

DSW SHOPPING CENTER
MIDDLE COUNTRY RD.
VILLAGE OF LAKE GROVE, NY



Project Specifications:

Project Area: 27.4 Acres

Overall Building Area: 250,000 SF

Estimated Project Cost: \$2 million

Project Completion Date: July 2014

The DSW Shopping Center is a 27.4 Acre site located in the Village of Lake Grove along Middle Country Road (NYS Rt. 25) and consists of approximately 250,000 SF building of mixed uses (retail, fitness, restaurants) and a 1,382 stall parking lot. The project included preparation of a comprehensive due diligence investigation report, consisting of Concept Plans, renderings, bulk zoning and parking analysis, and sanitary calculations for the potential development of pad buildings and center expansion. Our work included analysis of local zoning ordinance, review of parking and on site traffic circulation concerns, analysis of available utilities, onsite sewage treatment plant, entitlement process review including a project timeline and estimated development costs. Further, work at this Center included the development of a restaurant pad site for Miller's Ale House Restaurant, including a new grease trap and approval from Suffolk County Department of Health Services (SCDHS). We have also worked with various tenants within the Center to either renovate their current space or develop vacant space for their use.