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Mayfair Shopping Center Nears Full Occupancy After Multi-Year Repositioning in Commack, N.Y.

Tenant mix expands with family-focused experiences, national retail, dining and personal services

COMMACK, N.Y. (March 17, 2026) — Mayfair Shopping Center is nearing full occupancy following leasing activity in recent years that repositioned the tenant mix, Levin Management Corporation (LMC) announced. LMC is the exclusive leasing and managing agent for the 222,000-square-foot shopping center on Jericho Turnpike and has managed the property since 1998.

The milestone reflects the results of LMC's leasing and re-tenanting work after pandemic-era store closures and retailer bankruptcies created vacancies across the tenant roster. Through strategic backfilling and merchandising, LMC rebuilt occupancy and repositioned the property with a more diversified, experience-driven tenant mix. Anchored by Lidl and PGA TOUR Superstore, the center currently draws about 2.4 million visits annually, according to Placer.ai.

Most recently, M Nail & Lash Bar signed a 5,910-square-foot lease, adding to the center's service lineup. The new concept offers nail and lash services and further expands the property's personal services category. The deal follows last year's leases with Kid's Empire, Gap Factory and My Gym, continuing the leasing momentum that has moved the property toward near-full occupancy.

Key milestones in the center's repositioning included several major backfills and category-driving additions.

Early in the repositioning effort, LMC backfilled three vacant apparel spaces with Planet Fitness, introducing a new fitness category to the center.

In 2021, Lidl took over the former Best Market lease. To accommodate Lidl's size requirements, the grocer relocated to the former Stein Mart building, leaving about 60,300 square feet to backfill in the former grocery space. LMC first leased a portion of that space to PGA TOUR Superstore, then completed the backfill with Kid's Empire, adding both an experiential retail draw and a family-friendly use to the center.

LMC also expanded the center's dining lineup with three restaurant additions — Bagel Toasterie, Meet Izakaya Ramen Bar and JBBQ Wok & Dumpling — and added Sephora to

strengthen the beauty category. The apparel lineup also evolved with the addition of J.Crew Factory and the return of Gap in its Gap Factory format.

Additional tenants at Mayfair Shopping Center include LOFT, Jos. A. Bank, Prato 850, Sherwin-Williams, Outback Steakhouse, H&R Block and Tropical Smoothie Cafe, among others.

E.J. Moawad, senior leasing representative at LMC, spearheaded leasing efforts at Mayfair Shopping Center on behalf of ownership.

“Mayfair’s leasing activity reflects the market’s demand for well-located centers that combine everyday convenience with destination retail and experiences,” said E.J. Moawad, senior leasing representative at LMC. “Our strategy has focused on strengthening the mix with uses that drive repeat visits and longer stays, supporting both tenant performance and long-term value for ownership.”

A leasing recap since 2020 includes 15 leases totaling about 162,000 square feet: PGA TOUR Superstore (39,225 SF); Lidl (30,808 SF); Kid’s Empire (21,050 SF); Planet Fitness (19,865 SF); Gap Factory (12,800 SF); J.Crew Factory (6,897 SF); JBBQ Wok & Dumpling (6,507 SF); M Nail & Lash Bar (5,910 SF); Sephora (4,786 SF); Meet Izakaya Ramen Bar (3,749 SF); Bagel Toasterie (3,320 SF); My Gym (2,971 SF); Champions Martial Arts (1,320 SF); Crushed Olive (1,280 SF); Mimi’s Coffee & Bubble Tea (1,200 SF).

“The end result at Mayfair is a center that has regained momentum and is nearing full occupancy with a stronger, more diversified tenant mix,” said Matthew K. Harding, chief executive officer of Levin Management Corporation. “We’re grateful for the trust of a long-time client and proud of the work that helped reposition the property for long-term performance.”

North Plainfield, N.J.-based Levin Management Corporation (LMC) is a full-service commercial real estate services firm with more than 70 years of experience. The company’s portfolio includes approximately 125 properties totaling 16 million square feet across the Northeast and Mid-Atlantic, primarily focused on grocery-anchored open-air retail centers. LMC provides leasing, property management, construction, accounting and financial reporting, marketing, and acquisition/disposition consulting, delivering tailored strategies to maximize asset value for institutional and private owners.

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

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