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

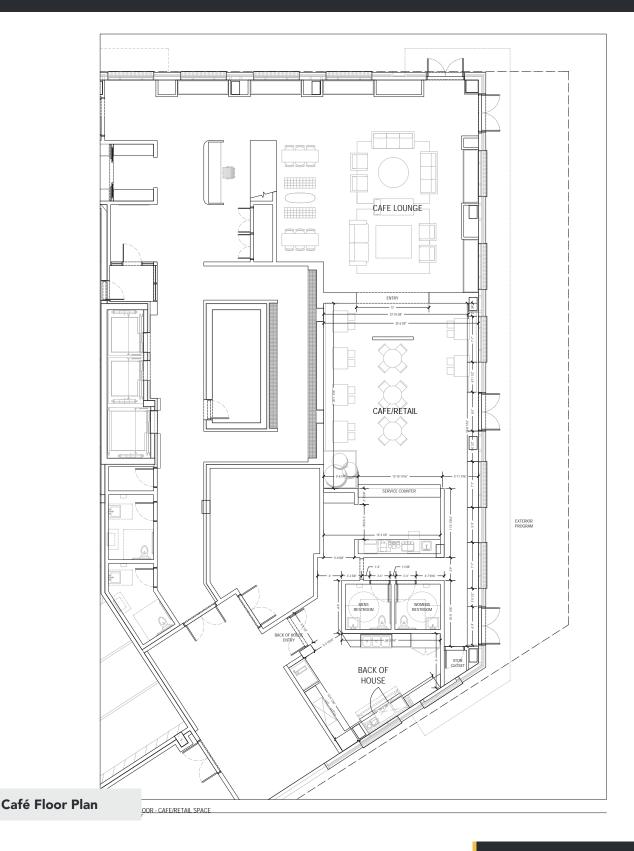
- Located directly across the street from the Lynbrook LIRR Station, and just one block from Sunrise Highway, with over 40,000 vehicles per day
- Within walking distance from numerous restaurants & retail shops on Atlantic Avenue, the Regal movie theater, and Lynbrook Town Hall



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

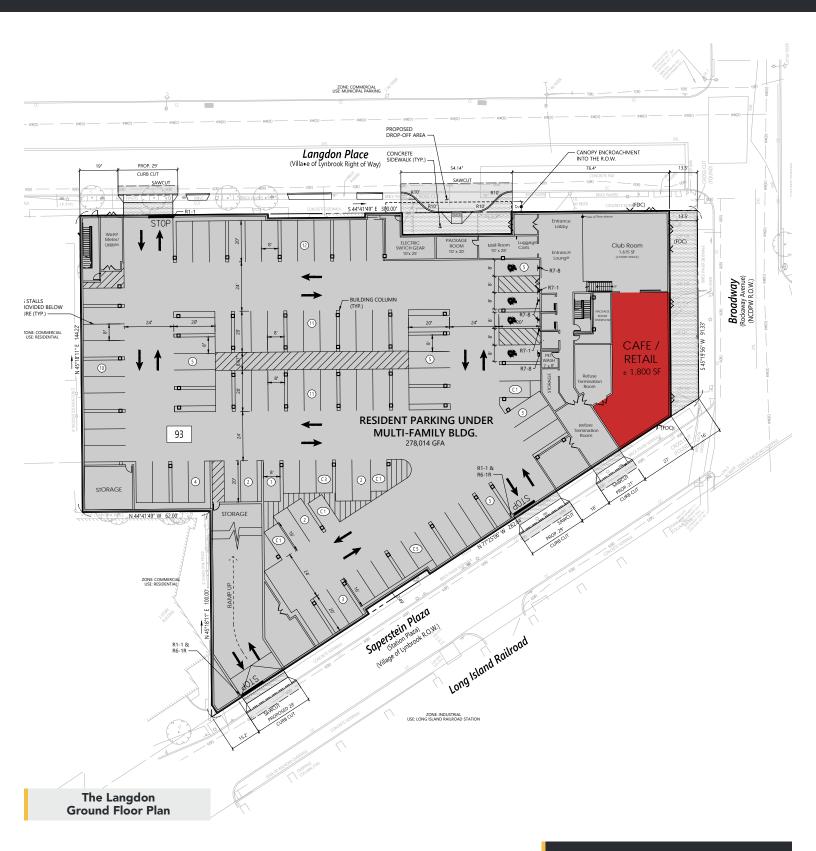
Breslin Realty

1,800 Square Foot Café Opportunity



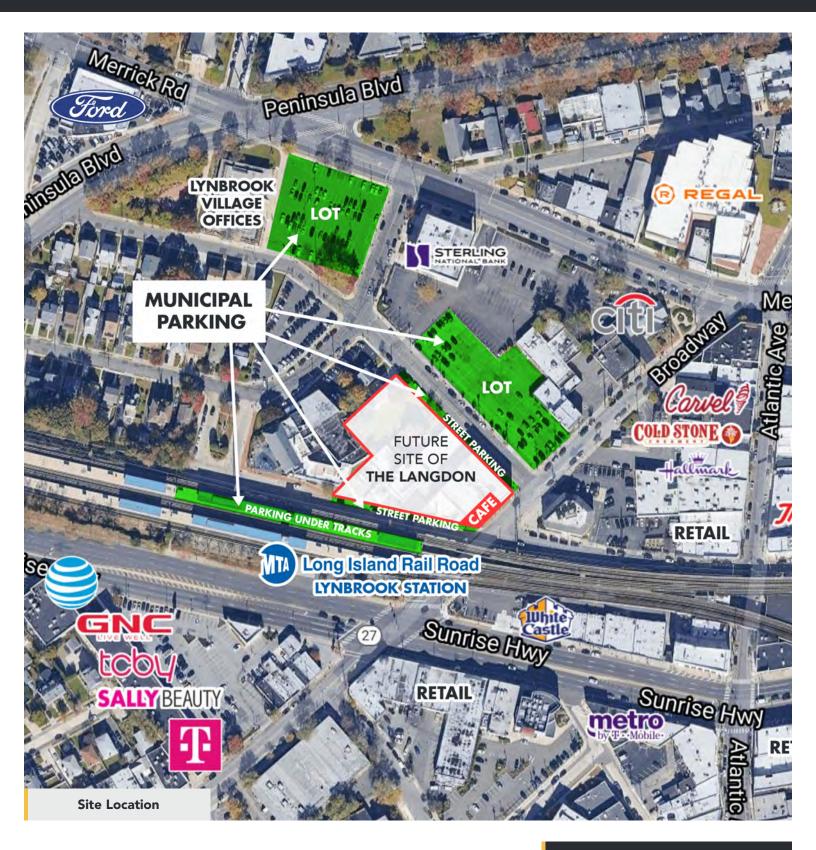


1,800 Square Foot Café Opportunity





1,800 Square Foot Café Opportunity





1,800 Square Foot Café Opportunity





1,800 Square Foot Café Opportunity





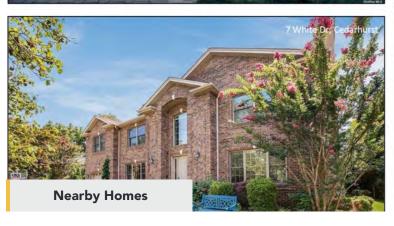


1,800 Square Foot Café Opportunity





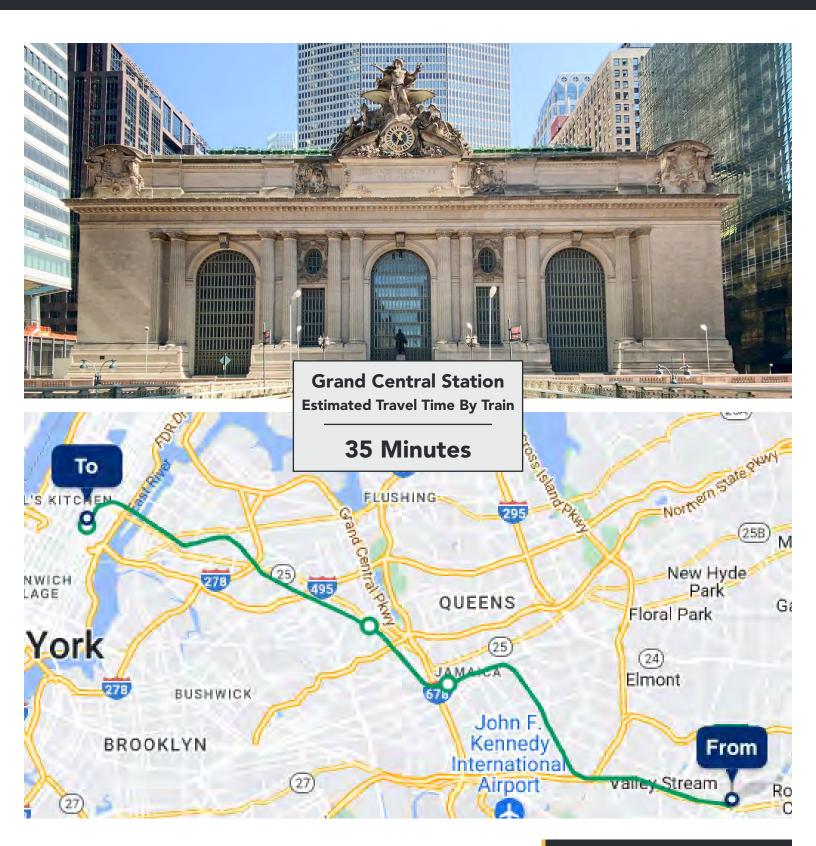






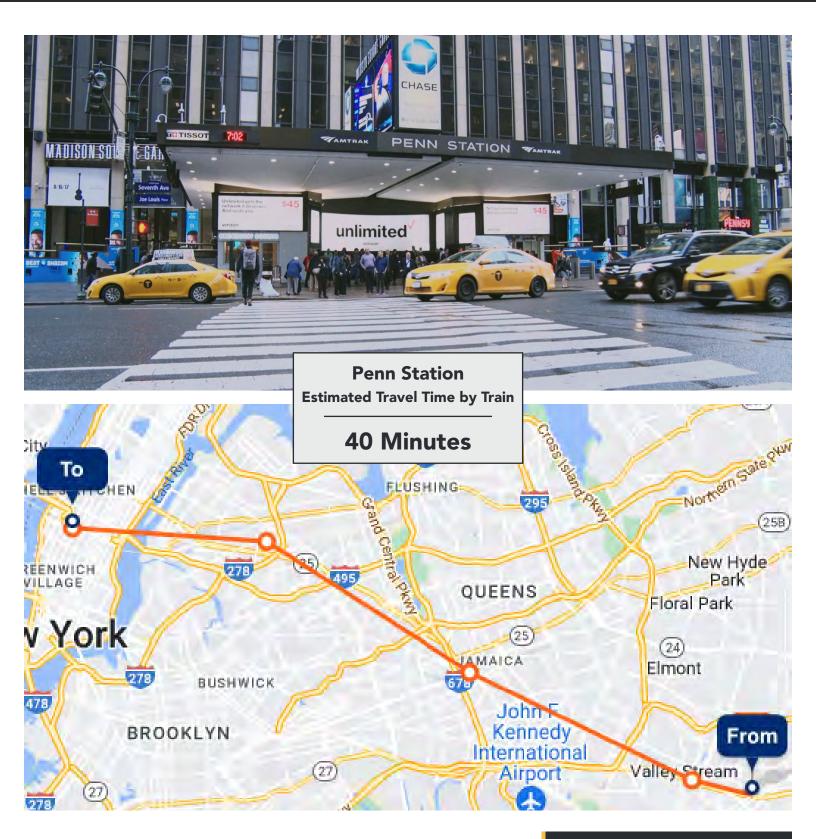
Breslin Realty
DEVELOPMENT CORP.

1,800 Square Foot Café Opportunity





1,800 Square Foot Café Opportunity





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

	Weekday East/West	Vest West West West										EASTBOUND											
	Total On/Off	AM Peak Midday Off Pea			Off Peak	Peak PM Reverse Peak		Overnight		Weekday Total		tal	AM Reverse Peak		Midday Off Peak		PM Peak		Overnight		Weekday To		otal
		On	Off	On	Off	On	Off	On	Off	On	Off	On/Off	On	Off	On	Off	On	Off	On	Off	On	Off	On/Off
TOTAL	660,752	111,328	111,915	23,609	23,654	17,604	17,589	10,479	10,335	163,020	163,493	326,513	11,935	11,951	31,041	31,000	96,233	95,470	28,306	28,303	167,515	166,724	334,239
Penn Station	215,152	0	79,307	0	14.988	0	8,025	0	4.759	0	107.079	107.079	3,676	0	16,677	0	68,765	0	18,955	0	108,073	0	108,073
Jamaica	98.221	12.689	15,426	3.346	4.056	2.877	4.745	1,470	2.154	20.382	26.381	46,763	3.870	2.212	6.872	5.027	13.631	11.229	4.815	3.802	29.188	22.270	51,458
Hicksville	21.924	5.854	718	1.370	314	1.047	191	692	229	8.963	1,452	10,415	185	745	667	1.962	673	5.419	333	1.525	1,858	9.651	11,509
Atlantic Terminal	21.829	0	8,425	0	1.145	0	1,161	0	651	0	11.382	11.382	1,116	0	2.046	0	6.277	- 0	1.008	0	10,447	0	10,447
Ronkonkoma	15.021	5.510	40	1.019	35	530	7	594	5	7.653	87	7.740	1	277	17	2.043	53	3.938	0	952	71	7.210	7.281
Huntington	13.970	3.725	196	915	456	598	261	482	254	5,720	1.167	6,887	199	164	492	1,325	128	3,229	484	1.062	1,303	5.780	7.083
Babylon	13,366	2,903	371	866	318	691	231	425	191	4,885	1,111	5,996	210	423	165	1,228	605	2,887	628	1,224	1,608	5,762	7,370
Mineola	13,085	3.039	674	805	171	980	225	424	218	5,248	1,288	6,536	145	744	463	999	604	2,420	167	1,007	1,379	5,170	6,549
Great Neck	9.772	2.909	78	913	39	607	64	199	7	4.628	188	4.816	31	534	37	576	160	2.946	33	639	261	4.695	4.956
Bayside	7,905	2,722	12	606	34	291	27	158	13	3,777	86	3,863	42	142	30	573	22	2,439	20	774	114	3,928	4.042
Valley Stream	7,816	2.189	85	600	136	363	93	185	119	3,337	433	3,770	58	170	159	643	103	2.017	162	734	482	3,564	4.046
Rockville Centre	7,530	2.409	74	449	74	334	79	147	59	3,339	286	3,625	83	161	92	437	132	2,134	56	810	363	3,542	3,905
Port Washington	7,459	2,664	0	473	0	489	0	171	0	3,797	0	3,797	0	343	0	470	0	2,134	0	562	0	3.662	3,662
Merrick	7,235	2,718	38	399	24	317	14	151	15	3,585	91	3,676	16	149	29	485	31	2,296	12	541	88	3,471	3,559
	7,172	310	1,450	236	559	96	695	34	391	676	3.095	3,771	709	44	775	102	960		391	189	2.835	566	3,401
Woodside	6,964		22	333	19	287	22	173	14	3,421	77	3,498		149		527	24	231	25	557	77	3,389	3,466
Bellmore		2,628											12	1.15	16			_					_
Baldwin	6,928	2,428	20	420	29	249	57	223	33	3,320	139	3,459	56	97	35	490	43	2,090	34	624	168	3,301	3,469
Deer Park	6,189	2,108	57	319	32	236	45	265	17	2,928	151	3,079	13	175	63	626	71	1,678	23	461	170	2,940	3,110
Syosset	6,041	2,139	36	358	24	335	21	137	21	2,969	102	3,071	13	229	25	389	31	1,925	21	337	90	2,880	2,970
Wantagh	5,726	2,089	14	311	24	214	20	210	9	2,824	67	2,891	13	101	55	608	29	1,550	20	459	117	2,718	2,835
Freeport	5,629	1,368	73	404	102	250	161	170	164	2,192	500	2,692	208	207	187	405	118	1,257	86	469	599	2,338	2,937
Hunterspoint Avenue	5,224	0	2,930	0	0	0	0	0	0	0	2,930	2,930	0	0	120	0	2,174	0	0	0	2,294	0	2,294
Manhasset	5,117	1,844	24	369	25	313	5	99	10	2,625	64	2,689	3	194	35	317	18	1,485	6	370	62	2,366	2,428
Massapequa	4,768	1,737	14	232	9	159	21	207	8	2,335	52	2,387	6	85	24	478	23	1,411	42	312	95	2,286	2,381
Lynbrook	4,654	1,286	58	309	43	249	70	144	37	1,988	208	2,196	.72	168	68	468	78	1,088	60	456	278	2,180	2,458
Long Beach	4,561	1,579	0	428	0	276	0	56	.0	2,339	0	2,339	0	150	0	429	0	1,199	0	444	0	2,222	2,222
Wyandanch	4,217	1,427	47	227	50	80	42	106	65	1,840	204	2,044	31	53	77	444	58	1,162	51	297	217	1,956	2,173
New Hyde Park	3,984	1,333	52	150	16	169	53	79	25	1,731	146	1,877	25	95	26	239	63	1,325	39	295	153	1,954	2,107
Westbury	3,861	1,149	.54	136	30	193	45	126	38	1,604	167	1,771	25	248	54	312	47	1,103	41	260	167	1,923	2,090
Massapequa Park	3,827	1,386	12	216	9	144	12	127	11	1,873	44	1,917	7	69	39	370	35	1,018	11	361	92	1,818	1,910
Farmingdale	3,820	956	76	242	25	356	20	175	31	1,729	152	1,881	14	333	46	369	42	866	29	240	131	1,808	1,939
Seaford	3,796	1,433	3	158	11	133	15	130	2	1,854	31	1,885	6	67	10	252	30	1,293	4	249	50	1,861	1,911
Bethpage	3,631	1,338	39	170	13	125	9	81	9	1,714	70	1,784	6	72	40	378	30	1,093	16	212	92	1.755	1,847
Central Islip	3,627	1,235	8	248	7	148	9	155	14	1,786	38	1,824	12	135	18	395	8	986	10	239	48	1,755	1,803
Little Neck	3,354	1,138	2	331	10	101	15	53	6	1,623	33	1,656	7	55	2	219	-5	1,094	9	307	23	1,675	1,698
Lindenhurst	3,178	1,057	8	201	9	133	22	121	12	1,512	51	1,563	13	88	23	355	12	889	5	230	53	1,562	1,615
Floral Park	2.922	1.088	8	128	12	103	11	70	11	1,389	42	1,431	24	62	9	186	4	1.018	16	172	53	1.438	1.491
Aubumdale	2.907	1.062	3	229	10	81	17	66	12	1,438	42	1,480	18	24	14	155	3	866	2	345	37	1,390	1,427
Brentwood	2,906	816	20	279	22	99	9	154	28	1,348	79	1,427	11	87	30	431	30	623	17	250	88	1,391	1,479
Cold Spring Harbor	2.809	1,230	39	95	3	80	1	22	3	1,427	46	1,473	1	23	3	161	11	996	2	139	17	1,319	1,336
Copiaque	2,629	819	15	188	14	110	29	96	26	1,213	84	1,297	30	76	48	302	20.	647	14	195	112	1.220	1.332



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

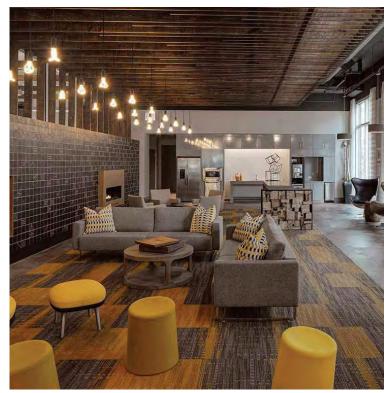
	Weekend	WESTBOUND								EASTBOUND								
	East/West Total On/Off	Saturday		Sur	iday	W	eekend T	otal	Satu	ırday	Sunday		Weekend To		otal			
		On	Off	On	Off	On	Off	On/Off	On	Off	On	Off	On	Off	On/Off			
TOTAL	553,476	76,394	76,433	58,666	58,351	135,060	134,784	269,844	77,923	77,627	64,204	63,878	142,127	141,505	283,632			
Penn Station	164,603	0	46,746	0	32,770	0	79,516	79,516	46,812	0	38,275	0	85,087	0	85,087			
Jamaica	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			
Huntington	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			
Hicksville	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			
Babylon	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			
Atlantic Terminal	15,072	0	3,852	0	4,252	0	8,104	8,104	3,790	0	3,178	0	6,968	0	6,968			
Ronkonkoma	14,302	3,987	0	2,862	0	6,849	0	6,849	0	4,155	0	3,298	0	7,453	7,453			
Mineola	12,355	2,995	420	2,181	317	5,176	737	5,913	454	3,111	340	2,537	794	5,648	6,442			
Woodside	9,238	496	1,802	384	1,705	880	3,507	4,387	2,173	476	1,788	414	3,961	890	4,851			
Rockville Centre	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			
Valley Stream	6,628	1,413	228	1,076	231	2,489	459	2.948	249	1,742	253	1,436	502	3,178	3,680			
Freeport	5,986	1,171	447	827	450	1,998	897	2,895	475	1,197	417	1,002	892	2,199	3,091			
Bayside	5,701	1,590	87	1,059	48	2,649	135	2,784	78	1,495	64	1,280	142	2,775	2,917			
Great Neck	5,699	1,459	102	1,253	72	2,712	174	2,886	91	1,195	108	1,419	199	2,614	2,813			
Baldwin	5,217	1,302	120	919	94	2,221	214	2,435	183	1,309	123	1,167	306	2,476	2,782			
Port Washington	5,042	1,389	0	1,016	0	2,405	0	2,405	0	1,360	0	1,277	0	2,637	2,637			
Lynbrook	4,882	1,031	347	713	176	1,744	523	2,267	257	1,251	172	935	429	2,186	2,615			
Long Beach	4,836	1,411	0	966	0	2,377	0	2,377	0	1,480	0	979	.0	2,459	2,459			
Merrick	4,820	1,235	116	865	42	2,100	158	2,258	125	1,312	64	1,061	189	2,373	2,562			
Bellmore	4,698	1,321	119	831	55	2,152	174	2,326	82	1,270	64	956	146	2,226	2,372			
Deer Park	4,675	1,254	88	828	49	2,082	137	2,219	92	1,287	65	1,012	157	2,299	2,456			
Wantagh	4,376	1,220	144	614	76	1,834	220	2,054	165	1,181	97	879	262	2,060	2,322			
Syosset	4,246	1,115	53	941	40	2,056	93	2,149	50	1,118	42	887	92	2,005	2,097			
Manhasset	3,966	1,049	56	839	32	1,888	88	1,976	43	954	24	969	67	1,923	1,990			
Brentwood	3,749	941	67	713	63	1,654	130	1,784	61	1,070	68	766	129	1,836	1,965			
Flushing Main Street	3,714	509	481	358	436	867	917	1,784	422	573	418	517	840	1,090	1,930			
Farmingdale	3,467	874	108	604	68	1,478	176	1,654	106	968	93	646	199	1,614	1,813			
Wyandanch	3,443	781	199	544	168	1,325	367	1,692	195	818	123	615	318	1,433	1,751			
Westbury	3,223	744	107	615	87	1,359	194	1,553	99	844	100	627	199	1,471	1,670			
Central Islip	3,145	809	41	654	36	1,463	77	1,540	45	886	30	644	75	1,530	1,605			

1,800 Square Foot Café Opportunity









Café Inspiration Imagery

Breslin Realty
DEVELOPMENT CORP.



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.

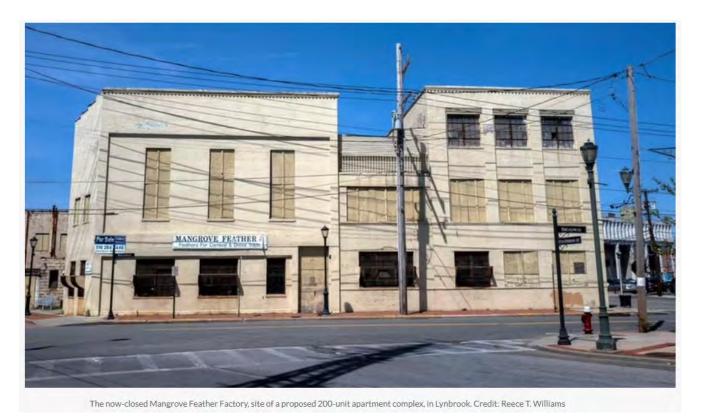
- A. Movie theaters, except for uses that are governed by § 252-120 (Adult uses) of this chapter.
- B. Live theater, except for uses that are governed by § 252-120 (Adult uses) of this chapter.
- C. Museums.
- D. Art galleries.
- E. Hotels. [Added 10-17-2016 by L.L. No. 10-2016]
- F. Multiple dwellings, 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



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

