



## ***For Immediate Release***

**Shakti Studio & Spa Coming to 35-71 South Ocean Avenue in Patchogue, N.Y.**

### ***Levin Management Arranges 1,400-SF Lease at ‘Main Street’ Retail Property***

**PATCHOGUE, N.Y. (Aug. 24, 2023)** – Shakti Studio & Spa is coming to downtown Patchogue, leasing 1,400 square feet at [35-71 South Ocean Avenue](#) [Levin Management Corporation \(LMC\)](#) serves as exclusive leasing and managing agent for the 23,000-square-foot “main street” retail property.

LMC Senior Leasing Representative E.J. Moawad orchestrated the transaction on behalf of property ownership; Gary Merrill of Realty Connect represented the tenant. “Health, beauty and wellness concepts remain active players in today’s retail landscape,” said Moawad. “Shakti Studio & Spa adds diversity to our in-place tenant mix and brings something new and different to the property. It is sure to see great success at this location.”

Shakti Studio & Spa is a new business venture from the same experienced team behind Bayport Wellness Center in Bayport. The creative, multi-purpose space will provide a broad spectrum of holistic spa services including medical massage. It will also serve as an event space that will host a variety of classes and workshops such as Buti yoga and immersive sound baths.

“We are very excited to bring our unique wellness studio/spa concept to the Patchogue community,” said Jennifer Merrill, who co-owns Shakti Studio & Spa with business partner Sarah Liotta. “Offering Buti yoga is something that separates us from other yoga studios. This unique yoga practice is designed to transform both body and soul with its cardio-intensive bursts of tribal dance, primal movement and conditioning.”

Another new tenant – Italian-inspired gastropub Prato 850 – is gearing up to celebrate its grand opening at 35-71 South Ocean Avenue this fall. The property, located just off Main Street, is also home to Irish restaurant James Joyce Pub, 360 Taiko Sushi & Lounge and a bagel shop.

35-71 South Ocean Avenue sits just three blocks from the Long Island Railroad, in a revitalized downtown offering dining, shopping and entertainment – including the Patchogue Theatre for the Performing Arts. This vibrant setting and proximity to regional attractions like Fire Island National Seashore make it a popular destination for visitors and locals alike. Neighborhood businesses serve a residential population of nearly

16,000 people with an average household income of more than \$134,000 within a one-mile radius.

LMC is marketing two availabilities – of 1,400 and 7,700 square feet – that can be combined for up to 9,100 contiguous square feet at 35-71 South Ocean Avenue.

For seven decades, North Plainfield, N.J.-based LMC has served as a trusted single-source commercial real estate services provider for institutional and private owners. Its diversified, retail-focused leasing and management portfolio includes 125 properties totaling almost 16 million square feet in the Northeast and Mid-Atlantic states.

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[About Levin Management Corporation \(LMC\)](#)

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