

CURRENT 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 endcap location • Outdoor display area • Preferred co-tenancies with grocery and drug stores
	800 – 1,200	Connecticut Penny Wickey	<ul style="list-style-type: none"> • High street retail • Preferred cotenants fitness, personal services, healthy food concepts • Affluent towns • High foot traffic areas
	4,500 – 6,000	Fairfield County, CT Westchester County, NY Penny Wickey	<ul style="list-style-type: none"> • 12' minimum ceiling • 10 years plus 5 lease term • 600 amps three phase, 30T HVAC for 5,000 SF
	1,000 – 1,500	Nationwide Master Broker Penny Wickey	<ul style="list-style-type: none"> • Affluent communities • High pedestrian traffic • High street retail
	1,000 – 1,800	Selected Counties Connecticut, New Jersey, and New York Penny Wickey Laure Aubuchon	<ul style="list-style-type: none"> • Stand-alone or strip shopping centers • Commuter corridor • Patio seating preferred • Ample parking with easy access
	12,000 – 15,000	Connecticut and Rhode Island Daniel Neaton Nate Greenberg Penny Wickey	<ul style="list-style-type: none"> • Population over 150,000 within 10-mile radius • Free-standing, endcap, junior anchor, pad sites • High visibility and highly visible signage • Preferred cotenants Home Depot, Lowe's, Harbor Freight, Target, Menards, Northern Tool, or Ace Hardware
	1000-1200	Connecticut Penny Wickey	<ul style="list-style-type: none"> • High street retail • Large display windows • Affluent communities • Convenient parking and access

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	1,500 – 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
	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
	3 – 6 Acres	Connecticut Penny Wickey	<ul style="list-style-type: none"> • Memory care/assisted living • Purchase only • Affluent communities • Sewer service required
	900 – 1,200	Fairfield County, CT Westchester County, NY Penny Wickey	<ul style="list-style-type: none"> • Commuter corridors • Drop-off/pick up locations • Daily needs cotenants • Easy storefront parking
	1,500 10,000 – 20,000	Connecticut Daniel Neaton	<ul style="list-style-type: none"> • Donation centers or full retail stores with donation centers. • Will purchase or lease • Pad sites and in some cases, inline • Freestanding or end caps
	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
	1,200 – 1,800	Connecticut Putnam, Dutchess and Orange Counties, NY Daniel Neaton	<ul style="list-style-type: none"> • Minimum 20' frontage • Outdoor seating strongly preferred, shared space is acceptable • Prefers endcaps or pads, will consider in-line with good visibility

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

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Tenant	Square Footage	Areas of Operation Expansion	Requirements
	4,500 – 6,000	Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, and Vermont Daniel Neaton	<ul style="list-style-type: none"> • Minimum 45' frontage • MHHI \$35,000-\$80,000 • 10-mile population 35,000 to 100,000
	2,500 – 3,000	Select Connecticut Markets Penny Wickey Nate Greenberg	<ul style="list-style-type: none"> • Strip centers • Strong national retail corridors (grocer-anchored center not required) • Street visibility, easy access/egress
	1,500 – 2,000	Select Connecticut Markets Daniel Neaton	<ul style="list-style-type: none"> • End caps and outparcel locations with 25+ feet of frontage • Big box retail with significant regional retail gravity • Downtown or free-standing kiosk, lifestyle, neighborhood, or power center • Regional mall or regional/specialty strip
	1,200 – 1,600	Select Connecticut Markets Daniel Neaton	<ul style="list-style-type: none"> • Minimum 20' frontage • Outdoor seating strongly preferred, shared space is acceptable • Prefers endcaps or pads, will consider in-line with good visibility
	6,000 – 8,000	Nationwide Master Broker Laure Aubuchon Penny Wickey	<ul style="list-style-type: none"> • Second generation restaurant space • Heavy concentration of retail, restaurants, and hospitality • Excellent visibility
	5,000 – 7,500	Connecticut, New England Penny Wickey	<ul style="list-style-type: none"> • Class A medical buildings • Close to primary hospitals and other medical practices • Easy access/egress and ample parking • Upper floors acceptable with elevator access