

TENANT REPRESENTATION

Tenant	Square Footage	Areas of Operation Expansion	Requirements
	8,000 – 12,000	Connecticut Rhode Island Laure Aubuchon Penny Wickey	<ul style="list-style-type: none"> • Shopping center end cap location • Outdoor display area • Preferred co-tenancies with grocery and drug stores
	5,500 – 6,000	Fairfield County, CT Westchester County, NY Daniel Neaton	<ul style="list-style-type: none"> • 12' minimum ceiling • 15 years plus 5 lease term • 600 amps three phase, 30T HVAC for 5,000 SF
	1,500 – 2,000	Lower Fairfield County, CT New Haven County, CT Laure Aubuchon	<ul style="list-style-type: none"> • Regional/community shopping centers • Urban and suburban locations
	2,500 – 5,000	Connecticut Penny Wickey	<ul style="list-style-type: none"> • Ground floor premises • 3 to 4 offices, reception, equipment, and kitchen areas • Good visibility and customer parking
	3,000 - 4,000	Northern Connecticut Daniel Neaton Penny Wickey	<ul style="list-style-type: none"> • Excellent street visibility • Minimum 35-40' glass front • Close to competition • Preferred co-tenancies with Target, Whole Foods and Kohls
	1 ½ - 2 Acres	Connecticut Daniel Neaton	<ul style="list-style-type: none"> • Signalized intersections • Zoned for service stations • Existing gas stations considered • Prefers purchase, will ground lease
	12,900 – 14,600 1.5 Acre Pad	All Connecticut Counties (excluding Fairfield County) Daniel Neaton Penny Wickey	<ul style="list-style-type: none"> • Free standing, parking for 80 vehicles • Drive-through capability • Signalized access
	770 – 1,000	Lower Fairfield County Lower Westchester County Penny Wickey	<ul style="list-style-type: none"> • High-end demographics • Daily needs traffic • Preferred co-tenants SoulCycle, Pure Barre, fitness use






TENANT REPRESENTATION

Tenant	Square Footage	Areas of Operation Expansion	Requirements
	2,500 – 3,000	Fairfield County Daniel Neaton	<ul style="list-style-type: none"> • Minimum 1,680' rectangular training area • 10-foot ceiling minimum • High visibility retail locations
	2,800 – 3,500	Westchester County Laure Aubuchon Penny Wickey	<ul style="list-style-type: none"> • Daily needs traffic • Parking for classes of up to 15 • Open space
	3 – 6 Acres	Connecticut Penny Wickey	<ul style="list-style-type: none"> • Purchase only • Affluent communities • Primary commuter/retail corridors • Sewer service required
	2,000 – 3,500	Connecticut, Westchester and Dutchess Counties, NY Daniel Neaton Penny Wickey	<ul style="list-style-type: none"> • Power or lifestyle centers • Minimum 25' frontage • 100,000+ population (in 15 minutes) • MHHI \$65,000, average age 42
	40,000+	Connecticut Daniel Neaton Penny Wickey	<ul style="list-style-type: none"> • 27'+ ceilings for 6-10 auditoriums • High-end retail destination • 20+ year lease term with opt
	1,200 – 1,800	Connecticut and Western Massachusetts Daniel Neaton Penny Wickey	<ul style="list-style-type: none"> • Minimum 20' frontage • Minimum 15 parking spaces • Outdoor seating strongly preferred, shared space is acceptable • Prefers end-cars or pads, will consider in-line with good visibility
	1,200 – 1,500	Fairfield County, CT Select Markets in NY and Portland, ME Penny Wickey	<ul style="list-style-type: none"> • Affluent markets, family driven • Heavy pedestrian traffic • Downtown lifestyle retail and entertainment co-tenancies
	1.5 Acres	Connecticut, Maine, Massachusetts, New Hampshire, New York, Rhode Island and Vermont Penny Wickey	<ul style="list-style-type: none"> • 1.5 acre minimum • Will consider larger for mixed use development including manufacturing

TENANT REPRESENTATION

Tenant	Square Footage	Areas of Operation Expansion	Requirements
 LYMBR	1,500 - 1,800	Fairfield County, CT Westchester County, NY Laure Aubuchon Penny Wickey	<ul style="list-style-type: none"> Affluent markets Preferred co-tenancies Soul Cycle, FlyWheel, Barry's Bootcamp and Pure Barre
 MODERN ACUPUNCTURE	1,100 – 1,500	Connecticut Laure Aubuchon Penny Wickey	<ul style="list-style-type: none"> End-caps or highly visible in-line space HHI \$75K within 3 miles Population 50,000 within 3 miles
 Moe's southwest grill	2,200 – 3,000	Connecticut Daniel Neaton	<ul style="list-style-type: none"> Strong daytime population Major retail hubs
 Dokeworks EST. 2015	1,500-1,800 SF	Fairfield and New Haven Counties, CT Laure Aubuchon Penny Wickey	<ul style="list-style-type: none"> Quick serve good use High visibility with excellent signage Strong daytime population
 pure barre lift • tone • burn	1,200 – 2,000	Connecticut Westchester County, NY Daniel Neaton Donaven Doughty	<ul style="list-style-type: none"> Minimum storefront 17' AHHI \$75,000+ Shopping centers with influential clientele
 ROBEKS FRESH SMOOTHIES & JUICES	800 – 1,200	Connecticut and Westchester County, NY Penny Wickey	<ul style="list-style-type: none"> Great visibility with strong daytime population High MHHI and traffic count Ample parking
 rue21	4,500 – 6,000	Connecticut, Massachusetts, Rhode Island, Vermont, New Hampshire, Maine Daniel Neaton Donaven Doughty	<ul style="list-style-type: none"> Minimum 45' frontage MHHI \$35,000-\$80,000 10-mile population 35,000 to 100,000
 Sprint	1,200 – 2,000	Connecticut Daniel Neaton	<ul style="list-style-type: none"> High volume shopping centers Visible strip centers and standalone buildings Lease only
 THE SHADE STORE	1,500 – 2,000	Connecticut Laure Aubuchon Penny Wickey	<ul style="list-style-type: none"> Affluent downtown markets Strong luxury and lifestyle co-tenancies Primary retail location and visibility

TENANT REPRESENTATION

Tenant	Square Footage	Areas of Operation Expansion	Requirements
	1,000-1,500	Connecticut Daniel Neaton , Donaven Doughty	<ul style="list-style-type: none"> Major retail hubs Easily accessible storefront parking
	3,500	Select Markets in Connecticut Daniel Neaton	<ul style="list-style-type: none"> College educated women ages 35-55 Preferred market co-tenancies Panera, Starbucks, and Target In-line locations – street-front visibility
	2,000	Fairfield County, CT Penny Wickey	<ul style="list-style-type: none"> Open boxes with 12 'ceilings Minimum 12 parking spaces
	2,500	Connecticut Penny Wickey	<ul style="list-style-type: none"> Relocation and new sites Will consider without drive through
	4,500 – 6,000 (outdoor patio)	Connecticut Laure Aubuchon Penny Wickey	<ul style="list-style-type: none"> Affluent markets Strong daytime population Requires pad site Prefers purchase, will consider ground lease