



Mayzlin of Kalmon Dolgin Affiliates leases 15,000 s/f for Net Cost Market

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"Kalmon Dolgin Affiliates' Gary Mayzlin arranged a 15,000 s/f lease for Net Cost Market at 3155 Amboy Rd., a former Foodtown location within an existing 80,000 s/f Oakwood Shopping Center," said Neil Dolgin, executive vice president of Kalmon Dolgin Affiliates.

Mayzlin arranged the long-term lease on behalf of the tenant, Net Cost Market, which currently operates four supermarkets in Brooklyn and another in Philadelphia, PA. This will be their first Staten Island location. The landlord, AVR Realty of Yonkers, was represented in-house by Norman Lesman.

The Net Cost Market chain of supermarkets caters to the needs of local residents of Eastern European heritage. The company carries hard-to-find products highly sought after by immigrants that reside in the areas surrounding their store locations. Net Cost Market conveniently provides all the desired products under one roof. In catering to its niche clientele, Net Cost Market offers patrons a multi-lingual atmosphere wherein all the necessities of everyday living can be procured.

"Having done other leases for Net Cost Market in Brooklyn, I always keep my eyes open for other attractive locations throughout the city," said Mayzlin. "When I found out that Foodtown was ready to vacate the premises because it could no longer compete with mega supermarket chains like Pathmark, Shoprite and Stop & Shop, I contacted the landlord and proposed the new tenant. The owners were happy to welcome a strong, established company with a niche business. For Net Cost Market, the location represented an opportunity to take over a space that had a lot of needed infrastructure and equipment already in place."

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