

# SUCCESS STORIES

## Investment Sales



9 Burr Road  
Westport, CT 06880  
203-222-4190  
[www.saugatuckcommercial.com](http://www.saugatuckcommercial.com)  
February 2022

## WESTPORT, CT



**VILLAGE SQUARE OF WESTPORT DEVELOPMENT, LLC to  
ACADIA REALTY TRUST (REIT)**

**SALE \$14,100,000  
14,850 SF**

***Village Square – 185 Main Street, Westport, CT***

***SCRE BUYER BROKER***

- House of Clement
- Charter Realty
- Westport Physical Therapy
- TD Bank

## WESTPORT, DARIEN & NORWALK, CT



**HEYMAN PROPERTIES to**  
**EQUITY ONE (REIT/REGENCY CENTERS)**

**SALE \$79,000,000**  
**204,300 SF**

***Off-Market Portfolio Sale***

***SCRE SOLE BROKER***

- Compo Acres - Post Road East, Westport
  - Trade Joe's
  - Soul Cycle
  - Wells Fargo
- Post Road Plaza - Boston Post Road, Darien
  - Trader Joe's
  - Orvis
  - Chase Bank
- Darinor Plaza - Connecticut Avenue, Norwalk
  - Kohl's
  - The Children's Place
  - Payless Shoe Source
  - Sally Beauty Supply
  - Party City
  - Old Navy
  - Starbucks



## NORWALK, CT



**GOLDEN CREST MOTEL CORPORATION to  
WESTPORT AVENUE PARTNERS, LLC**

**SALE \$10,550,000  
20,000 SF**

***Golden Crest Plaza - 596 Westport Avenue, Norwalk, CT***

***SCRE SOLE BROKER***

- FedEx Office
- The Framery
- The American National Red Cross
- Regis, Inc. (Supercuts)
- M&T Bank
- Panera LLC

## GREENWICH, CT



**J. PORRICELLI & SONS, LLC to  
URSTADT BIDDLE PROPERTIES (REIT)**

**SALE \$49,000,000  
89,000 SF**

### *Mixed Use Portfolio - Greenwich, CT*

**SCRE SOLE BROKER**

- 120-142 East Putnam Avenue, Cos Cob
  - CVS
  - 20,000 SF office
  - 9 residential units
- 178-188 South Beach Avenue, Old Greenwich
  - Dunkin Donuts
- 26-28 Arcadia Road, Old Greenwich
  - Kings Supermarket
- 36 Arcadia Road, Old Greenwich
  - US Post Office



## WESTPORT, CT



**JDM PARTNERS LLC to  
18 KINGS HIGHWAY NORTH LLC**

**SALE \$1,850,000  
5,413 SF**

***18 Kings Highway North, Westport, CT***

***SCRE SOLE BROKER***

- Atlantic Residential Mortgage
- Field & Stream Holdings, Inc.
- True Green Capital Management

## GREENWICH, CT



**APADANA REALTY COMPANY II LLC to  
NOMOLAS LLC**

**SALE \$3,250,000  
4,026 SF**

***539 East Putnam Avenue, Greenwich CT***

***SCRE SELLER BROKER***

## RIDGEFIELD, CT



**OLD QUARRY ROAD, LLC to  
FORMATION DEVELOPMENT GROUP, LLC**  
*Assisted Living and Memory Care Facility*

**SALE \$3,200,000**  
**3.8 ACRES**

***Off Market Land Sale - 55 Old Quarry Road, Ridgefield, CT***

***SCRE SOLE BROKER***



## WILTON, CT



**22 DR, LLC to  
VISITING NURSE & HOSPICE OF FAIRFIELD COUNTY**

**SALE \$1,400,000  
8,293 SF**

***22 Danbury Road, Wilton, CT***

***SCRE SELLER BROKER***

## WESTPORT, CT



**JMK INVESTMENTS to  
ACM REALTY, LLC**

**SALE \$1,325,000  
3,473 SF**

***20 Bay Street, Westport, CT***

***SCRE BUYER BROKER***



## STAMFORD, CT



**TOUCHSTONE ONE, LLC to  
USA EQUITY TRUST**

**SALE \$2,450,000  
29,593 SF**

***1010 Summer Street, Stamford, CT***

***SCRE SOLE BROKER***



## VENICE, FL



**435 COMMERCIAL COURT, LLC to  
435 COMMERCIAL COURT MOB LLC**

**SALE \$3,125,000  
18,618 SF – 1.27 ACRES**

***435 Commercial Court, Venice, FL***

***SCRE BUYER BROKER***

- Sarasota Orthopedic Associates
- Advanced Neurological Diagnostics
- Sarasota Memorial Hospital

## SARASOTA, FL



**BBC PLAZA TO  
BELPOINTE CAPITAL LLC**

**SALE \$20,000,000  
5 ACRES**

***Sarasota Main Plaza, 1991 Main Street, Sarasota, FL***

***SCRE BUYER BROKER***

***Opportunity Zone Redevelopment  
Mixed Use - 50,000 SF retail, 410 apartments***

## RIDGEFIELD, CT



**FRED'S SERVICE CENTER INC to  
JP MORGAN CHASE**

**SALE \$2,250,000  
3,150 SF**

***108 Danbury Road, Ridgefield, CT***

***SCRE SELLER BROKER***



## MONROE, CT



**THE JOYCE PELLIGRA IRREVOCABLE LIVING TRUST TO  
SMITHY GROUP HOLDINGS LLC**

**SALE \$925,000  
4,950 SF**

***171 Main Street, Monroe, CT***

***SCRE BUYER BROKER***

## WESTPORT, CT



**LEIFER PROPERTIES TO  
AMC REALTY LLC**

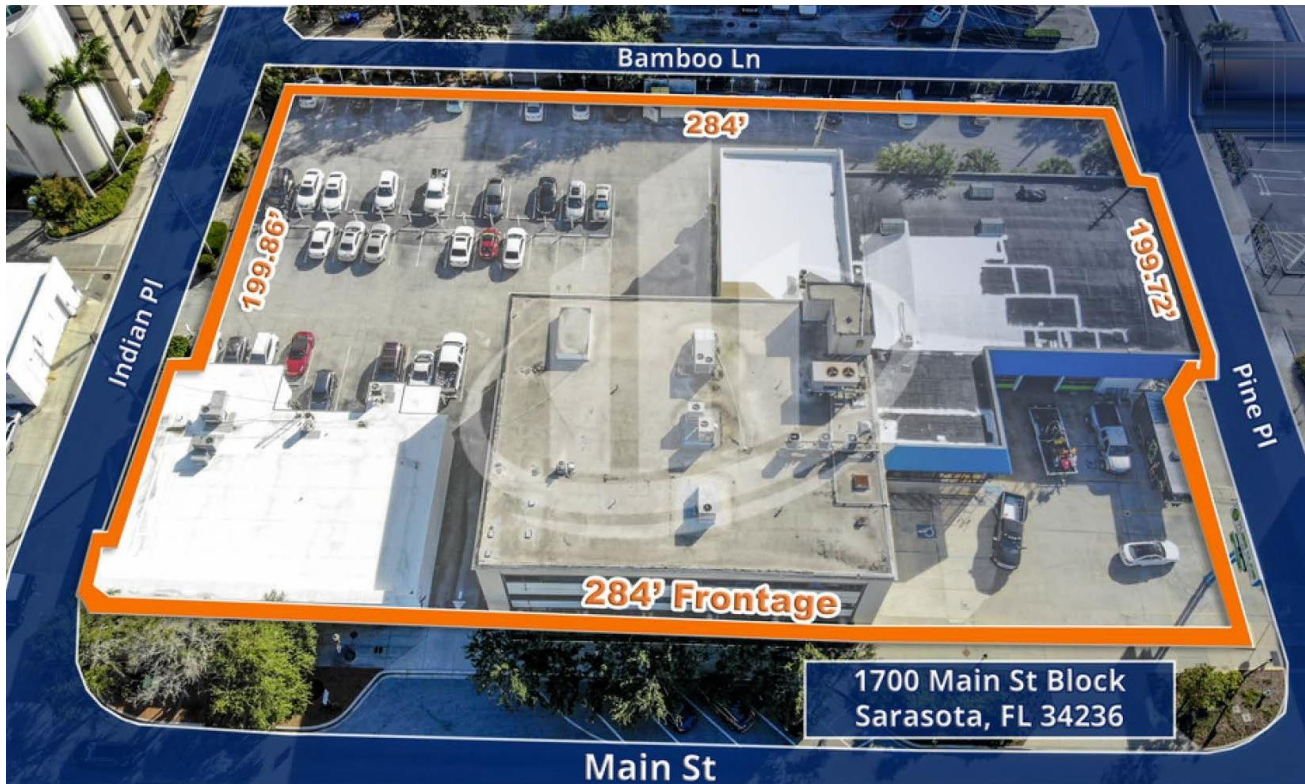
**\$3,400,000  
9,100 SF**

***10 Bay Street, Westport, CT***

***SCRE SOLE BROKER***



## SARASOTA, FL



**BIG MAIN STREET LLC & LITTLE MAIN STREET LLC**  
**BELPOINTE REIT INC.**

**\$6,800,000**  
**56,734 SF**

**1700, 1718 & 1734 Main Street, Sarasota, FL**

**SCRE BUYER BROKER**



## WESTPORT, CT



**O'HALLORAN REALTY ASSOCIATES TO  
270 SAUGATUCK LLC**

**\$1,925,000  
10,164 SF**

***270 Saugatuck Avenue, Westport, CT***

***SCRE SELLER BROKER***

## WESTPORT, CT



**NFM REALTY ASSOCIATES, INC. to  
NBI REALTY LLC**

**SALE \$1,503,000  
6,000 SF**

***164 Kings Highway N, Westport, CT***

***SCRE BUYER BROKER***



## ANSONIA, GREENWICH, HAMDEN, NORWALK/WILTON & WATERTOWN, CT



**WELLS FARGO BANK to**  
**ALBERT E. ALEXANDER**  
*19-21 North Water Street, Greenwich*

**SALE \$1,375,000**  
**.50 ACRE**  
**SCRE SOLE BROKER**

**WELLS FARGO BANK to**  
**RICHARD CIARDIELLO**  
*2427 Whitney Avenue, Hamden, CT*

**SALE \$700,000**  
**2,911 SF/.78 ACRE**  
**SCRE SELLER BROKER**

**WELLS FARGO BANK to**  
**CITY OF ANSONIA**  
*165 Main Street, Ansonia*

**SALE \$100,000**  
**796 SF**  
**SCRE SOLE BROKER**

**WELLS FARGO BANK to**  
**TRINITY HEALTH**  
*365 Main Street, Watertown*

**SALE \$975,000**  
**18,823 SF**  
**SCRE SELLER BROKER**

**WELLS FARGO BANK to**  
**DWG PROPERTIES**  
*2 Danbury Road, Norwalk/4 Danbury Road, Wilton*

**SALE \$970,000**  
**7,468 SF**  
**SCRE SOLE BROKER**



## WESTPORT, CT



COBBLER LLC TO  
AVERY HALL INVESTMENTS

\$3,325,000  
2,283 SF

*58 Main Street, Westport, CT*

*SCRE SOLE BROKER*

## NAPLES, FL



**SOUTHBROOKE MEDICAL OFFICE LLC TO  
GAULT FAMILY COMPANIES**

**\$5,000,000  
5.2 ACRES**

***6750 & 6770 Immokalee Road, Naples, FL***  
***40,000 SF Medical Development***

***SCRE BUYER BROKER***



## WESTPORT, CT



**1032 POST ROAD EAST LLC TO  
COVE POINT PROPERTIES LLC**

**\$3,700,000  
6,273 SF**

***1032 Post Road East, Westport, CT***

***SCRE SOLE BROKER***



## **SOUTH PASADENA, FL**



**BRANCH SOUTH PASADENA ASSOCIATES, LLC TO  
REIT ACQUISITIONS LLC**

**\$32,650,000  
163,746 SF**

***Off Market Sale - 6850 Gulfport Boulevard S., South Pasadena, FL***

***SCRE BUYER BROKER***

## DARIEN, CT



**ELM ASSOCIATES LLC TO  
ELD STREET PROPERTIES LLC**

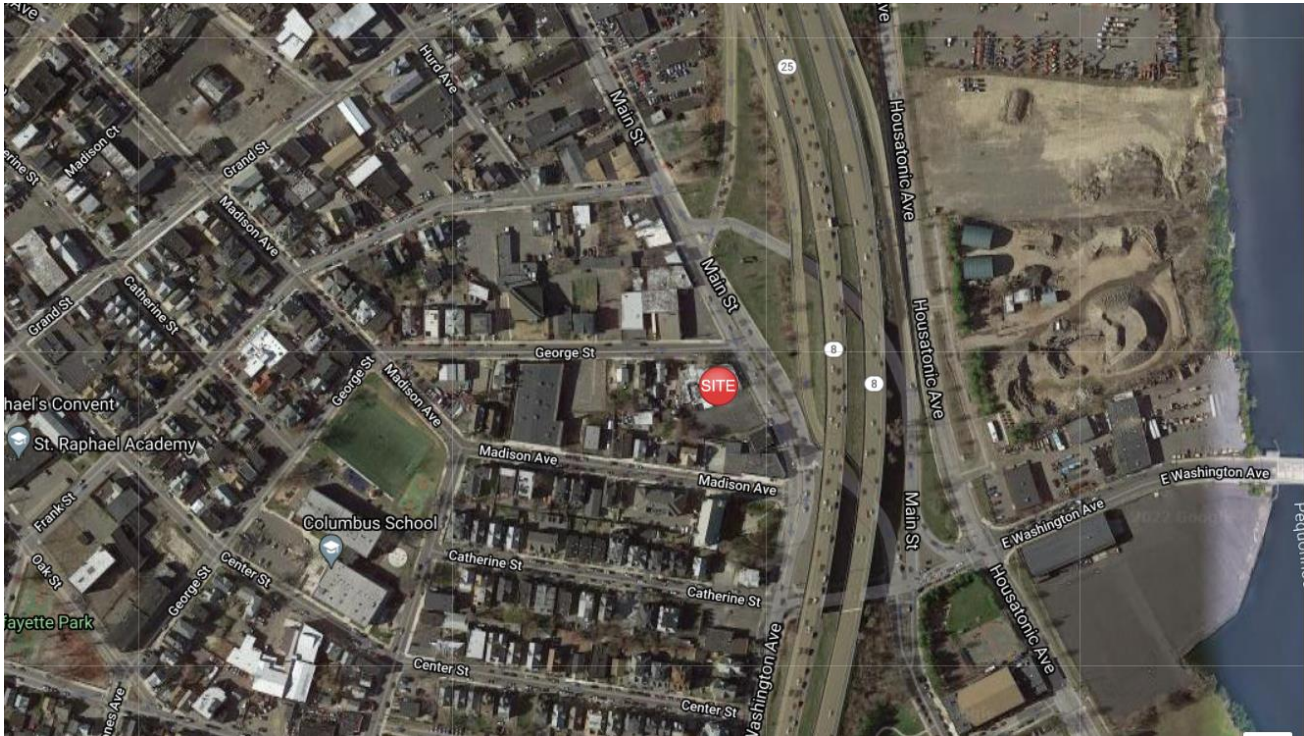
**\$5,325,000  
11,500 SF**

***879-889 Boston Post Road, Darien, CT***  
***Mixed Use – Retail and Residential***

***SCRE SOLE BROKER***



## BRIDGEPORT, CT



**MATUTE'S INVESTMENT LLC TO  
SQUASH & EDUCATION ALLIANCE, INC.**

**\$1,510,000  
15,484 SF**

***1661 & 1673-1695 Main Street, Bridgeport, CT***

***SCRE BUYER BROKER***



## WESTPORT, CT



UNITED REALTY INC. TO  
BROCHU WALKER

\$2,800,000  
3,465 SF

*139 Main Street, Westport, CT*

*SCRE SELLER BROKER*

## OLD GREENWICH, CT



ESTATE OF DOMINICK ALBONIZIO TO  
280 SBA LLC

\$1,840,000  
3,387 SF

*280 Sound Beach Avenue, Old Greenwich, CT*

*SCRE SELLER BROKER*

