

## CURRENT TENANT REPRESENTATION

Tenant	Square Footage	Areas of Operation Expansion	Requirements
	8,000 – 12,000	Connecticut Rhode Island <a href="#">Laure Aubuchon</a> <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Shopping center endcap location</li> <li>• Outdoor display area</li> <li>• Preferred co-tenancies with grocery and drug stores</li> </ul>
	800 – 1,200	Connecticut <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• High street retail</li> <li>• Preferred cotenants fitness, personal services, healthy food concepts</li> <li>• Affluent towns</li> <li>• High foot traffic areas</li> </ul>
	4,500 – 6,000	Fairfield County, CT Westchester County, NY <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• 12' minimum ceiling</li> <li>• 10 years plus 5 lease term</li> <li>• 600 amps three phase, 30T HVAC for 5,000 SF</li> </ul>
	1,000 – 1,500	Connecticut <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Affluent communities</li> <li>• High pedestrian traffic</li> <li>• High street retail</li> </ul>
	1,000 – 1,800	Selected Counties NJ, NY, CT <a href="#">Penny Wickey</a> <a href="#">Laure Aubuchon</a>	<ul style="list-style-type: none"> <li>• Stand-alone or strip shopping centers</li> <li>• Commuter corridor</li> <li>• Patio seating preferred</li> <li>• Ample parking with easy access</li> </ul>
	10,000 – 12,000	Connecticut and Rhode Island <a href="#">Daniel Neaton</a> <a href="#">Nate Greenberg</a> <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Population over 175,000 within 20-minute drive time</li> <li>• Preferred cotenants Home Depot, Lowe's, Harbor Freight or Ace Hardware</li> <li>• Highway visibility</li> </ul>
	1000-1200	Connecticut <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• High street retail</li> <li>• Large display windows</li> <li>• Affluent communities</li> <li>• Convenient parking and access</li> </ul>
	1,500 – 5,000	Connecticut <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Ground floor premises</li> <li>• 3 to 4 offices, reception, equipment, and kitchen areas</li> <li>• Good visibility and customer parking</li> </ul>





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	1 ½ - 2 Acres	Connecticut <a href="#">Daniel Neaton</a>	<ul style="list-style-type: none"> <li>• Signalized intersections</li> <li>• Zoned for service stations</li> <li>• Existing gas stations considered</li> <li>• Prefers purchase, will ground lease</li> </ul>
	12,900 – 14,600 1.5 Acre Pad	All Connecticut Counties (excluding Fairfield County) <a href="#">Daniel Neaton</a> <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Free standing, parking for 80 vehicles</li> <li>• Drive-through capability</li> <li>• Signalized access</li> </ul>
	3 – 6 Acres	Connecticut <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Memory care/assisted living</li> <li>• Purchase only</li> <li>• Affluent communities</li> <li>• Sewer service required</li> </ul>
	900 – 1,200	Fairfield County, CT Westchester County, NY <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Commuter corridors</li> <li>• Drop-off/pick up locations</li> <li>• Daily needs cotenants</li> <li>• Easy storefront parking</li> </ul>
	1,500 10,000 – 20,000	Connecticut <a href="#">Daniel Neaton</a>	<ul style="list-style-type: none"> <li>• Donation centers or full retail stores with donation centers.</li> <li>• Will purchase or lease</li> <li>• Pad sites and in some cases, inline</li> <li>• Freestanding or end caps</li> </ul>
	2,000 – 3,500	Connecticut, Westchester and Dutchess Counties, NY <a href="#">Daniel Neaton</a> <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Power or lifestyle centers</li> <li>• Minimum 25' frontage</li> <li>• 100,000+ population (in 15 minutes)</li> <li>• MHHI \$65,000, average age 42</li> </ul>
	1,200 – 1,800	Connecticut Putnam, Dutchess and Orange Counties, NY <a href="#">Daniel Neaton</a>	<ul style="list-style-type: none"> <li>• Minimum 20' frontage</li> <li>• Minimum 15 parking spaces</li> <li>• Outdoor seating strongly preferred, shared space is acceptable</li> <li>• Prefers endcaps or pads, will consider in-line with good visibility</li> </ul>

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	2,000 – 3,200	Connecticut <a href="#">Penny Wickey</a> <a href="#">Daniel Neaton</a>	<ul style="list-style-type: none"> <li>.75-acre minimum pad site</li> <li>Neighborhood strip/endcap</li> <li>Heavy commuter corridors</li> <li>Preferred cotenants – Walmart, BJ’s, Costco, Home Depot, Lowe’s</li> </ul>
	1,000 – 1,200	Connecticut, Mid-Atlantic, New England & Florida <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>Affluent markets, tourist areas, town centers</li> <li>Heavy pedestrian traffic, especially evening</li> <li>Preferred co-tenancies – restaurants, movie theatres, public event spaces</li> </ul>
	2,400 – 3,200	Connecticut <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>Affluent markets</li> <li>Grocer anchored centers</li> <li>Preferred cotenants -health and wellness/personal services cotenants</li> </ul>
	800-1,000	Fairfield County <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>Heavy pedestrian and vehicular traffic</li> <li>Excellent visibility</li> <li>Town center locations</li> </ul>
	6,500 – 8,000	Connecticut, Massachusetts, Rhode Island <a href="#">Nate Greenberg</a> <a href="#">Daniel Neaton</a> <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>Strong retail and commuter corridors</li> <li>Will do pad sites, endcaps in strip centers</li> <li>Excellent visibility and branding</li> </ul>
	1,500 – 2,500	Connecticut <a href="#">Penny Wickey</a> <a href="#">Nate Greenberg</a>	<ul style="list-style-type: none"> <li>Affluent Communities</li> <li>Lifestyle Centers with High End Fitness</li> </ul>
	1,100 – 2,000	Connecticut <a href="#">Laure Aubuchon</a> <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>Urban, affluent population</li> <li>Good visibility</li> <li>Ample parking</li> </ul>
	800 – 1,200	Connecticut <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>Heavily travelled retail and commuter corridors</li> <li>Affluent, educated, health-conscious demographic</li> <li>Excellent visibility, easy access</li> </ul>

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	4,500 – 6,000	Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, and Vermont <a href="#">Daniel Neaton</a>	<ul style="list-style-type: none"> <li>• Minimum 45' frontage</li> <li>• MHHI \$35,000-\$80,000</li> <li>• 10-mile population 35,000 to 100,000</li> </ul>
	2,500 – 3,000	Select Connecticut Markets <a href="#">Penny Wickey</a> <a href="#">Nate Greenberg</a>	<ul style="list-style-type: none"> <li>• Strip centers</li> <li>• Strong national retail corridors (grocer-anchored center not required)</li> <li>• Street visibility, easy access/egress</li> </ul>
	6,000 – 8,000	Nationwide (Master Broker) <a href="#">Laure Aubuchon</a> <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Second generation restaurant space</li> <li>• Heavy concentration of retail, restaurants, and hospitality</li> <li>• Excellent visibility</li> </ul>
	5,000 – 7,500	Connecticut, New England <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Class A medical buildings</li> <li>• Close to primary hospitals and other medical practices</li> <li>• Easy access/egress and ample parking</li> <li>• Upper floors acceptable with elevator access</li> </ul>