

LYNBROOK, NEW YORK

1,800 Square Foot Café Opportunity



LOCATION

47 Broadway at The Langdon
Lynbrook, NY

AVAILABLE

± 1,800 Square Feet on the
Ground Floor of a Mixed-Use
Building with 201 Residential Units

Currently Under Construction

PARKING

Municipal & Street Parking

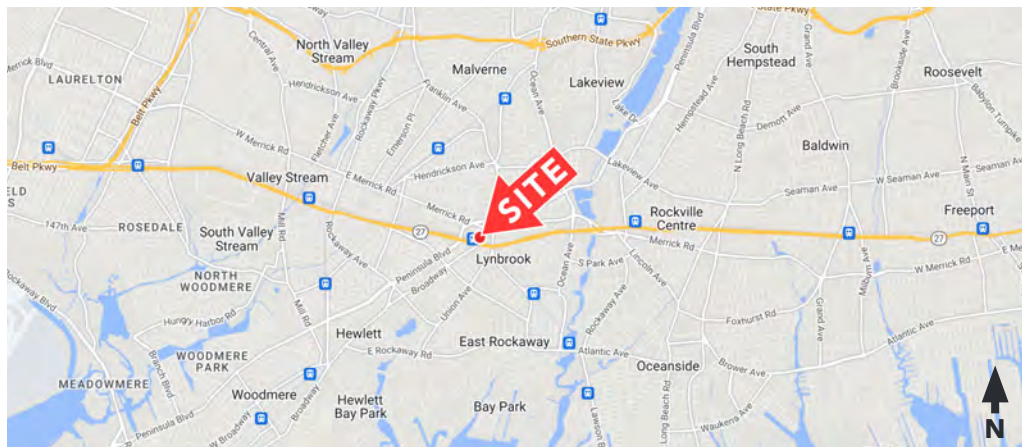
NEARBY RETAILERS

Regal Cinemas, Craft Kitchen &
Tap House, Prime 39 Restaurant,
Doughology Donut Shop, Mikado
Sushi, Ground Central Coffee, Rite
Aid, Starbucks, Dunkin' Donuts,
AMC Theaters, Wendy's, Taco Bell,
White Castle, McDonald's, Key
Food, King Kullen, more

PRICE UPON REQUEST

COMMENTS

- Located directly across the street from the Lynbrook LIRR Station, and just one block from Sunrise Highway, with over 40,000 vehicles per day
- Within walking distance from numerous restaurants & retail shops on Atlantic Avenue, the Regal movie theater, and Lynbrook Town Hall



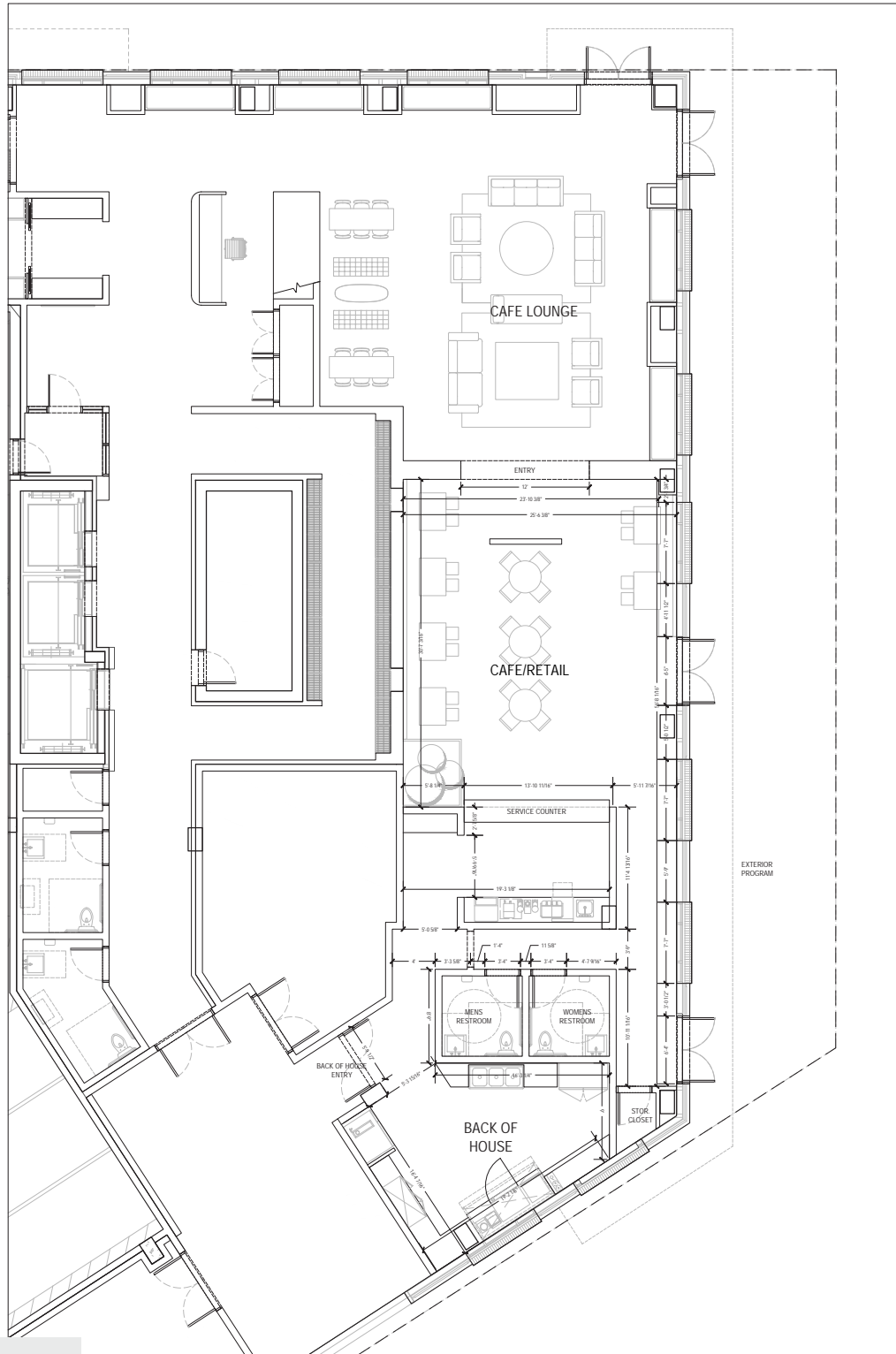
DEMOS	1 MILE	3 MILE	5 MILE
POPULATION	30,169	217,120	625,575
HOUSEHOLDS	10,969	71,761	198,119
M.H.H.I.	\$115,005	\$126,391	\$113,526

Breslin Realty
DEVELOPMENT CORP.

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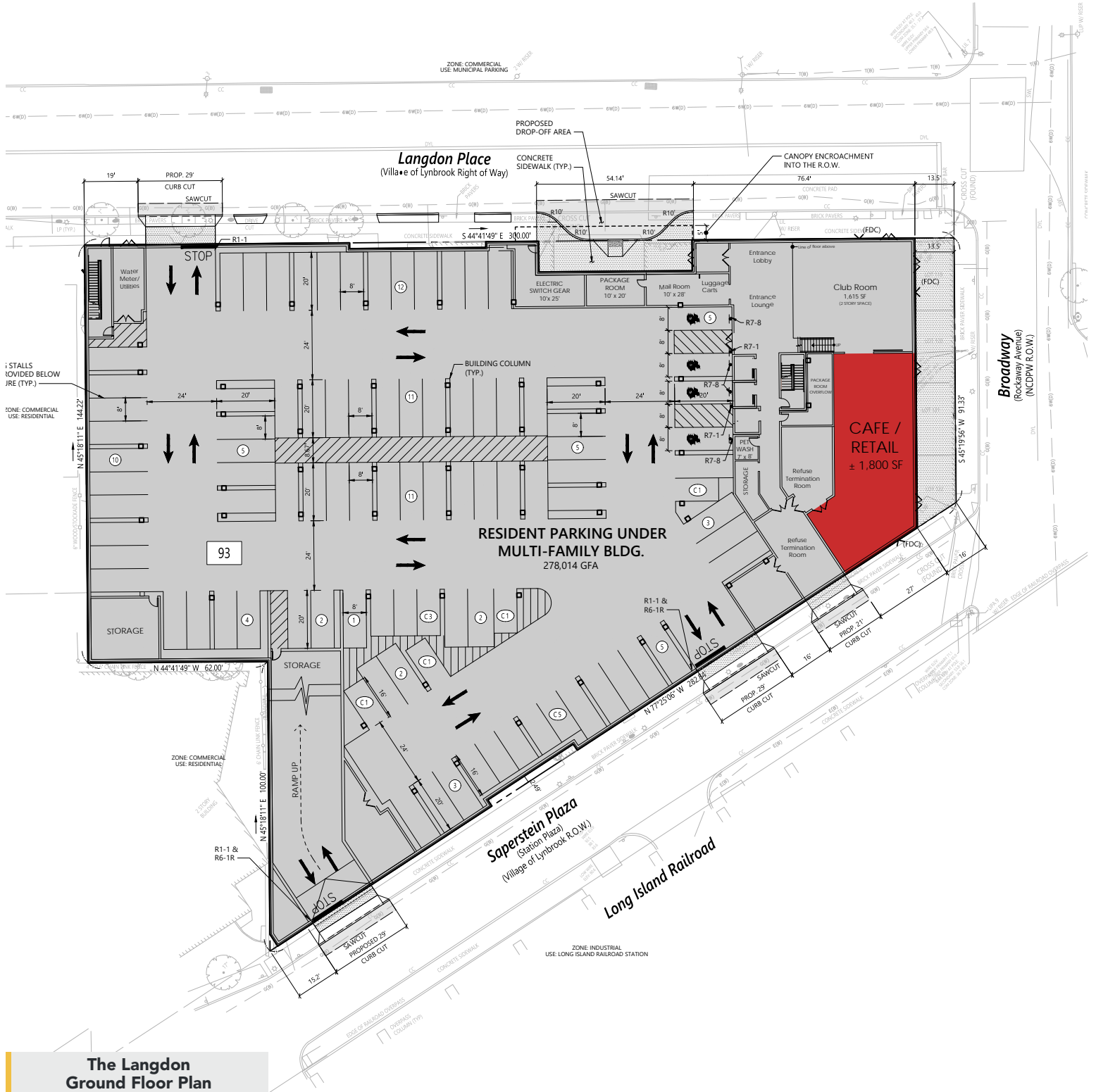


Café Floor Plan

DOOR - CAFE/RETAIL SPACE

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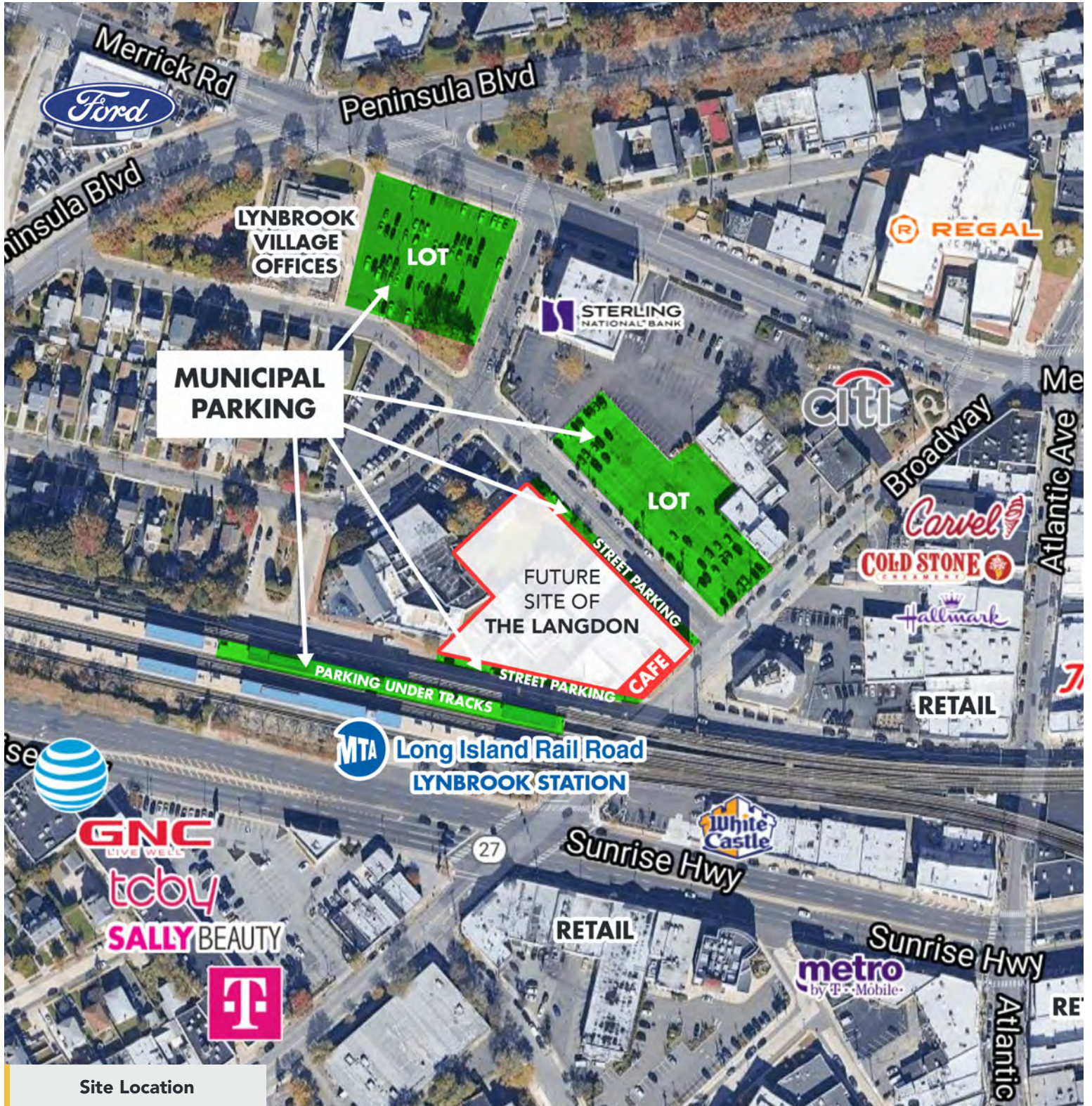
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**The Langdon
Ground Floor Plan**

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Site Location

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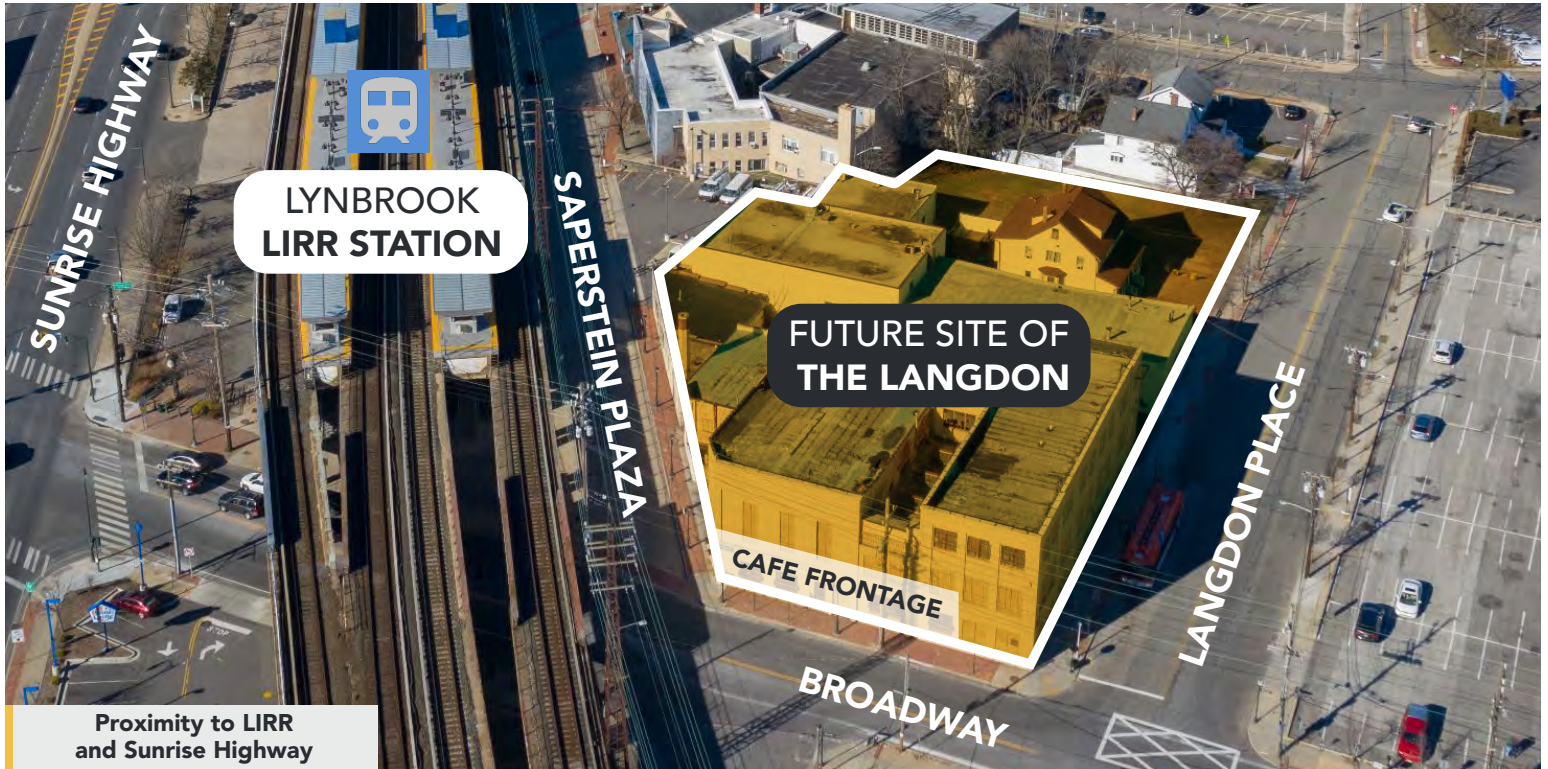


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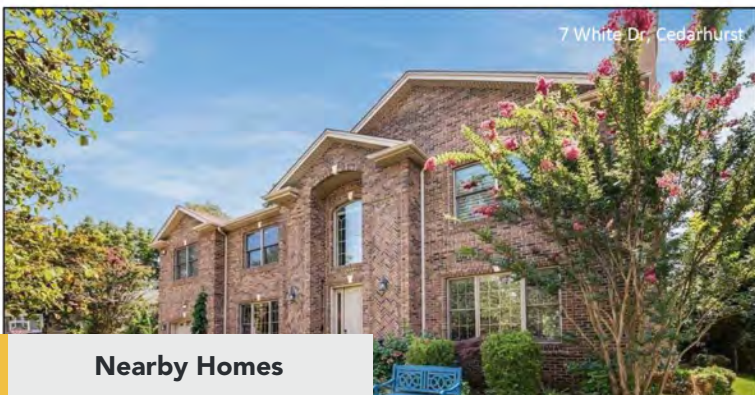


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Nearby Homes

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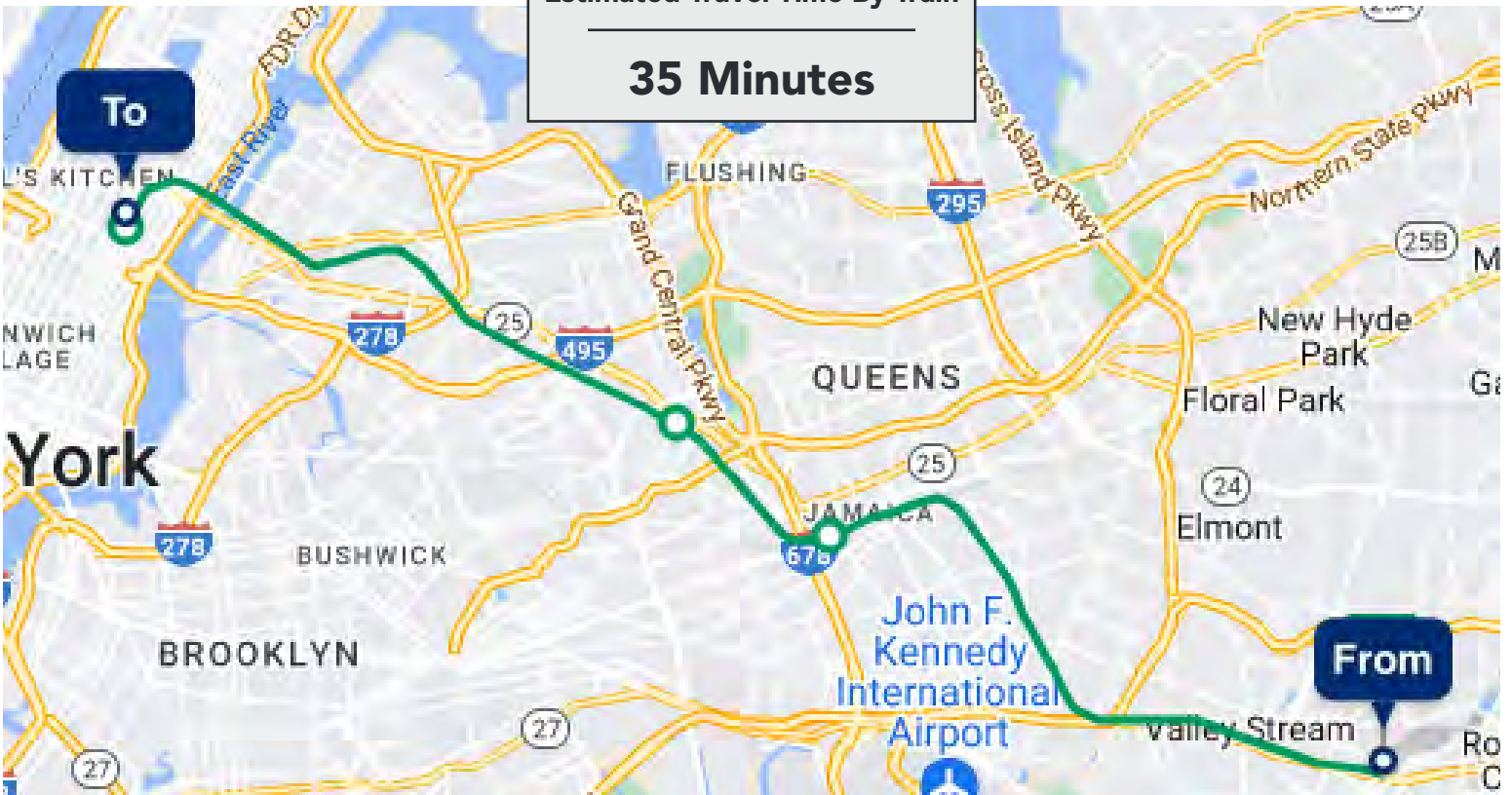
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Grand Central Station
Estimated Travel Time By Train

35 Minutes

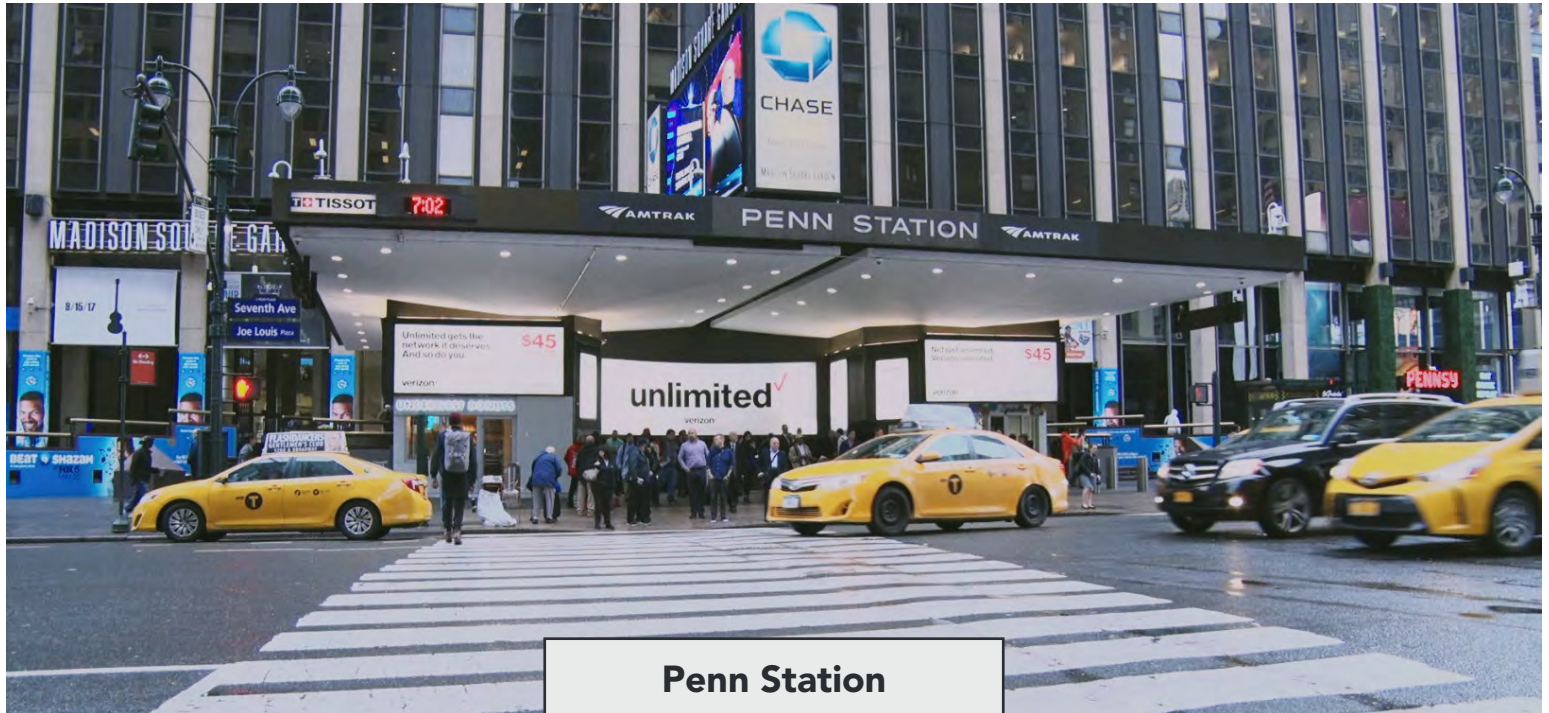


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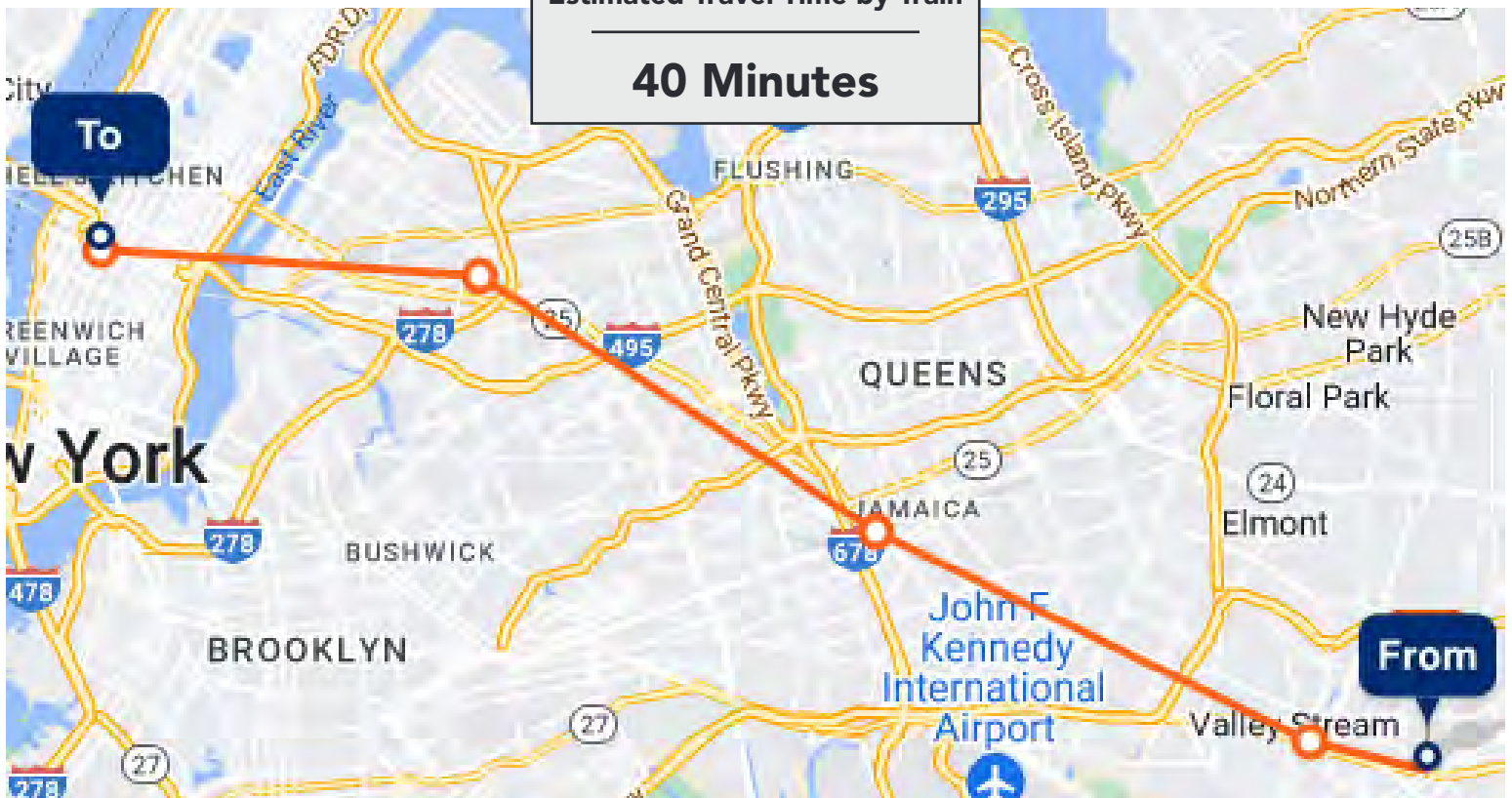
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Penn Station
Estimated Travel Time by Train
40 Minutes



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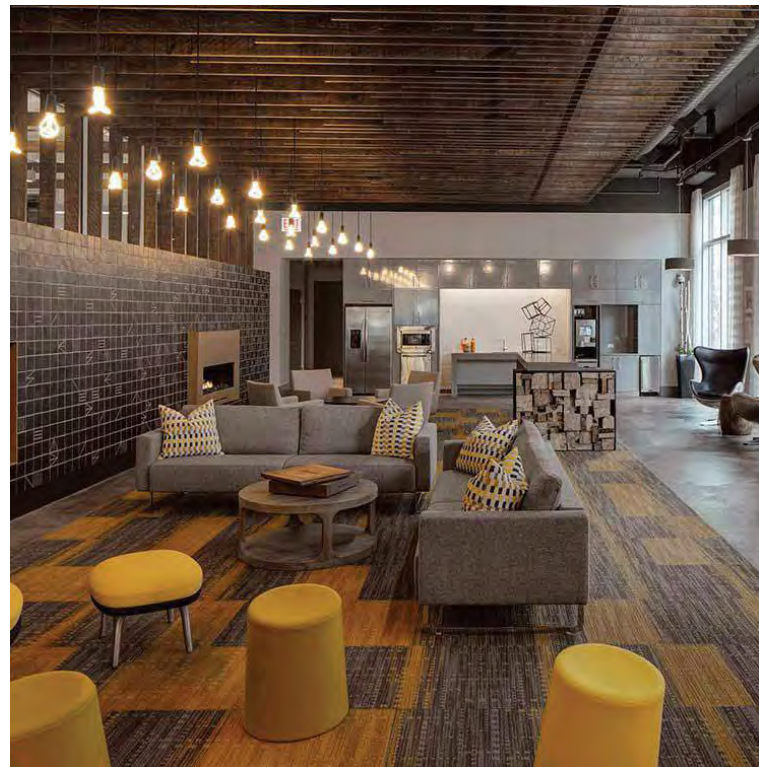
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2012-2014 LIRR OD COUNTS: WEEKEND
East/West Total By Station in Numerical Order

	Weekend East/West Total On/Off	WESTBOUND							EASTBOUND						
		Saturday		Sunday		Weekend Total			Saturday		Sunday		Weekend Total		
		On	Off	On	Off	On	Off	On/Off	On	Off	On	Off	On	Off	On/Off
TOTAL	553,476	76,394	76,433	58,666	58,351	135,060	134,784	269,844	77,923	77,627	64,204	63,878	142,127	141,505	283,632
<i>Penn Station</i>	164,603	0	46,746	0	32,770	0	79,516	79,516	46,812	0	38,275	0	85,087	0	85,087
<i>Jamaica</i>	95,007	11,436	13,152	10,309	11,344	21,745	24,496	46,241	15,127	11,377	12,528	9,734	27,655	21,111	48,766
<i>Huntington</i>	19,481	3,499	1,499	2,712	1,396	6,211	2,895	9,106	1,321	4,049	1,532	3,473	2,853	7,522	10,375
<i>Hicksville</i>	19,393	4,733	930	3,164	580	7,897	1,510	9,407	830	4,849	630	3,677	1,460	8,526	9,986
<i>Babylon</i>	15,262	3,649	1,056	2,318	873	5,967	1,929	7,896	839	3,437	563	2,527	1,402	5,964	7,366
<i>Atlantic Terminal</i>	15,072	0	3,852	0	4,252	0	8,104	8,104	3,790	0	3,178	0	6,968	0	6,968
<i>Ronkonkoma</i>	14,302	3,987	0	2,862	0	6,849	0	6,849	0	4,155	0	3,298	0	7,453	7,453
<i>Mineola</i>	12,355	2,995	420	2,181	317	5,176	737	5,913	454	3,111	340	2,537	794	5,648	6,442
<i>Woodside</i>	9,238	496	1,802	384	1,705	880	3,507	4,387	2,173	476	1,788	414	3,961	890	4,851
<i>Rockville Centre</i>	8,230	1,581	1,021	1,175	161	2,756	1,182	3,938	794	1,624	589	1,285	1,383	2,909	4,292
<i>Valley Stream</i>	6,628	1,413	228	1,076	231	2,489	459	2,948	249	1,742	253	1,436	502	3,178	3,680
<i>Freeport</i>	5,986	1,171	447	827	450	1,998	897	2,895	475	1,197	417	1,002	892	2,199	3,091
<i>Bayside</i>	5,701	1,590	87	1,059	48	2,649	135	2,784	78	1,495	64	1,280	142	2,775	2,917
<i>Great Neck</i>	5,699	1,459	102	1,253	72	2,712	174	2,886	91	1,195	108	1,419	199	2,614	2,813
<i>Baldwin</i>	5,217	1,302	120	919	94	2,221	214	2,435	183	1,309	123	1,167	306	2,476	2,782
<i>Port Washington</i>	5,042	1,389	0	1,016	0	2,405	0	2,405	0	1,360	0	1,277	0	2,637	2,637
<i>Lynbrook</i>	4,882	1,031	347	713	176	1,744	523	2,267	257	1,251	172	935	429	2,186	2,615
<i>Long Beach</i>	4,836	1,411	0	966	0	2,377	0	2,377	0	1,480	0	979	0	2,459	2,459
<i>Merrick</i>	4,820	1,235	116	865	42	2,100	158	2,258	125	1,312	64	1,061	189	2,373	2,562
<i>Bellmore</i>	4,698	1,321	119	831	55	2,152	174	2,326	82	1,270	64	956	146	2,226	2,372
<i>Deer Park</i>	4,675	1,254	88	828	49	2,082	137	2,219	92	1,287	65	1,012	157	2,299	2,456
<i>Wantagh</i>	4,376	1,220	144	614	76	1,834	220	2,054	165	1,181	97	879	262	2,060	2,322
<i>Syosset</i>	4,246	1,115	53	941	40	2,056	93	2,149	50	1,118	42	887	92	2,005	2,097
<i>Manhasset</i>	3,966	1,049	56	839	32	1,888	88	1,976	43	954	24	969	67	1,923	1,990
<i>Brentwood</i>	3,749	941	67	713	63	1,654	130	1,784	61	1,070	68	766	129	1,836	1,965
<i>Flushing Main Street</i>	3,714	509	481	358	436	867	917	1,784	422	573	418	517	840	1,090	1,930
<i>Farmingdale</i>	3,467	874	108	604	68	1,478	176	1,654	106	968	93	646	199	1,614	1,813
<i>Wyandanch</i>	3,443	781	199	544	168	1,325	367	1,692	195	818	123	615	318	1,433	1,751
<i>Westbury</i>	3,223	744	107	615	87	1,359	194	1,553	99	844	100	627	199	1,471	1,670
<i>Central Islip</i>	3,145	809	41	654	36	1,463	77	1,540	45	886	30	644	75	1,530	1,605

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Café Inspiration Imagery

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Article VIIA Regulations for Arts and Cultural Overlay District

§ 252-46.1. Legislative intent and objectives.

The Village Board of Trustees hereby establishes the Arts and Cultural Overlay Zoning District in order to achieve the following objectives:

- A. To sustain established and promote new arts, hotel and cultural uses in the heart of the Village's Commercial District. **[Amended 10-17-2016 by L.L. No. 10-2016]**
- B. To eliminate substandard conditions in the heart of the Village's Commercial District.
- C. To enhance the aesthetics and overall image of the heart of the Village's Commercial District.
- D. To generate economic activity with increased foot traffic by adding multiple dwelling use, with or without mixed use, within the heart of the Village's Commercial District. **[Amended 2-5-2018 by L.L. No. 1-2018]**

§ 252-46.3. Permitted uses authorized in district.

- A. Movie theaters, except for uses that are governed by § 252-120 (Adult uses) of this chapter.
- B. Live theater, except for uses that are governed by § 252-120 (Adult uses) of this chapter.
- C. Museums.
- D. Art galleries.
- E. Hotels. **[Added 10-17-2016 by L.L. No. 10-2016]**
- F. Multiple dwellings, with or without mixed use. **[Added 2-5-2018 by L.L. No. 1-2018]**

BUSINESS

Lynbrook feather factory to make way for apartments

By Sarina Trangle



The now-closed Mangrove Feather Factory, site of a proposed 200-unit apartment complex, in Lynbrook. Credit: Reece T. Williams

A 200-unit apartment building will replace a long defunct factory near the Lynbrook railroad station, one of several rental developments slated near transit hubs across Long Island.

Developers plan to spend \$103.74 million to replace a former feather factory and other property near the intersection of Broadway, Saperstein Plaza and Langdon Place. In their place will be 201 apartments, 2,000 square feet of ground-floor retail and a 205-car garage, according to paperwork filed with the Hempstead Industrial Development Agency and a news release.

The IDA voted last month to authorize tax benefits for The Langdon, a 278,000-square-foot complex proposed by 43-47 Broadway Realty LLC, a collaboration between the Garden City-based real estate firm Breslin Realty Development Corp. and the New Jersey-based Fields Grade Development real estate firm.

The IDA has authorized about \$2.41 million in reduced sales and mortgage tax recording fees, as well as property tax benefits spread out over 30 years, during which the owner would pay an average of just under \$949,000 a year compared to the \$1.14 million anticipated once the project is complete, according to IDA paperwork.

Studios, one- and two-bedrooms

The 201 apartments will include 55 studios, 111 one-bedrooms and 35-two bedrooms, the news release said. Twenty units will be reserved for lower-income households, according to a cost-benefit analysis prepared for the IDA. Qualified tenants may earn up to 80% of the area's median income — or \$94,900 annually for a family of four, according to federal figures.

Breslin and Fields Grade didn't respond to Newsday questions about rent rates and other matters. In their news release, the developers said they'd break ground within 60 days and welcome tenants by the summer of 2023. But Lynbrook Mayor Alan Beach said demolition and building permits have not yet been issued for the site.

Feather factory's backstory

The developers will need to knock down the Mangrove Feather Factory, part of the \$13.19 million the companies planned to spend buying property, according to the IDA application. The factory was initially constructed as a performance space and garage, before being transformed into a knitting mill and then a factory that created feathered items for carnivals and parades, according to an article by village historian Art Mattson. The factory has been vacant for 15 years, according to the developers' news release.

Areas near the Long Island Rail Road station have historically been less sought-after for residential development and used by industrial businesses like auto repair shops, according to Mitchell Pally, CEO of the Long Island Builders Institute, a trade group for construction and development firms. Over the past decade, villages and towns have started authorizing apartments near stations, which help attract millennials and seniors, while providing a larger customer base for local businesses, Pally said.

He said Patchogue's success adding housing by the LIRR has inspired similar developments in Farmingdale, Mineola and Wyandanch.

"There's a lot of these types of developments that have found the train station to be a focal point for development," Pally said. "Now that lots of people want to live by the train station, all those people who own that property are making a fortune."

The LANGDON

A new 201 unit Mixed-Use Development in the heart of the Village of Lynbrook, across the street from Lynbrook's LIRR train stop.



FOR INFORMATION, PLEASE CONTACT

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