



Breslin Realty
DEVELOPMENT CORP

Developing for Tomorrow

Building Relationships on Long Island Since 1953

Walmart



About Us



Wilbur F. Breslin
President

Since its inception over a half century ago, Breslin Realty Development Corp. has grown from a small retail brokerage office to a multi-faceted commercial real estate company with extensive expertise in land planning, development, tenant relationships, landlord representation, real estate appraisal, property management, construction and creative financing. Today, the company manages a portfolio of commercial properties totaling over ten million square feet.

In addition, Breslin offers its expertise and specialized retail leasing services to both retailers and landlords, and is a designated developer for such prestigious retailers as Walmart, Lowe's Home Improvement, Starbucks, and Wachovia Bank.

Breslin Realty Development Group develops, leases and manages properties occupied by a successful mix of national, regional and local retailers.

“ Real estate development is the art of building today for the needs of tomorrow. ”

Development

One of the premier shopping center developers in the tri-state area, Breslin Realty Development Corp. has developed over thirty retail centers and currently manages over ten million square feet of commercial real estate in multiple states.



As real estate deals become more complex, responsibility is placed firmly upon the developer to think outside the box. Breslin is no stranger to this concept and has successfully handled projects of all sizes and complexities from initial planning to grand opening. Breslin welcomes the challenges of new development projects and has the extensive knowledge, tenacity and patience to cultivate relationships with communities, government officials and business leaders and balance the needs of landlords and tenants. It is the potential of the next development opportunity that continues to inspire the Breslin team.

1991



“ It takes patience, vision and skill to see the redevelopment of an area from beginning to end. ”

Redevelopment

One of the most challenging areas of commercial real estate and precisely where Breslin's expert knowledge and experience lie, is in transforming underutilized or underdeveloped sites into state-of-the-art facilities for tenants and communities alike.

It takes a developer with great foresight, creativity, vision and skill to breathe new life into an aged property, and Breslin Realty Development Corp. is proud to report it has spearheaded some of the most profitable redevelopment projects in the tri-state area. The satisfaction of transforming an entire community, in addition to creating jobs, increasing tax revenue and tenant profitability far outweighs the struggle to get there.



Woodbury Plaza—Present Day

Property Management

Breslin has the necessary experience to efficiently maintain properties of all sizes. Our Management & Real Property Administration Division manages over 200 developments constituting in excess of ten million square feet of retail ownership.

Breslin provides a fully comprehensive range of management services to ensure that properties are well maintained, rents are adjusted appropriately, expenses are precisely controlled and vacancies are minimized. On-site property managers have access to a wide range of support services that allow for in-depth daily supervision of properties and developments, access to property accounting data, and continuous communication with tenants.

“ Problems will occur even in well run properties. But only in the best run properties will they disappear before anyone notices. ”





low prices

Stop & Shop

ome

natural foods

fresh picked produce

flavorful meat

Tenant Representation



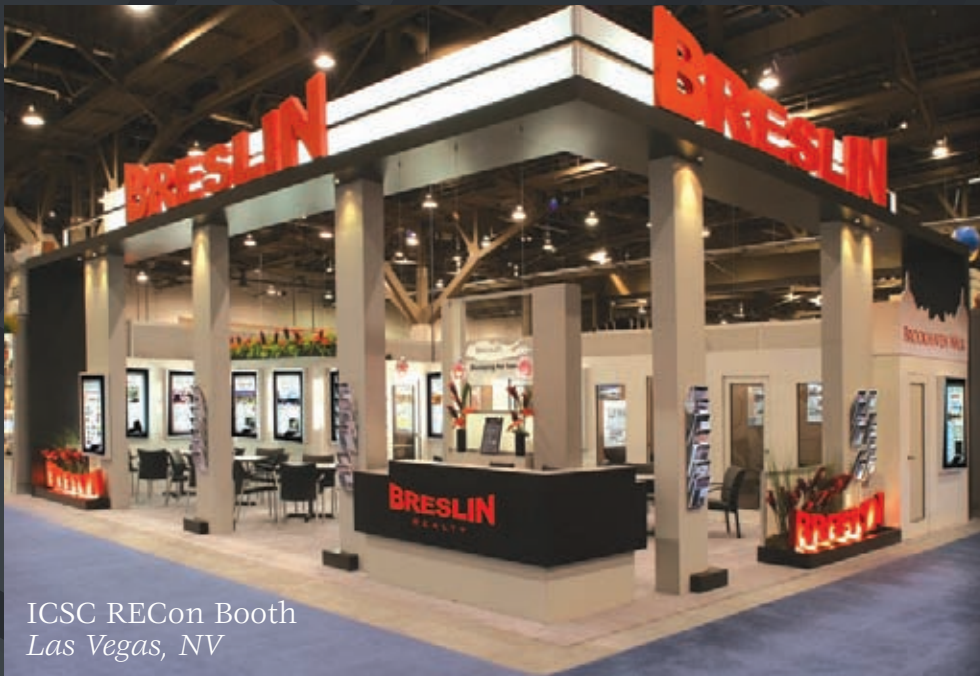
Breslin Realty has been responsible for the introduction of many prominent retailers to Long Island, including Walmart, Kmart, Toys“R”Us, Lowe’s Home Improvement, The Home Depot, Panera Bread, and Bed Bath & Beyond.

National and regional retailers trust Breslin to match both their vision and ambition with skill, endeavor and diligence. The Breslin Realty real estate team is skilled in assisting retailers strategize for the future, identify the competition, understand upcoming market development and even anticipate future obstacles.

“ A Newsday journalist once asked me what percentage of national retailers I introduced to Long Island over a 25-year period. My guess was 50%. Two weeks later he called me back to tell me the figure was actually closer to 80%. That’s something I’m very proud of. ”

Landlord Representation

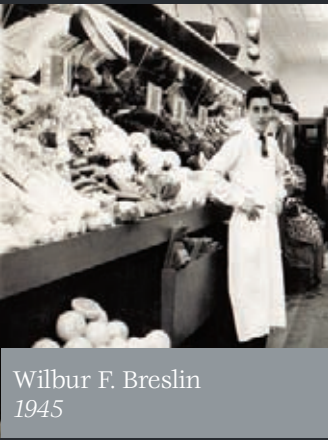
Breslin Realty's seasoned expertise and strong, extensive relationships with New York area property owners and brokers are reflected in the company's great depth of inventory. Property owners from across the tri-state area often come to Breslin to seek advice on how to best utilize their properties.



ICSC RECon Booth
Las Vegas, NV

“ We believe there isn't a property in existence that can't be leased, sold or developed. ”

From assistance with identifying and screening potential tenants, lease negotiations, formulating marketing strategies, and street canvassing, Breslin helps landlords ensure that their properties get exposed to the greatest number of qualified prospects thus ensuring the best tenant mix and maximizing the potential of each location.



Wilbur F. Breslin
1945

Breslin History

Spans 60 Years

“ It takes patience, perseverance, vision and skill to see the rehabilitation of an area through from beginning to end. ”

1950's & 1960's



Breslin Realty makes the move to commercial real estate.

Development



Baldwin Plaza, Baldwin, NY

Westwood Village, Westbury, NY
Franklin Plaza, Franklin Square, NY
The birth of Long Island's first supermarket-anchored shopping center, complete with on-site parking.

Redevelopment



Korvettes, Carle Place, NY

New Leases

Hempstead Park Nursing Home
Hempstead, NY
Kings Point Apartments
Great Neck, NY
East Meadow Plaza
East Meadow, NY

Market Introduction



1970's

Development



Fisherman's Wharf
Babylon, NY



Sayville Plaza
Sayville, NY



Whitman Plaza
Philadelphia, PA

New Leases



Massapequa, NY
The Atrium, Great Neck, NY
Sun-Vet Mall, Holbrook, NY



Market Introduction



Carle Place, NY



SERVICE MERCHANDISE

Massapequa, Lake Grove, East Meadow, and Lawrence, NY

1980's



Front Page News!
Big Plans.
Builder unveils massive commercial, residential proposal.

Development



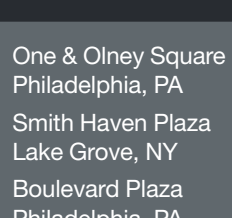
Huntington Square Mall
East Northport, NY



Woodbury Plaza, Plainview, NY



Bay Harbour Mall, Lawrence, NY
Jefferson Mews, Port Jefferson, NY



One & Olney Square
Philadelphia, PA
Smith Haven Plaza
Lake Grove, NY
Boulevard Plaza
Philadelphia, PA



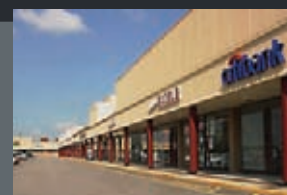
Busy Bee Mall
Massapequa, NY



Willow Wood Shoppes
Wantagh, NY



New Leases



Levittown Mews
Levittown, NY



Market Introduction



1990's

Wilbur Breslin originates the "Pine Barrens Act" with Richard Amper, Executive Director, Pine Barrens Society. The ACT was passed by the NY State legislature and signed into Law by then Governor Mario Cuomo.



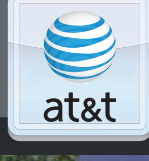
Development



Clearmeadow Plaza
East Meadow, NY



Meridian Plaza
Meridian, MS



Multi-state shopping center developments:

Long Beach, CA

LaPlace, LA

Grand Island, NE

Henrietta, NY

Market Introduction



Sayville, Babylon, Levittown and Middle Island, NY

Smithtown, Middle Island, Centereach, East Meadow, Farmingdale, NY, and Bricktown, NJ

2000's



The Big Cover Story!
2008 Recipient of the Robert Moses Master Builder Award.



The Wilbur & Dorothy Breslin Hall; Hofstra University establishes the Wilbur F. Breslin Center for Real Estate Studies.



The Hub, Hempstead, NY



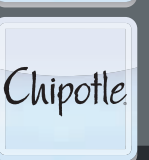
Walgreens
East Meadow, NY



HSBC Bank
Levittown, NY



Republic Plaza
Farmingdale, NY

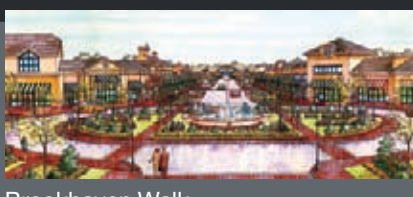


2010's

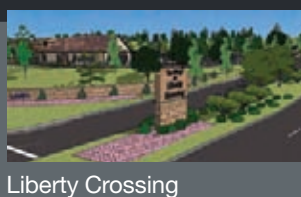
Development



Artist Lake
Middle Island, NY



Brookhaven Walk
plans to break ground.



Liberty Crossing
Stonington, CT

Redevelopment



Whitman Mall
Philadelphia, PA



Smith Haven Plaza
Lake Grove, NY



New Leases



Market Introduction





BED BATH & BEYOND

VINCE & ANTHONY

LOFT

BED BATH & BEYOND

LOFT



Meet the Team



Wilbur F. Breslin | President

A well known, highly regarded real estate developer, Wilbur F. Breslin has diversified experience in all facets of the real estate industry. He is the owner and developer of numerous commercial and residential properties in multiple states, and has expertise in construction, land planning, real estate appraising, brokerage, tenant negotiations, property management and financing. He made his mark on the tri-state landscape through the development of 12 residential communities, 30 retail centers, and the management of over 10 million square feet of real estate. Mr. Breslin is renowned for his creative vision in new development and redevelopment, as well as his unparalleled relationships with tenants, government officials and civic associations. Wilbur Breslin's commitment to turning run-down properties into aesthetically pleasing, prosperous sites has become his trademark.

“ This business is very simple. You say what you're going to do and then you do exactly what you say. That's how you establish trust and that's why people come back to you. ”



Kenneth Breslin, Esq. President

Kenneth Breslin joined the company in 1986 as an Associate Broker and was made Vice President in 1990. He has represented over 100 retail clients including The Home Depot, Lowe's, Walmart, T.J. Maxx, and Toys“R”Us. Ken is an attorney and is admitted to the bar in the states of New York and New Jersey. Kenneth Breslin founded Breslin Realty Inc., the brokerage division for Breslin Realty Development Corp.



Zachary Cooper Vice President

Mr. Cooper's addition to Breslin Realty marks the beginning of the third generation's participation in the family business. He joined the company in 2010 after graduating from Colgate University with a B.A. in Economics. Subsequent to the beginning of his real estate career, Mr. Cooper began working towards his law degree at Hofstra University where he is currently at the top of his class.

Meet the Team

Breslin Realty Development Corp. comprises a range of talented individuals, each with an eclectic range of experience, knowledge and skills. Here are just a few of the key figures working at the heart of the company.



Paul Berger Esq. | Executive Vice President

Paul Berger has served as Executive Vice President since 1990 after representing the company as legal counsel for over 18 years. He was formerly a partner of the Manhattan law firm Proskauer Rose, and worked as co-chairman of its real estate department. Paul has been involved in all aspects of real estate development, acquisition and finance for over 35 years. He is a member of the American and regional bar associations, as well as the International Council of Shopping Centers (ICSC).



Beth Alderman | Executive Vice President, Administration

Beth Alderman has been associated with Breslin for most of her professional career. Prior to joining the firm, she was a senior real estate legal assistant at Proskauer specializing in complex commercial real estate transactions. In addition to her executive and transactional duties, Beth heads the day-to-day company operations, human resources, and the implementation, education and enforcement of corporate policies.



Robert Delavale | Director of Leasing

Robert Delavale joined Breslin in 1994. He is a successful leasing professional with over 30 years experience in the commercial real estate and shopping center industry. Robert is responsible for arranging and managing the company's entire portfolio leasing and lease renewal activity, and for negotiating all lease terms and documents as well as all subsequent tenant amendments. Robert is an active member of the ICSC and directs Breslin's involvement at all annual conventions.



Bob Rosenberg | Director of Property Management

Bob Rosenberg is a fully licensed real estate salesperson with more than 12 years experience in commercial real estate business. He has managed regional malls, office buildings, residential communities and retail shopping centers. Bob also boasts extensive knowledge and experience in development, acquisitions, design and construction and is an active member of the ICSC.

The Future of Breslin Realty

Breslin Realty's dedication to finding innovative solutions to new challenges defines why they set the standard for real estate services. Breslin has always been able to meet the needs and demands of its clients by proactively responding to the unpredictability of the nation's economy and predicting the future direction of the real estate industry.

As real estate deals become larger and more complex, Breslin expands and enhances its services to better serve its core customer base. Whether through technology or personal service, the company is committed to continued growth to ensure the necessary standards of excellence for each of its customers.

Kenneth Breslin notes: "the past fifty years have been no accident. What you see today is the result of great people, hard work and talent. We've accomplished a lot and we'll continue to achieve more in the future. Breslin Realty is always looking for ways in which it can improve and break new ground, literally and figuratively. Our company will keep building on what it has been doing since day one — working with clients to meet and surpass their expectations. I want my team to enjoy what they do, embrace challenges, and take pride in working with one of the tri-state area's elite brokers and with some of the country's greatest companies."



“ Our company will keep building on what it has been doing since day one — working with clients to meet and surpass their expectations. ”



TRADER JOE'S



Walmart 



Toys R Us

Sears

Chipotle

DAVID'S BRIDAL

BED BATH & BEYOND



CHASE 



GameStop

THE CHILDREN'S PLACE

SLEEPY'S
The Mattress Professionals



TRADER JOE'S



red mango



BARNES & NOBLE
BOOKSELLERS



Ruby Tuesday



Babies R Us



citibank



A.C. MOORE

chili's

Marshalls

Walgreens

BURBERRY

Big Y



CVS
pharmacy



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DEVELOPMENT CORP.

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