



Evernest Commercial R.E. leases 5,004 s/f to Toast Coffee + Kitchen at TRITEC's Station Yards

April 16, 2024 - Long Island



Shown (from left, seated) are: Allen Boulos of Evernest, Gail Amrhein of Toast, and Sonia Ferguson of Toast.

(middle row) Robert Kent of TRITEC, Maria Valanzano of Colliers, Missy Reinheimer of Toast, Evan Castillo of Toast, Jake Davidson of Toast, and John Ceravino of Toast.

(back row) Kelley Heck of TRITEC, Richard Cardona of Evernest, Steven D'Orazio of Colliers, Matthew Sullivan of Evernest,

Jen Scarlatos of Toast, Terry Scarlatos of Toast, Braedan Scarlatos of Toast, Meaghan Treat of TRITEC, and Scott Schneider of Evernest.

Ronkonkoma, NY Toast Coffee + Kitchen is set to open a new location at the Station Yards, the mixed-use development situated at the local train station.

The 5,004 s/f lease agreement was facilitated by broker and founder Allen Boulos, Richard Cardona, Matthew Sullivan, and Scott Schneider of Evernest Commercial Real Estate, who represented Toast. TRITEC Real Estate Company, the developer behind Station Yards, was represented by Steven D'Orazio, Maria Valanzano, and Jake Horowitz of Colliers.

Boulos said, "As someone who worked at Toast and with founder Terry Scarlatos and his family for 15 years, I can't think of a better brand and a better person who embodies what TRITEC is building in Ronkonkoma and across Long Island. Terry has created a brand that is more than just amazing food and coffee."

Toast is a feeling of community, culture, art, and originality, and TRITEC is also creating these feelings across Long Island. This partnership is a match made in heaven."

Cardona said, "Seeing the Toast brand flourish the way it has—the way it will continue to—is something extremely special for us to experience."

Vice president of Colliers Jake Horowitz expressed enthusiasm about Toast's addition: "We are thrilled to welcome a high-end coffee and restaurant establishment like Toast to Station Yards. Toast has built a loyal following by providing quality food and coffee to its patrons for years, and we can't wait to see them flourish at Station Yards."

Toast Coffee + Kitchen is renowned for its commitment to quality, a characteristic that has cultivated a devoted customer base. At Station Yards, Toast aims to continue this tradition by serving up its well-loved menu that includes locally sourced ingredients and a curated selection of coffee and tea. Kelley Heck, executive vice president of TRITEC, said, "This new establishment is more than just a place to grab a cup of coffee; it's poised to become a community hub where ideas are shared over meticulously crafted lattes and farm-fresh meals. I grew up blocks from Toast's original location and know firsthand what they bring to a neighborhood."

"We are absolutely thrilled about the prospect of teaming up with TRITEC and Station Yards! Our original location was near their headquarters, and we were able to foster a fantastic relationship over the years. Their steadfast commitment to uplifting Long Island communities and businesses has always impressed us, making our decision to collaborate with them an absolute no-brainer. As a proud Ronkonkoma local who has witnessed the incredible revitalization efforts firsthand, I believe this opportunity is a dream come true. We're ready to bring our passion and energy to this new venture and create something truly extraordinary together! This location will be unique to the other locations because it will have a dedicated grab and go/take away area for commuters," said Terry Scarlatos, Toast Coffee + Kitchen owner.

Toast Coffee + Kitchen's arrival at Station Yards marks a significant milestone for the development, adding to the locale's vibrancy and appeal. This partnership reflects Toast's shared values and

dedication to excellence, which the developers of Station Yards share.

Toast Coffee + Kitchen at Station Yards is expected to open in the summer of 2024 and invites everyone to experience the perfect blend of taste and tradition.

Station Yards is a mixed-use development by TRITEC. It will be a new destination hub for Long Islanders. Along with 1,450 apartments, 195,000 s/f of retail space, and 360,000 s/f of office space, Station Yards is creating thousands of jobs and housing options at the busiest train station in Suffolk County. TRITEC completed the first phase of 489 apartment homes, Alston Station Yards, in 2020. The current development phase includes:

- 388 apartment homes.
- 70,000 s/f of retail space.
- 16,500 s/f of office.
- A public plaza.

New York Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540