

THE LANGDON

1,800 SF COFFEE SHOP / CAFÉ
AVAILABLE IN LYNBROOK, NY



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



CONTACT

David Orwaser

Chief Development Officer
dorwaser@breslinrealty.com
(516) 741-7400 ext 216

Justin Breslin

Vice President
jbreslin@breslinrealty.com
(516) 741-7400 ext 290

Breslin Realty
DEVELOPMENT CORP.

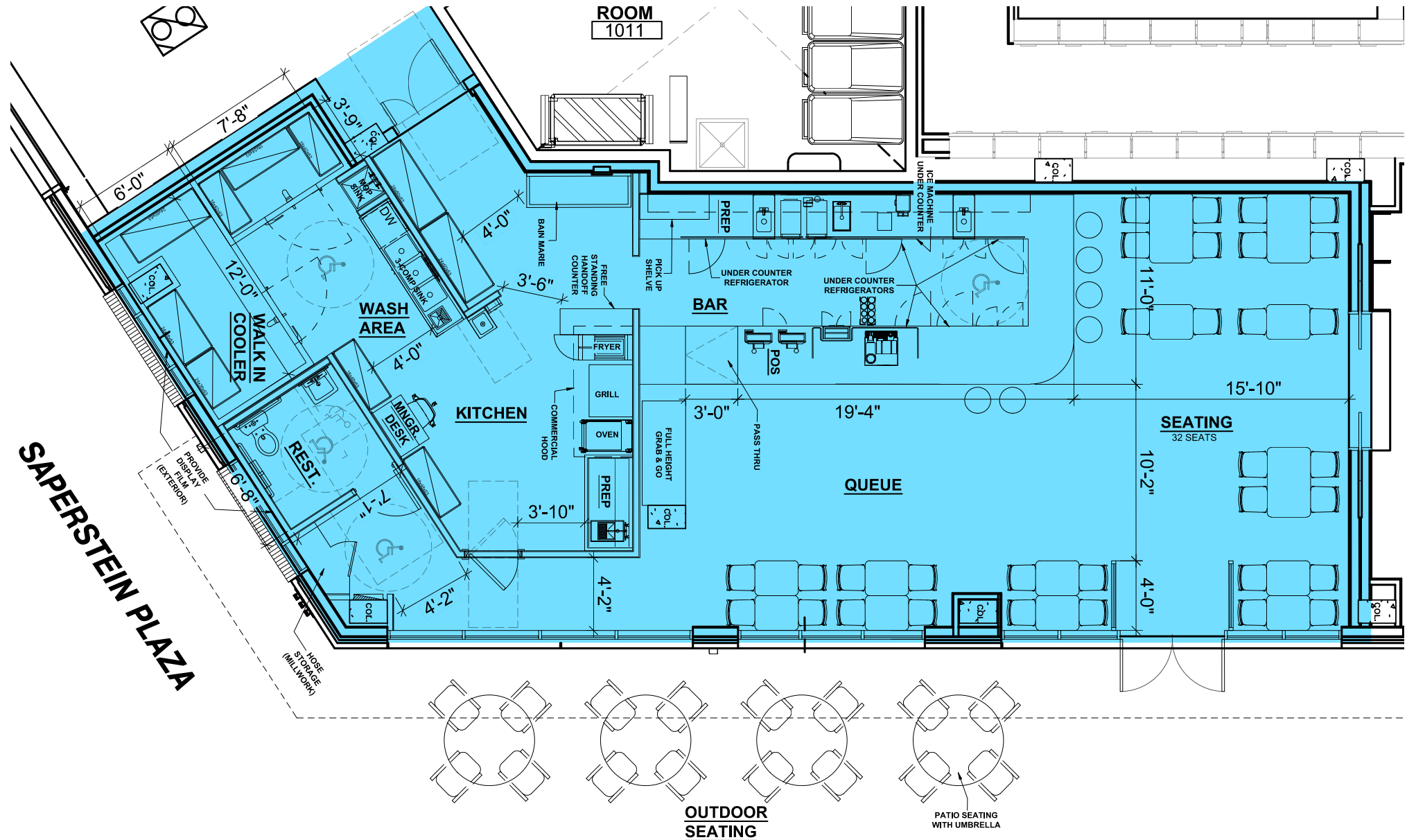
A Joint Venture with Fields Grade Development



THE LANGDON in LYNBROOK, NY

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BROADWAY

**1,800 SF CAFÉ
FLOOR PLAN**

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THE LANGDON in LYNBROOK, NY

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THE SITE

AERIAL, SITE PLANS & RENDERINGS

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THE LANGDON in LYNBROOK, NY

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SITE INFO

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

PARKING

Municipal and Street Parking

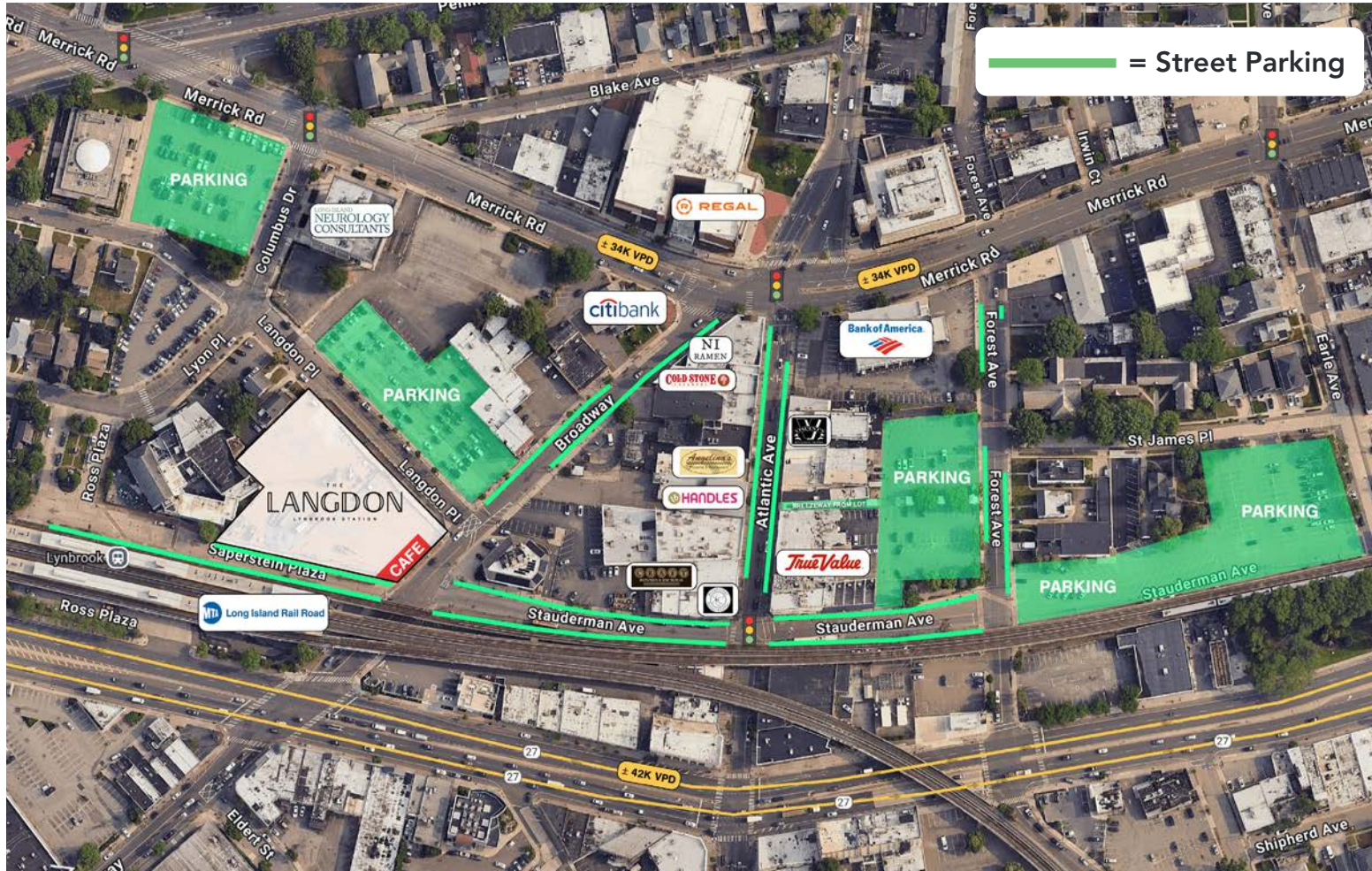
NEARBY RETAILERS

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

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, Regal
movie theater, and Lynbrook Town
Hall

PRICE UPON REQUEST



THE LANGDON in LYNBROOK, NY

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Lynbrook, NY

- Located on the prestigious South Shore of Nassau County, Long Island, which is one of the most affluent and highly educated markets in the United States.
- The Village of Lynbrook is situated directly between the two highest median income neighborhoods in the market - Rockville Centre (\$171,059) & Hewlett (\$154,449)
- Nassau County ranks 1st in New York & 10th in the US in median household income, and yields a population density of more than 3,000 people per mile.

The Langdon

Breslin Realty Development Corp. is proud to present The Langdon in Lynbrook, NY. A Breslin joint venture with Fields Grade Development, the Langdon is pivotally located across the street from the Lynbrook train station, a short walk to Village Hall and the Village of Lynbrook's main street, Atlantic Avenue.

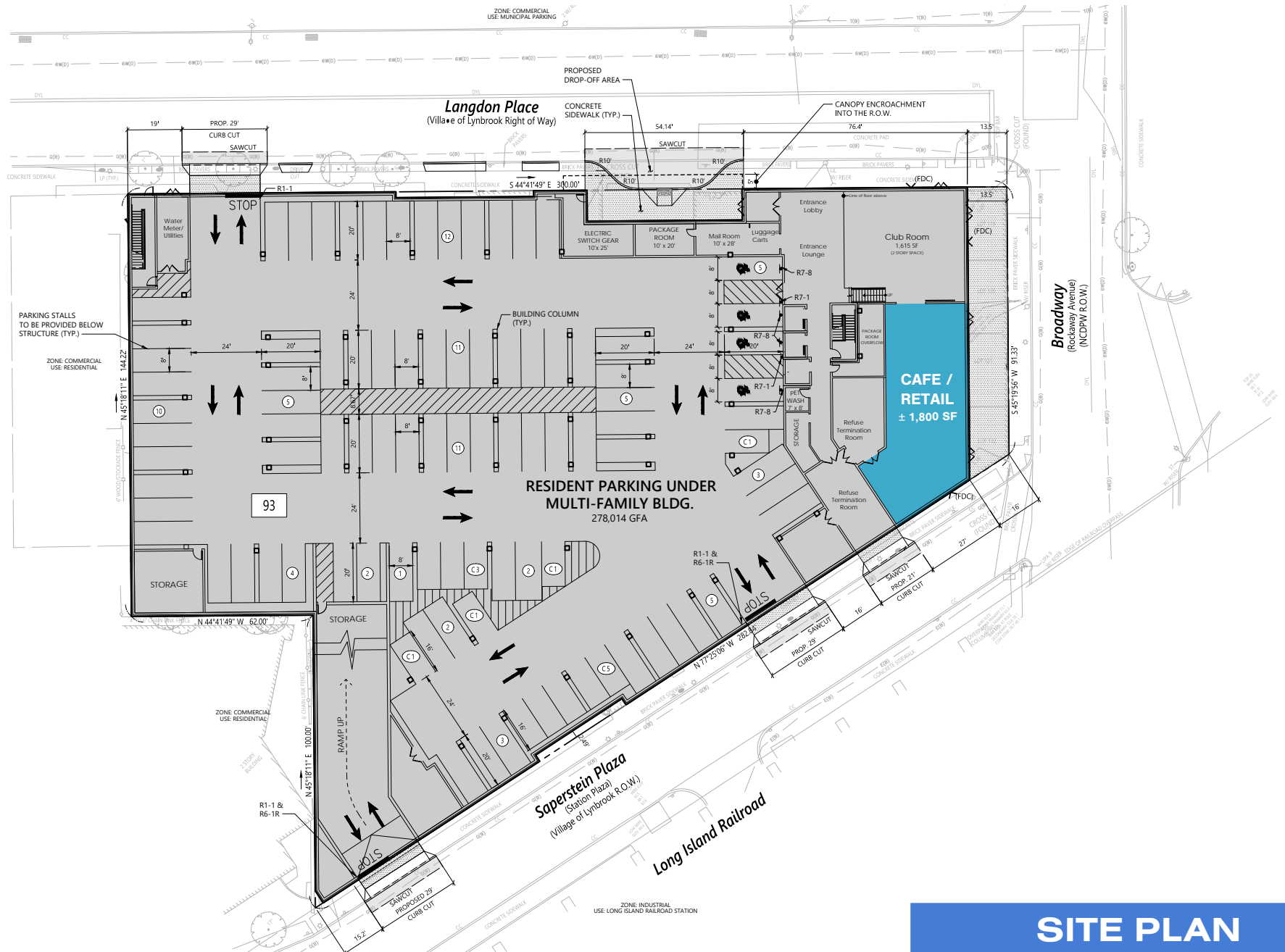
Currently under construction, The Langdon will be comprised of a 201-unit upscale, fully amenitized building, including one hundred percent covered parking in the building's garage, concierge services, a health club, outdoor deck with barbeque and garden, a dog run, a dog spa, a co-work space, a lounge, gaming room and roof deck with commanding views. The project will feature studio, one-bedroom, and two-bedroom apartments, as well as an 1,800 square foot café on Broadway.

The site boasts a 30–40-minute train ride to Penn Station or Grand Central Terminal, giving future residents quick access to New York City right from their doorstep.

This transformative mixed-use project has been handsomely designed to pay respect to the Village's manufacturing past, while breathing new life and vibrancy into the former Mangrove Feather Factory site at 47 Broadway and the surrounding downtown.

ABOUT THE SITE

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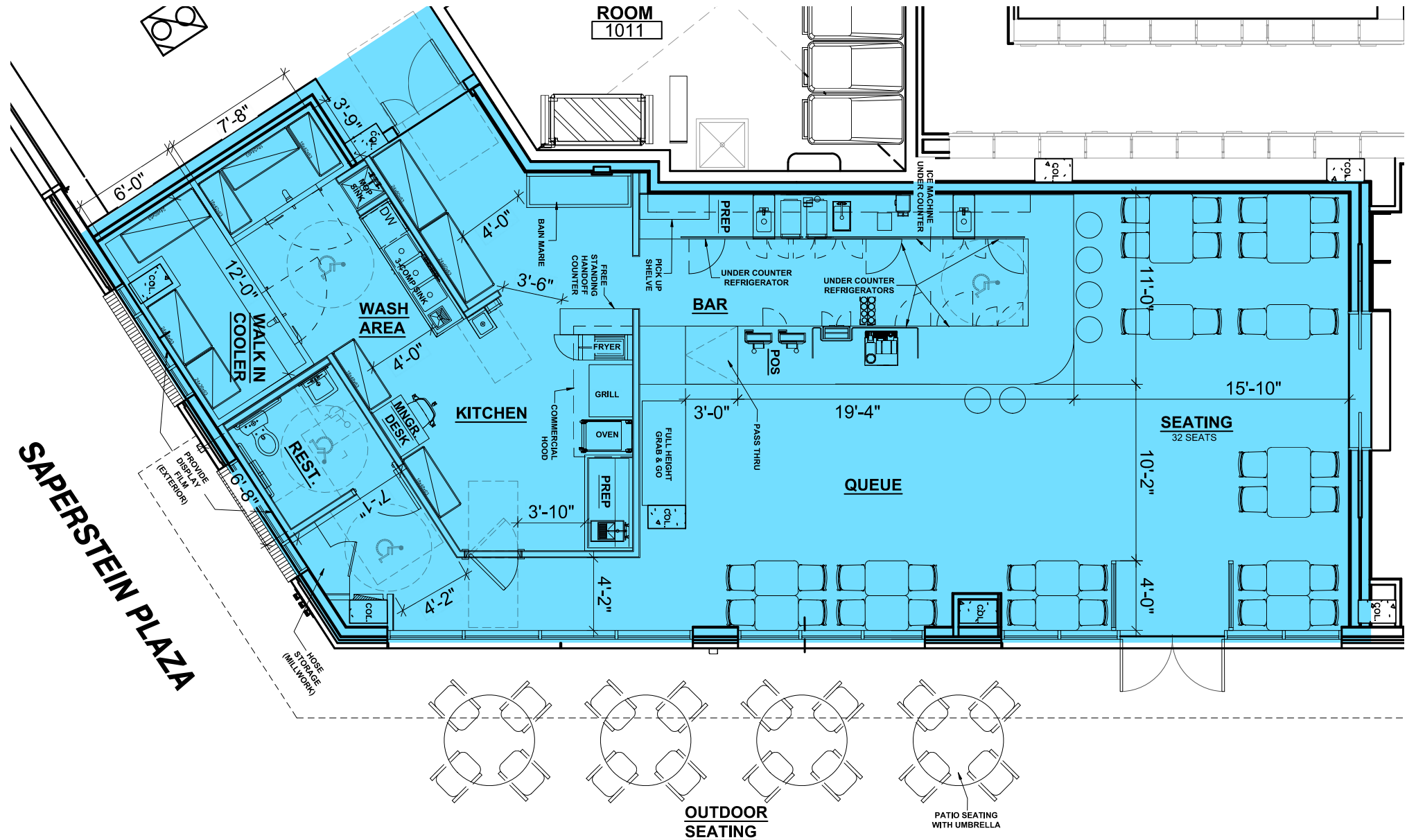


SITE PLAN GROUND FLOOR

THE LANGDON in LYNBROOK, NY

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BROADWAY

**1,800 SF CAFÉ
FLOOR PLAN**

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RENDERING
View from Broadway

THE LANGDON in LYNBROOK, NY

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RENDERING
Cafe Frontage Close-Up

THE LANGDON in LYNBROOK, NY

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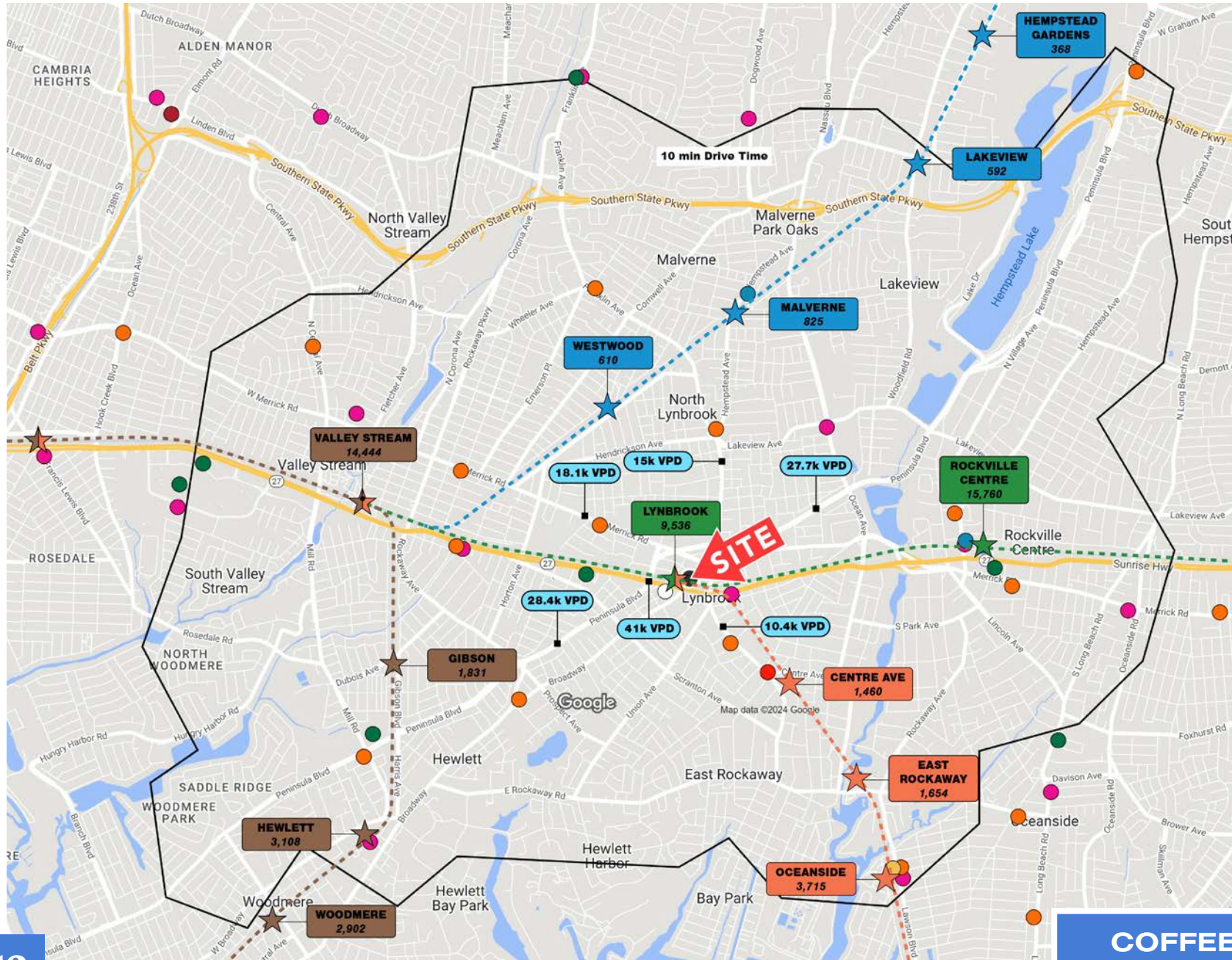
RELATION TO LI RAILROAD

MAPS & RIDERSHIP COUNTS

THE LANGDON in LYNBROOK, NY

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LEGEND



COFFEE COMPETITION
10 Min Drive Time

THE LANGDON in LYNBROOK, NY

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

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TOTAL	1,214,228	163,020	163,493	326,513	135,060	134,784	269,844	298,080	298,277	596,357	167,515	166,724	334,239	142,127	141,505	283,632	309,642	308,229	617,871
<i>Penn Station</i>	379,755	0	107,079	107,079	0	79,516	79,516	0	186,595	186,595	108,073	0	108,073	85,087	0	85,087	193,160	0	193,160
<i>Jamaica</i>	193,228	20,382	26,381	46,763	21,745	24,496	46,241	42,127	50,877	93,004	29,188	22,270	51,458	27,655	21,111	48,766	56,843	43,381	100,224
<i>Hicksville</i>	41,317	8,963	1,452	10,415	7,897	1,510	9,407	16,860	2,962	19,822	1,858	9,651	11,509	1,460	8,526	9,986	3,318	18,177	21,495
<i>Atlantic Terminal</i>	36,901	0	11,382	11,382	0	8,104	8,104	0	19,486	19,486	10,447	0	10,447	6,968	0	6,968	17,415	0	17,415
<i>Huntington</i>	33,451	5,720	1,167	6,887	6,211	2,895	9,106	11,931	4,062	15,993	1,303	5,780	7,083	2,853	7,522	10,375	4,156	13,302	17,458
<i>Ronkonkoma</i>	29,323	7,653	87	7,740	6,849	0	6,849	14,502	87	14,589	71	7,210	7,281	0	7,453	7,453	71	14,663	14,734
<i>Babylon</i>	28,628	4,885	1,111	5,996	5,967	1,929	7,896	10,852	3,040	13,892	1,608	5,762	7,370	1,402	5,964	7,366	3,010	11,726	14,736
<i>Mineola</i>	25,440	5,248	1,288	6,536	5,176	737	5,913	10,424	2,025	12,449	1,379	5,170	6,549	794	5,648	6,442	2,173	10,818	12,991
<i>Woodside</i>	16,410	676	3,095	3,771	880	3,507	4,387	1,556	6,602	8,158	2,835	566	3,401	3,961	890	4,851	6,796	1,456	8,252
<i>Rockville Centre</i>	15,760	3,339	286	3,625	2,756	1,182	3,938	6,095	1,468	7,563	363	3,542	3,905	1,383	2,909	4,292	1,746	6,451	8,197
<i>Great Neck</i>	15,471	4,628	188	4,816	2,712	174	2,886	7,340	362	7,702	261	4,695	4,956	199	2,614	2,813	460	7,309	7,769
<i>Valley Stream</i>	14,444	3,337	433	3,770	2,489	459	2,948	5,826	892	6,718	482	3,564	4,046	502	3,178	3,680	984	6,742	7,726
<i>Bayside</i>	13,606	3,777	86	3,863	2,649	135	2,784	6,426	221	6,647	114	3,928	4,042	142	2,775	2,917	256	6,703	6,959
<i>Port Washington</i>	12,501	3,797	0	3,797	2,405	0	2,405	6,202	0	6,202	0	3,662	3,662	0	2,637	2,637	0	6,299	6,299
<i>Baldwin</i>	12,145	3,320	139	3,459	2,221	214	2,435	5,541	353	5,894	168	3,301	3,469	306	2,476	2,782	474	5,777	6,251
<i>Merrick</i>	12,055	3,585	91	3,676	2,100	158	2,258	5,685	249	5,934	88	3,471	3,559	189	2,373	2,562	277	5,844	6,121
<i>Bellmore</i>	11,662	3,421	77	3,498	2,152	174	2,326	5,573	251	5,824	77	3,389	3,466	146	2,226	2,372	223	5,615	5,838
<i>Freeport</i>	11,615	2,192	500	2,692	1,998	897	2,895	4,190	1,397	5,587	599	2,338	2,937	892	2,199	3,091	1,491	4,537	6,028
<i>Deer Park</i>	10,864	2,928	151	3,079	2,082	137	2,219	5,010	288	5,298	170	2,940	3,110	157	2,299	2,456	327	5,239	5,566
<i>Syosset</i>	10,287	2,969	102	3,071	2,056	93	2,149	5,025	195	5,220	90	2,880	2,970	92	2,005	2,097	182	4,885	5,067
<i>Wantagh</i>	10,102	2,824	67	2,891	1,834	220	2,054	4,658	287	4,945	117	2,718	2,835	262	2,060	2,322	379	4,778	5,157
<i>Lynbrook</i>	9,536	1,988	208	2,196	1,744	523	2,267	3,732	731	4,463	278	2,180	2,458	429	2,186	2,615	707	4,366	5,073
<i>Long Beach</i>	9,397	2,339	0	2,339	2,377	0	2,377	4,716	0	4,716	0	2,222	2,222	0	2,459	2,459	0	4,681	4,681
<i>Manhasset</i>	9,083	2,625	64	2,689	1,888	88	1,976	4,513	152	4,665	62	2,366	2,428	67	1,923	1,990	129	4,289	4,418
<i>Massapequa</i>	7,866	2,335	52	2,387	1,441	88	1,529	3,776	140	3,916	95	2,286	2,381	70	1,499	1,569	165	3,785	3,950
<i>Wyandanch</i>	7,660	1,840	204	2,044	1,325	367	1,692	3,165	571	3,736	217	1,956	2,173	318	1,433	1,751	535	3,389	3,924
<i>Farmingdale</i>	7,287	1,729	152	1,881	1,478	176	1,654	3,207	328	3,535	131	1,808	1,939	199	1,614	1,813	330	3,422	3,752
<i>Westbury</i>	7,084	1,604	167	1,771	1,359	194	1,553	2,963	361	3,324	167	1,923	2,090	199	1,471	1,670	366	3,394	3,760
<i>New Hyde Park</i>	7,083	1,731	146	1,877	1,336	136	1,472	3,067	282	3,349	153	1,954	2,107	158	1,469	1,627	311	3,423	3,734
<i>Massapequa Park</i>	6,971	1,873	44	1,917	1,375	156	1,531	3,248	200	3,448	92	1,818	1,910	111	1,502	1,613	203	3,320	3,523
<i>Central Islip</i>	6,772	1,786	38	1,824	1,463	77	1,540	3,249	115	3,364	48	1,755	1,803	75	1,530	1,605	123	3,285	3,408
<i>Brentwood</i>	6,655	1,348	79	1,427	1,654	130	1,784	3,002	209	3,211	88	1,391	1,479	129	1,836	1,965	217	3,227	3,444

Data is provided by the 2012-2014 LIRR Origin and Destination Report prepared for the MTA by research firm Abt SRBI

LIRR RIDERSHIP
by Station

THE LANGDON in LYNBROOK, NY

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DEVELOPMENT CORP.

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TOTAL	1,214,228	163,020	163,493	326,513	135,060	134,784	269,844	298,080	298,277	596,357	167,515	166,724	334,239	142,127	141,505	283,632	309,642	308,229	617,871
Bethpage	5,988	1,714	70	1,784	1,071	96	1,167	2,785	166	2,951	92	1,755	1,847	100	1,090	1,190	192	2,845	3,037
Flushing Main Street	5,938	514	508	1,022	867	917	1,784	1,381	1,425	2,806	507	695	1,202	840	1,090	1,930	1,347	1,785	3,132
Lindenhurst	5,780	1,512	51	1,563	1,246	82	1,328	2,758	133	2,891	53	1,562	1,615	55	1,219	1,274	108	2,781	2,889
Little Neck	5,744	1,623	33	1,656	1,179	43	1,222	2,802	76	2,878	23	1,675	1,698	36	1,132	1,168	59	2,807	2,866
Seaford	5,721	1,854	31	1,885	862	61	923	2,716	92	2,808	50	1,861	1,911	76	926	1,002	126	2,787	2,913
Auburndale	5,272	1,438	42	1,480	1,138	58	1,196	2,576	100	2,676	37	1,390	1,427	63	1,106	1,169	100	2,496	2,596
Hunterspoint Avenue	5,224	0	2,930	2,930	0	0	0	0	2,930	2,930	2,294	0	2,294	0	0	0	2,294	0	2,294
Amityville	5,129	1,165	109	1,274	1,032	187	1,219	2,197	296	2,493	123	1,210	1,333	132	1,171	1,303	255	2,381	2,636
Copliague	5,105	1,213	84	1,297	1,030	169	1,199	2,243	253	2,496	112	1,220	1,332	123	1,154	1,277	235	2,374	2,609
Forest Hills	5,085	543	321	864	907	595	1,502	1,450	916	2,366	365	738	1,103	643	973	1,616	1,008	1,711	2,719
Broadway	4,960	1,172	53	1,225	1,101	120	1,221	2,273	173	2,446	53	1,122	1,175	85	1,254	1,339	138	2,376	2,514
Stony Brook	4,858	1,145	64	1,209	1,163	62	1,225	2,308	126	2,434	63	1,058	1,121	60	1,243	1,303	123	2,301	2,424
Hempstead	4,637	1,090	0	1,090	1,023	0	1,023	2,113	0	2,113	0	1,277	1,277	0	1,247	1,247	0	2,524	2,524
Cold Spring Harbor	4,595	1,427	46	1,473	917	11	928	2,344	57	2,401	17	1,319	1,336	22	836	858	39	2,155	2,194
Floral Park	4,565	1,389	42	1,431	769	62	831	2,158	104	2,262	53	1,438	1,491	64	748	812	117	2,186	2,303
Rosedale	4,428	1,176	18	1,194	861	13	874	2,037	31	2,068	17	1,265	1,282	34	1,044	1,078	51	2,309	2,360
Kew Gardens	4,246	766	131	897	1,102	209	1,311	1,868	340	2,208	130	751	881	154	1,003	1,157	284	1,754	2,038
Douglaston	3,980	1,259	22	1,281	759	18	777	2,018	40	2,058	14	1,183	1,197	25	700	725	39	1,883	1,922
Oceanside	3,715	1,246	30	1,276	531	51	582	1,777	81	1,858	30	1,200	1,230	42	585	627	72	1,785	1,857
East New York	3,492	30	619	649	54	981	1,035	84	1,600	1,684	679	30	709	1,041	58	1,099	1,720	88	1,808
Northport	3,339	1,144	40	1,184	465	64	529	1,609	104	1,713	70	1,081	1,151	50	425	475	120	1,506	1,626
Nostrand Avenue	3,326	20	552	572	41	1,160	1,201	61	1,712	1,773	630	15	645	892	16	908	1,522	31	1,553
Merillon Avenue	3,317	872	37	909	647	15	662	1,519	52	1,571	43	930	973	27	746	773	70	1,676	1,746
Patchogue	3,206	555	26	581	808	178	986	1,363	204	1,567	49	561	610	83	946	1,029	132	1,507	1,639
Hewlett	3,108	887	36	923	624	27	651	1,511	63	1,574	40	875	915	59	560	619	99	1,435	1,534
Laurelton	3,064	888	14	902	580	12	592	1,468	26	1,494	17	913	930	16	624	640	33	1,537	1,570
Island Park	3,062	931	13	944	574	12	586	1,505	25	1,530	10	884	894	14	624	638	24	1,508	1,532
Port Jefferson	2,954	657	0	657	778	0	778	1,435	0	1,435	0	718	718	0	801	801	0	1,519	1,519
Woodmere	2,902	905	37	942	523	25	548	1,428	62	1,490	32	793	825	27	560	587	59	1,353	1,412
Queens Village	2,898	818	31	849	515	26	541	1,333	57	1,390	23	884	907	28	573	601	51	1,457	1,508
Locust Manor	2,802	628	40	668	647	20	667	1,275	60	1,335	21	700	721	23	723	746	44	1,423	1,467

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Bay Shore	2,749	656	56	712	563	133	696	1,219	189	1,408	74	645	719	175	447	622	249	1,092	1,341
Cedarhurst	2,749	721	24	745	675	15	690	1,396	39	1,435	27	681	708	18	588	606	45	1,269	1,314
Murray Hill	2,665	540	42	582	636	79	715	1,176	121	1,297	61	560	621	88	659	747	149	1,219	1,368
Nassau Boulevard	2,381	861	17	878	292	7	299	1,153	24	1,177	13	818	831	7	366	373	20	1,184	1,204
Stewart Manor	2,288	853	26	879	289	29	318	1,142	55	1,197	17	758	775	25	291	316	42	1,049	1,091
Sayville	2,243	554	15	569	612	31	643	1,166	46	1,212	22	487	509	32	490	522	54	977	1,031
Kings Park	2,189	740	28	768	339	36	375	1,079	64	1,143	22	694	716	34	296	330	56	990	1,046
Bellerose	1,974	602	22	624	314	14	328	916	36	952	16	638	654	18	350	368	34	988	1,022
Gibson	1,831	595	31	626	310	48	358	905	79	984	30	490	520	28	299	327	58	789	847
Carle Place	1,788	418	27	445	402	27	429	820	54	874	36	440	476	46	392	438	82	832	914
Plandome	1,668	588	11	599	280	12	292	868	23	891	8	528	536	4	237	241	12	765	777
East Rockaway	1,654	514	25	539	255	47	302	769	72	841	26	438	464	45	304	349	71	742	813
Islip	1,622	499	25	524	296	39	335	795	64	859	23	481	504	50	209	259	73	690	763
Hillside	1,606	347	219	566	60	67	127	407	286	693	411	380	791	50	72	122	461	452	913
Garden City	1,580	576	6	582	220	6	226	796	12	808	3	548	551	1	220	221	4	768	772
Roslyn	1,559	498	12	510	289	26	315	787	38	825	13	445	458	27	249	276	40	694	734
Mastic-Shirley	1,471	279	15	294	467	46	513	746	61	807	5	306	311	18	335	353	23	641	664
Smithtown	1,465	403	35	438	225	46	271	628	81	709	43	423	466	48	242	290	91	665	756
Centre Avenue	1,460	458	8	466	237	38	275	695	46	741	14	481	495	31	193	224	45	674	719
Lawrence	1,432	356	2	358	362	4	366	718	6	724	3	365	368	7	333	340	10	698	708
Far Rockaway	1,430	262	0	262	418	0	418	680	0	680	0	298	298	0	452	452	0	750	750
Inwood	1,274	363	2	365	259	2	261	622	4	626	0	390	390	2	256	258	2	646	648
Greenlawn	1,260	454	48	502	89	37	126	543	85	628	54	454	508	44	80	124	98	534	632
St. James	1,169	372	23	395	201	26	227	573	49	622	19	336	355	32	160	192	51	496	547
Glen Head	1,011	343	12	355	174	10	184	517	22	539	8	294	302	10	160	170	18	454	472
Glen Street	1,006	239	8	247	267	12	279	506	20	526	16	213	229	13	238	251	29	451	480
Locust Valley	969	321	9	330	185	10	195	506	19	525	6	240	246	5	193	198	11	433	444
Country Life Press	953	375	3	378	105	2	107	480	5	485	2	337	339	1	128	129	3	465	468
East Williston	927	327	13	340	98	8	106	425	21	446	14	370	384	21	76	97	35	446	481
Sea Cliff	902	263	5	268	167	4	171	430	9	439	8	243	251	10	202	212	18	445	463
Malverne	825	430	1	431	0	0	0	430	1	431	3	391	394	0	0	0	3	391	394
Glen Cove	815	197	12	209	188	11	199	385	23	408	8	218	226	7	174	181	15	392	407
Hollis	794	192	11	203	164	21	185	356	32	388	14	196	210	13	183	196	27	379	406

Data is provided by the 2012-2014 LIRR Origin and Destination Report prepared for the MTA by research firm Abt SRBI

LIRR RIDERSHIP
by Station

THE LANGDON in LYNBROOK, NY

1,800 SF COFFEE SHOP / CAFÉ AVAILABLE

Breslin Realty
DEVELOPMENT CORP.

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

	Weekday & Weekend East/West Total On/Off	WESTBOUND									EASTBOUND								
		Weekday Total			Weekend Total			Westbound Total			Weekday Total			Weekend Total			Eastbound Total		
		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	1,214,228	163,020	163,493	326,513	135,060	134,784	269,844	298,080	298,277	596,357	167,515	166,724	334,239	142,127	141,505	283,632	309,642	308,229	617,871
Oakdale	786	237	10	247	130	18	148	367	28	395	13	238	251	21	119	140	34	357	391
St. Albans	768	181	27	208	105	17	122	286	44	330	25	228	253	46	139	185	71	367	438
Albertson	721	259	5	264	96	6	102	355	11	366	4	244	248	6	101	107	10	345	355
Speonk	613	76	2	78	230	4	234	306	6	312	1	101	102	20	179	199	21	280	301
Westwood	610	287	1	288	0	0	0	287	1	288	1	321	322	0	0	0	1	321	322
Lakeview	592	296	0	296	0	0	0	296	0	296	2	294	296	0	0	0	2	294	296
Oyster Bay	556	130	0	130	131	0	131	261	0	261	0	156	156	0	139	139	0	295	295
East Hampton	551	39	2	41	230	11	241	269	13	282	6	76	82	10	177	187	16	253	269
Great River	533	153	6	159	113	15	128	266	21	287	3	148	151	13	82	95	16	230	246
Montauk	531	16	0	16	333	0	333	349	0	349	0	39	39	0	143	143	0	182	182
Greenvale	449	118	8	126	109	7	116	227	15	242	9	102	111	22	74	96	31	176	207
Hampton Bays	397	40	3	43	187	15	202	227	18	245	3	32	35	21	96	117	24	128	152
Southampton	382	31	2	33	162	19	181	193	21	214	4	35	39	8	121	129	12	156	168
Hempstead Gardens	368	180	0	180	0	0	0	180	0	180	1	187	188	0	0	0	1	187	188
Boland's Landing	332	6	197	203	0	2	2	6	199	205	124	3	127	0	0	0	124	3	127
Bridgehampton	317	25	1	26	131	6	137	156	7	163	2	29	31	3	120	123	5	149	154
West Hempstead	297	150	0	150	0	0	0	150	0	150	0	147	147	0	0	0	0	147	147
Bellport	203	29	3	32	75	12	87	104	15	119	2	44	46	10	28	38	12	72	84
Westhampton	159	14	2	16	65	7	72	79	9	88	1	10	11	3	57	60	4	67	71
Pinelawn	149	17	2	19	42	4	46	59	6	65	3	14	17	14	53	67	17	67	84
Amagansett	112	6	0	6	50	2	52	56	2	58	0	14	14	1	39	40	1	53	54
Long Island City	101	0	80	80	0	0	0	0	80	80	21	0	21	0	0	0	21	0	21
Riverhead	75	53	0	53	0	0	0	53	0	53	1	21	22	0	0	0	1	21	22
Medford	42	16	1	17	0	0	0	16	1	17	0	25	25	0	0	0	0	25	25
Yaphank	30	17	1	18	0	0	0	17	1	18	1	11	12	0	0	0	1	11	12
Greenport	21	8	0	8	0	0	0	8	0	8	0	13	13	0	0	0	0	13	13
Mattituck	15	10	0	10	0	0	0	10	0	10	0	5	5	0	0	0	0	5	5
Southold	10	7	1	8	0	0	0	7	1	8	0	2	2	0	0	0	0	2	2
Mets-Willets Point	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*

*Mets-Willets Point counts were removed at the request of LIRR.

Data is provided by the 2012-2014 LIRR Origin and Destination Report prepared for the MTA by research firm Abt SRBI

LIRR RIDERSHIP
by Station

THE LANGDON in LYNBROOK, NY

1,800 SF COFFEE SHOP / CAFÉ AVAILABLE

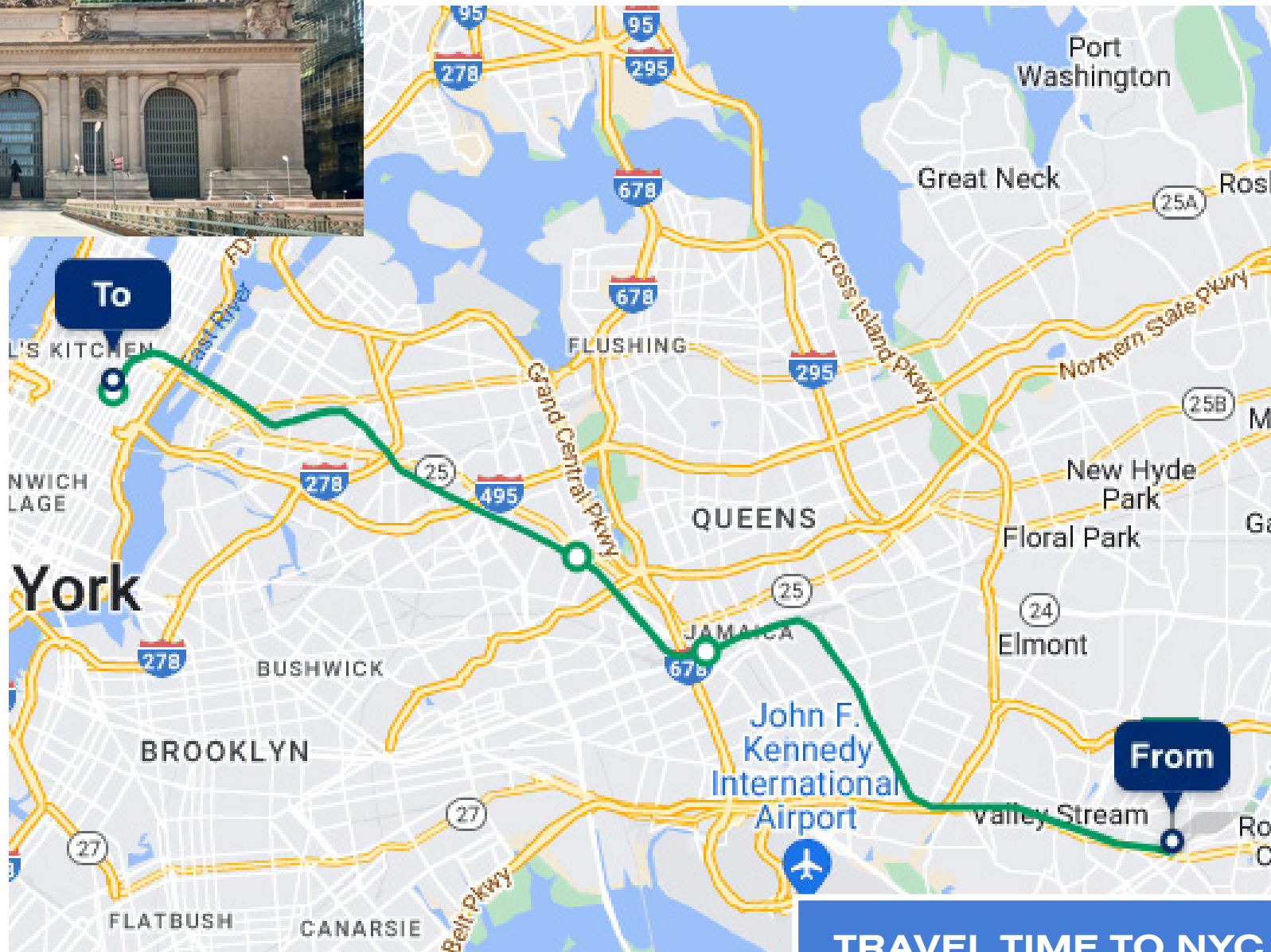
Breslin Realty
DEVELOPMENT CORP.



Grand Central Station

Estimated Travel Time By Train

35 Minutes



TRAVEL TIME TO NYC

THE LANGDON in LYNBROOK, NY

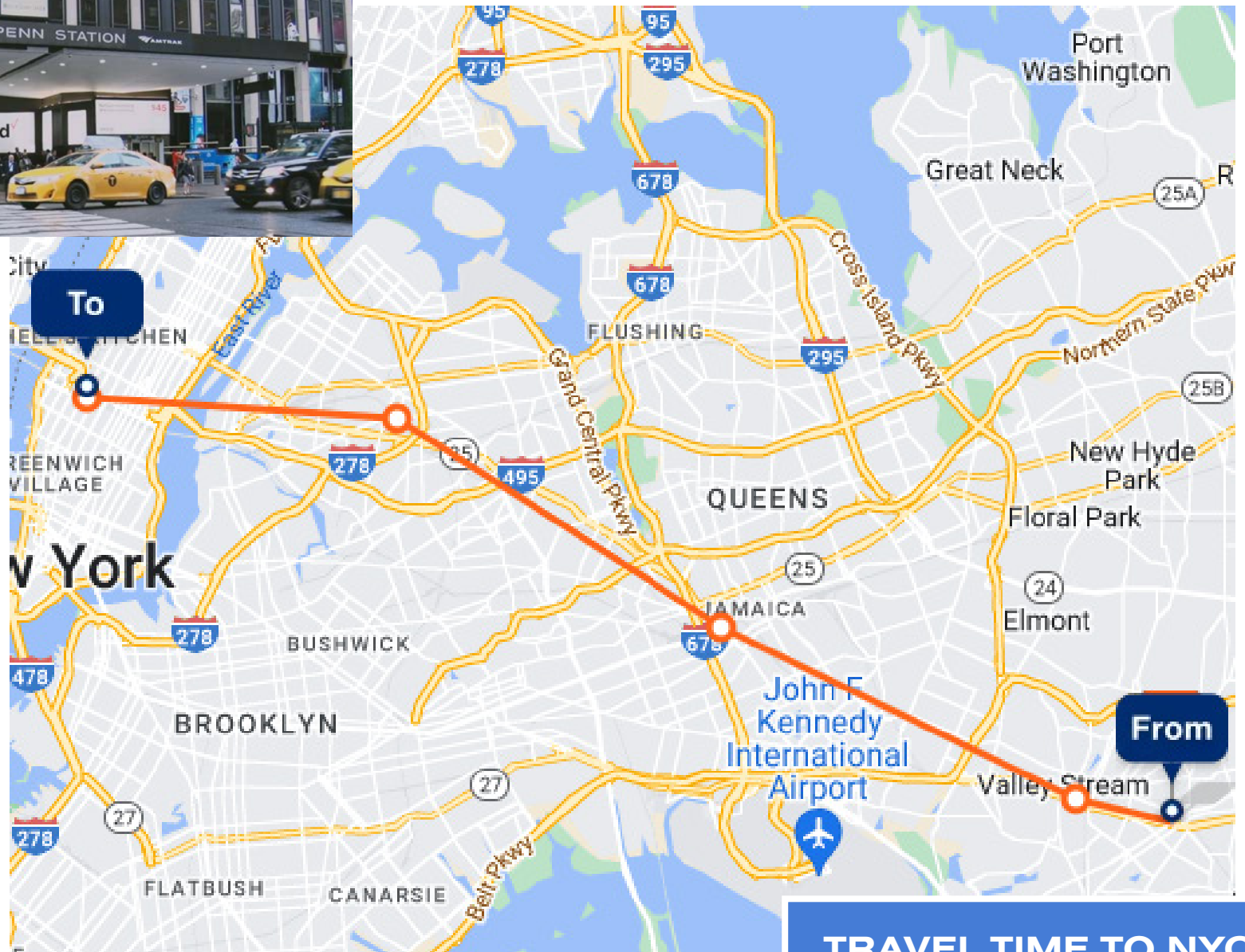
1,800 SF COFFEE SHOP / CAFÉ AVAILABLE

Breslin Realty
DEVELOPMENT CORP.



Penn Station
Estimated Travel Time By Train

40 Minutes



TRAVEL TIME TO NYC

THE LANGDON in LYNBROOK, NY

1,800 SF COFFEE SHOP / CAFÉ AVAILABLE

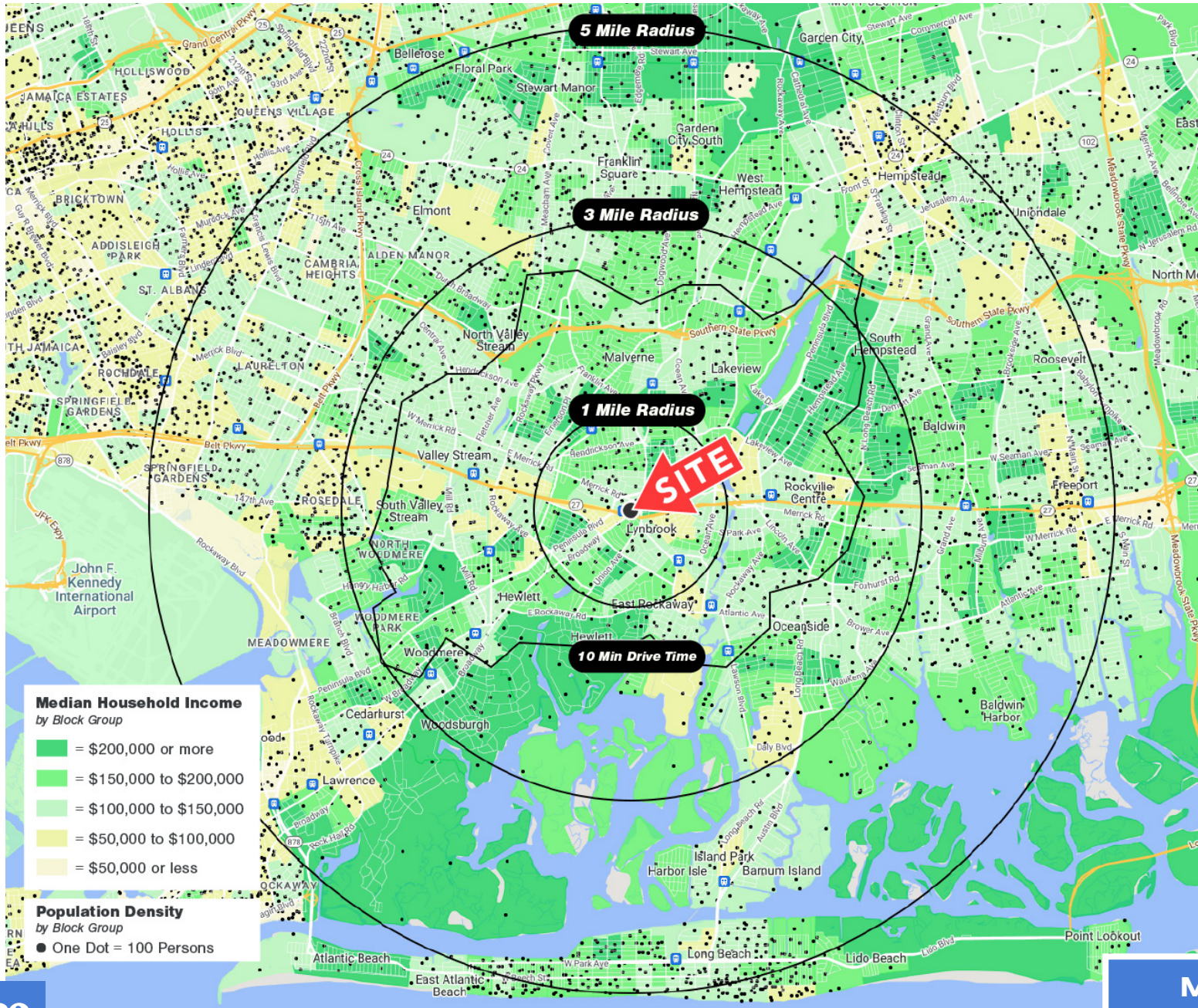
DEMOGRAPHICS

KEY DEMOGRAPHICS & COMPARISONS

THE LANGDON in LYNBROOK, NY

1,800 SF COFFEE SHOP / CAFÉ AVAILABLE

Breslin Realty
DEVELOPMENT CORP.



KEY DEMOS

TOTAL POPULATION

1 Mile:	30,321
3 Mile:	217,224
5 Mile:	620,108
10 Min Drive:	135,665

HOUSEHOLDS

1 Mile:	11,151
3 Mile:	72,104
5 Mile:	199,130
10 Min Drive:	46,158

MEDIAN H.H. INCOME

1 Mile:	\$155,546
3 Mile:	\$156,791
5 Mile:	\$141,492
10 Min Drive:	\$156,372

AVERAGE MONTHLY H.H. FOOD EXPENDITURE

1 Mile:	\$1,327
3 Mile:	\$1,376
5 Mile:	\$1,274
10 Min Drive:	\$1,375

TOTAL ANNUAL FOOD & BEV EXPENDITURE

1 Mile:	\$177.54 M
3 Mile:	\$1.19 B
5 Mile:	\$3.04 B
10 Min Drive:	\$761.58 M

All Data as of December 2023

**MEDIAN H.H. INCOME
+ POPULATION MAP**

THE LANGDON in LYNBROOK, NY

1,800 SF COFFEE SHOP / CAFÉ AVAILABLE

RECENT PRESS

PUBLISHED ARTICLES ABOUT THE LANGDON

THE LANGDON in LYNBROOK, NY

1,800 SF COFFEE SHOP / CAFÉ AVAILABLE

Breslin Realty
DEVELOPMENT CORP.



New Lynbrook apartment building rises across from train station

Published May 10, 2024

A six-story apartment building that will bring 201 new apartments across the street from the Lynbrook train station has topped out, with its brick facade set to move into place by the end of July, the project's developers said.

The Langdon, a project developed by Garden City-based Breslin Realty Development Corp. and Hoboken, N.J.-based Fields Grade Development, expects to open for tenants in late spring, early summer 2025, said David Orwasher, Breslin Realty's chief development officer.

The project represents the latest example of transit-oriented development, which involves the creation of mixed-use buildings near transportation to create walkable communities.

The Langdon will have 55 studios, 111 one-bedroom and 35 two-bedroom apartments, as well as an 1,800-square-foot ground-floor restaurant with outdoor seating. The building will have a roof deck, dog spa and dog run area, an outdoor barbecue area, game room and lounge among other amenities, Orwasher said.

The building sits at the intersection of Broadway, Langdon Place and Saperstein Plaza, just steps from the train station, and a short walk to a corridor of restaurants on Atlantic Avenue, the Regal Lynbrook movie theater and Lynbrook Village Hall. The train trip to Penn Station takes about 35 minutes.

Orwasher believes the building will offer high-quality housing options for millennial and Gen Z Long Islanders as well as empty nesters who might otherwise leave the area.



The proximity of The Langdon, a 201-unit apartment building being constructed across from the Lynbrook train station, is expected to open by early 2025.

"I think it's going to contribute significantly to the reinvigoration of the downtown in the village of Lynbrook," he said.

Orwasher said Breslin Realty hasn't set rents for the building yet but he expects rents for studios in the "mid-to-high \$2,000s," one-bedrooms in the "mid-\$3,000s," and two-bedrooms in the "low-to-mid \$4,000s."

Twenty units have been designated as affordable housing with lower rents and will be set aside for people who earn up to 80% of the area median income.

As of June 1, that threshold on Long Island will be \$87,500 for an individual and \$100,000 for a couple, according to the U.S. Department of Housing and Urban Development. HUD updates the income limits annually. The developer is still finalizing the organization that will coordinate a housing lottery for those units.

RECENT PRESS

THE LANGDON in LYNBROOK, NY

1,800 SF COFFEE SHOP / CAFÉ AVAILABLE

Breslin Realty
DEVELOPMENT CORP.

(continued from Newsday article on previous page)

Industrial history

Previously, the site had been home to an assemblage of industrial buildings including the long-closed Mangrove Feather Factory and a residential home.

Redeveloping vacant industrial sites can help Long Island communities overcome a shortage of available land to create housing, said Mike Florio, CEO of the Long Island Builders Institute, an Islandia-based trade group.

“We have to look at existing properties that are no longer serving their purpose or function and repurpose them for the future. This is a perfect example of that,” Florio said. “When you look at our train stations here, it’s usually big swaths of parking lots or other properties that are not necessarily the best use for that.”

Florio noted the larger-scale redevelopment that has been proposed in Melville, where the Town of Huntington is considering zoning changes that would allow the conversion of office space into mixed-use buildings with apartments.

Rising cost

In Lynbrook, the developers estimated three years ago the project would cost about \$104 million. Orwasher said the final cost will be more, with rising interest rates contributing to the increase, but declined to give an exact number.

The project was required to set aside 10% of its units for affordable housing as part of a package of benefits the Hempstead IDA approved in 2021. The IDA granted \$2.4 million in reduced sales and mortgage tax recording fees.

The IDA also agreed to a 30-year payment in lieu of taxes, or PILOT, agreement in which the developer will pay an average of about \$948,000 in taxes a year. Before the project, the site had generated about \$184,000 a year.

Fred Parola, executive director of the Hempstead IDA, said local IDAs have identified a lack of available housing as a problem across Long Island and noted the economic benefit that will come with new residents in the village.

“That many folks added to the downtown Lynbrook area will feed restaurants and existing stores will benefit from a project of this size,” he said.

Polly Talbott, president of the Lynbrook Chamber of Commerce, said the chamber is excited at The Langdon’s potential to bring new businesses to neighboring Broadway. Talbott, who owns a business offering private cooking classes, said she hopes the village will be able to attract a small supermarket or specialty food stores as it adds new tenants downtown.

“Once The Langdon is open, that whole strip on Broadway will be really popular because there’s some great space availability,” Talbott said.

The building will have 205 parking spaces, about one per unit, on its bottom two levels. Orwasher said creating that much parking came at the expense of more space it could lease but was necessary to win support for the project.

Now, the building is about a year away from opening.

RECENT PRESS

THE LANGDON in LYNBROOK, NY

1,800 SF COFFEE SHOP / CAFÉ AVAILABLE

Breslin Realty
DEVELOPMENT CORP.



Breslin Realty introduces new transit-oriented development – The Langdon

Published May 14, 2024

Breslin Realty Dev. has begun construction for The Langdon in Lynbrook. A Breslin joint venture with Fields Grade Development, The Langdon is located across the street from the Lynbrook train station, a walk to Village Hall and the Village of Lynbrook's main street, Atlantic Ave.

Currently under construction, The Langdon will be comprised of a 201-unit upscale, fully amenitized building, including one hundred percent covered parking in the building's garage, concierge services, a health club, outdoor deck with barbecue and garden, a dog run, a dog spa, a co-work space, a lounge, gaming room and roof deck with views. The project will feature studio, one-bedroom, and two-bedroom apartments, as well as an 1,800 s/f café on Bdwy.

The site has a 30–40-minute train ride to Penn Station or Grand Central Terminal, giving future residents access to New York City.

This transformative mixed-use project has been designed to pay respect to the village's manufacturing past, while breathing new life into the former Mangrove Feather Factory site at 47 Bdwy. and the surrounding downtown.



Lynbrook officials hopeful to raze former Feather Factory to make way for apartments

Published June 16, 2022

Developers seek to demolish the former Mangrove Feather factory, on Broadway in Lynbrook as early as next month, and replace it with a \$95 million, 201-unit transit-oriented apartment complex dubbed the Langdon Apartments.

It's a project welcomed by Lynbrook mayor Alan Beach. "I'm looking forward to the demolition of the building," he said, "and the new project being started."

Several administrations sought to redevelop the long-vacant factory. After years of trying to convince property owner Barry Singer to sell, Breslin Realty stepped in five years ago with plans to convert the industrial land into a high-density residential complex.

Years of negotiations followed, finally earning village board approval last year.

Breslin has partnered with Fields Grade Development to build a 278,000-square-foot development filled primarily with one-bedroom units. But there will be a handful of studio and two-bedroom apartments as well.

Along with razing the old factory — which has been dormant since 2008 — developers will also tear down a two-family home nearby on Langdon Place as well as a warehouse on Saperstein Plaza.

Construction could take up to two years to complete.

THE LANGDON in LYNBROOK, NY

1,800 SF COFFEE SHOP / CAFÉ AVAILABLE

CONTACTS

DAVID ORWASHER

CHIEF DEVELOPMENT OFFICER

516-741-7400 x216

dorwasher@breslinrealty.com

JUSTIN BRESLIN

VICE PRESIDENT

516-741-7400 x290

jbreslin@breslinrealty.com