live-work-play development will be extremely attractive to commuters, those who work in the local area, families with children and more.

Station Yards is located off Exit 60 of the Long Island Expwy. and adjacent to the Long Island MacArthur Airport. Spanning 53+ acres surrounding the Ronkonkoma Long Island Railroad Station, it offers commuters and visitors seamless access and will further draw shoppers, diners and workers from all over Long Island.

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