



Landes and Kintzer of Royal Properties completes sale of 1.1 acre parcel in Briarcliff Manor; firm also brokers five leases

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Royal Properties has recently completed 5 leases, one sale and has been named exclusive agent for three properties.

The Royal Properties, Inc. leasing team of David Landes and Jeff Kintzer have handled the sale of 530-532 North State Rd. This 1.1 acre parcel is currently leased to a garden center and an HVAC contractor. The new owners plan to use part of the property for their Westchester Bobcat dealership.

"The property offers tremendous visibility on North State Rd. with direct access to Rte. 9A" said Landes, principal of Royal Properties. "We marketed the property to retail, commercial and residential users through an extensive marketing campaign and we were able to attract numerous offers for the property."

Scott Meshil of Royal Properties brokered a lease for Hastings Station Caf  in the Hastings-On-Hudson Train Station in Hastings.

Meshil and Kintzer recently inked Fitness Together and Bliss Nails for leases at Colonial Square, 327 Rte. 59, in Airmont. Fitness Together signed a five year lease with two five-year options for 1,312 s/f. Meshil and Kintzer represented the landlord, Puccio Enterprises, LLC and Prudential Douglas Elliman Real Estate Commercial Services represented the tenant. Bliss Nails signed a ten year lease with two five-year options for 1,400 s/f. Meshil and Kintzer represented the tenant and the landlord.

AutoZone, Inc. has signed a long term lease for a 34,000 s/f parcel at Playtogs Plaza on Dolson Ave. (Rte. 17M) in Middletown. Meshil negotiated a 20-year ground lease with four five-year options. This center is anchored by such tenants as Redner's Supermarket, Blockbuster, Popeyes, and TD Bank North. Royal Properties represented the tenant and the landlord, Wharton Realty Group, Inc., in this transaction.

Domino's Pizza, LLC has signed a lease for 1,400 s/f at the Post Rd. Plaza on Boston Post Rd. in Port Chester. Meshil negotiated a seven-year lease with one seven-year option. Cotenants include Bally Total Fitness, Sleepy's, Subway, and Apple Farm Market. Royal Properties represented the tenant and the landlord, Simone Development Company, LLC, in this transaction.

Royal Properties has been named the exclusive broker for:

* Colonial Sq. in Airmont. This newly built 35,650 s/f center is co-tenanted by Trustco Bank, Signature Design Center, Rockland Orthopedics & Sports Medicine, and a dry cleaner. Area retailers include Wal-Mart, Applebee's, Shop Rite, CVS, Outback, Walgreen's, Blockbuster, Starbucks, Hollywood Video, Subway, and Dunkin' Donuts. Meshil is handling this assignment along with Kintzer;

* Ashton Park. The site, at Rte. 9 & Old Post Rd., is located in Dutchess County. Ashton Park will

offer 40,000 s/f of retail space plus pad sites. Ashton Park is located across from the primary access to the Poughkeepsie Galleria Mall. Meshil is handling this assignment;

* 319 Main St. in Poughkeepsie. The building is 14,000 s/f with 83 private parking spaces and is in the process of a complete renovation. Meshil is handling this assignment; and

* River's Edge Plaza in Highland. The site, at Rte. 9W and Red Top Rd., is located in Ulster County. River's Edge Plaza, a 13 acre development, will offer 85,000 s/fof retail space. Meshil is handling this assignment.

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