



## Moawad of Levin leases 1,400 s/f to Shakti Studio

October 17, 2023 - Long Island



35-71 South Ocean Avenue - Patchogue, NY

Patchogue, NY Shakti Studio & Spa has leased 1,400 s/f at 35-71 South Ocean Ave. Levin Management Corp. (LMC) serves as exclusive leasing and managing agent for the 23,000 s/f retail property.

LMC senior leasing representative E.J. Moawad orchestrated the transaction on behalf of property ownership. Gary Merrill of Realty Connect represented the tenant.

“Health, beauty and wellness concepts remain active players in today’s retail landscape,” said Moawad. “Shakti Studio & Spa adds diversity to our in-place tenant mix and brings something new and different to the property. It is sure to see great success at this location.”

Another new tenant – Italian inspired gastropub Prato 850 – is gearing up to celebrate its grand opening at 35-71 South Ocean Ave. this fall. The property, located off Main St., is also home to Irish restaurant James Joyce Pub, 360 Taiko Sushi & Lounge and a bagel shop.

Shakti Studio & Spa is a new business venture from the same team behind Bayport Wellness Center in Bayport. The creative, multi-purpose space will provide a broad spectrum of holistic spa services including medical massage. It will also serve as an event space that will host a variety of classes and workshops such as Buti yoga and immersive sound baths.

“We are very excited to bring our unique wellness studio/spa concept to the Patchogue community,” said Jennifer Merrill, who co-owns Shakti Studio & Spa with business partner Sarah Liotta. “Offering Buti yoga is something that separates us from other yoga studios. This unique yoga practice is designed to transform both body and soul with its cardio-intensive bursts of tribal dance, primal movement and conditioning.”

35-71 South Ocean Ave. is three blocks from the Long Island Railroad, in a revitalized downtown offering dining, shopping and entertainment – including the Patchogue Theatre for the Performing Arts. This setting and proximity to regional attractions like Fire Island National Seashore make it a destination for visitors and locals alike. Neighborhood businesses serve a residential population of nearly 16,000 people with an average household income of more than \$134,000 within a one-mile radius.

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