



Mixed-Use Development & Arena Studies

Suffolk County, New York

HSP is working with BJH Advisors to perform a real estate market demand analysis and feasibility study for a new mixed-use development near the Ronkonkoma Station on the Long Island Railroad. The study includes market validation for the appropriate amount and mix of uses to be sure that the development is feasible in the marketplace, is realistic and still contains the compelling mix of uses, nodes and anchors that will sustain the area for the next generation.

The study will contain estimates of supply for events and meeting/tourism facilities, as well as hotel, office, medical, and retail. It also will provide historic and projected demand in all of these categories, and an analysis of the estimated demand and financials of the recommended mix of uses.

At the end of the study, Suffolk County will have a comprehensive understanding of the highest and best uses for the site, the future market potential and the feasibility for retail, restaurant, office and other potential uses.

Client: Suffolk County

Time Period: 2019