

CURRENT TENANT REPRESENTATION

Tenant	Square Footage	Areas of Operation Expansion	Requirements
	3,000 – 6,000	Connecticut Massachusetts Rhode Island Daniel Neaton	• Second generation restaurant sites preferred • High density corridors • ADT of 20,000/day
	8,000 – 12,000	Connecticut Rhode Island Laure Aubuchon Penny Wickey	• Shopping center endcap location • Outdoor display area • Preferred co-tenancies with grocery and drug stores
	4,500 – 6,000	Fairfield County, CT Westchester County, NY Penny Wickey	• 12' minimum ceiling • 10 years plus 5 lease term • 600 amps three phase, 30T HVAC for 5,000 SF
	2,000 – 3,800	Fairfield County, CT Westchester County, NY Penny Wickey	• High density, affluent communities • Strong retail and commuter corridors • Prefer drive through, not required
	1,000 – 1,500	Nationwide Master Broker Penny Wickey	• Affluent communities • High pedestrian traffic • High street retail • Current focus – Columbus, OH, Charlotte, NC and Nashville, TN
	2,400 – 3,000	Connecticut Penny Wickey Oliver Bork	• Ground floor retail • Prefers 22' minimum (width) of interior frontage • Minimum 9' ceiling height • High household density and household incomes • Convenient parking and high visibility
	12,000 – 15,000	Connecticut and Rhode Island Daniel Neaton Nate Greenberg Penny Wickey	• 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

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	1,500 – 2,000	Darien and New Canaan Connecticut Penny Wickey	• First-floor location with ample visibility and accessibility for foot traffic • Pedestrian or drive-through window preferred • Ample and convenient parking
	1,500 – 5,000	Connecticut Penny Wickey	• Ground floor premises • 3 to 4 offices, reception, and kitchen areas • Good visibility and customer parking
	1 ½ - 2 Acres	Connecticut Daniel Neaton	• Signalized intersections • Zoned for service stations • Existing gas stations considered • Prefers purchase, will ground lease
	1,500	Fairfield County, CT Hudson Valley, NY Penny Wickey Oliver Bork	• Population between 16 – 64 years (higher median age) • Median household income greater than \$75,000 or 110% of MHI • High-exposure shopping center • Proximity/visibility to interstate, highway, busy corridor • Ease of access, ample parking
	3 – 6 Acres	Connecticut Penny Wickey Laure Aubuchon	• Active adult living and assisted living • Purchase only • Sewer service required
	500 – 1,000	Fairfield County, CT Westchester County, NY Penny Wickey Oliver Bork	• Daily needs retail centers with excellent visibility • Will consider lifestyle center, neighborhood strip, power center, regional/specialty strip
	1,800 – 2,500	Fairfield County, CT Penny Wickey	• Visibility to busy corridor • Affluent demographics and area • Brick-and-mortar turnkey medical suites preferred

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	1,500 10,000 – 20,000	Connecticut Daniel Neaton	• Donation centers or full retail stores with donation centers. • Will purchase or lease • Pad sites and in some cases, inline • Freestanding or end caps
	5,500 – 7,000	Select Massachusetts Markets Penny Wickey	• Shopping center end cap with strong traffic driver • Prominent first floor office • Free standing building • Half day pre-school, not daycare
	1,200 – 1,800	Connecticut Putnam, Dutchess and Orange Counties, NY Daniel Neaton	• Minimum 20' frontage • Outdoor seating strongly preferred, shared space is acceptable • Prefers endcaps or pads, will consider in-line with good visibility
	2,100 – 2,600	Lower Fairfield County Penny Wickey Charlie Manuel	• Preference for high traffic shopping centers • HHI of \$100,000, • dense population of 200,000 within 10 miles • 30' sides, 12' ceilings; 1,200-1,400 SF field size • Retail ground level, no columns
	1,000 – 1,400	Eastern Seaboard Maine to Florida Penny Wickey	• Affluent markets, tourist areas, town centers • Heavy pedestrian traffic, especially evening • Preferred co-tenancies – restaurants, movie theatres, public event spaces
	2,500 – 3,000	Connecticut and New York Penny Wickey	• Affluent markets and town centers • Excellent visibility and branding • Convenient customer parking and access

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	2,500 – 3,500	Fairfield County, CT Penny Wickey	- Center must be suitable for children – health and safety legislation - High visibility and accessibility - Downtown center of community, mixed-use centers or office buildings - Neighborhood, regional or specialty strip
	2,400 – 3,200	Connecticut Penny Wickey	- Affluent markets - Grocer anchored centers - Preferred cotenants -health and wellness/personal services cotenants
	2,000 – 3,200	Connecticut Daniel Neaton	- Downtown or mixed-use centers or office buildings - Good visibility and parking
	6,500 – 8,000	Connecticut, New Hampshire, Massachusetts, Maine, New Hampshire, Rhode Island Nate Greenberg Daniel Neaton	- 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	- Affluent Communities - Lifestyle Centers with High End Fitness
	1,100 – 2,000	Connecticut Laure Aubuchon Penny Wickey	- Urban, affluent population - Good visibility - Ample parking
PVOLVE	2,000 – 2,500	Select Connecticut Markets Penny Wickey	- Single studio with lobby, retail area, bathroom and office space - Near other luxury services - Ground floor location - Affluent metropolitan or suburban area
	1,400 – 2,500 SF	Connecticut Penny Wickey	- Affluent suburban area and family communities - Daily needs retail center with excellent visibility - Convenient parking

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	800 – 1,200	Connecticut Penny Wickey	• Heavily travelled retail and commuter corridors • Educated, health-conscious demographic • Excellent visibility, easy access
	2,500 – 3,000	Select Connecticut Markets Penny Wickey Nate Greenberg	• Strip centers • Strong national retail corridors (grocer-anchored center not required) • Street visibility, easy access/egress
	1,200 – 1,800	Connecticut and New York and select Florida Markets Penny Wickey	• Grocer-anchor and daily needs retail centers with excellent visibility • Affluent family communities • Easy access/egress
	1,500 – 2,000	Select Connecticut Markets Daniel Neaton	• 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	• Minimum 20' frontage • Outdoor seating strongly preferred, shared space is acceptable • Prefers endcaps or pads, will consider in-line with good visibility
	8,500 – 10,000	Nationwide Master Broker Laure Aubuchon Penny Wickey	• Second generation pad sites, end caps, and new developments • Heavy concentration of retail, restaurants, and commercial trade • Excellent visibility, easy access and parking
	1,000 – 1,500	Connecticut Penny Wickey Oliver Bork	• 15' minimum frontage with excellent signage and high visibility • End cap or in-line space with proximity to anchor • Median HHI \$50,000-\$100,000/year

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	1,350 – 1,500	Fairfield County, CT Penny Wickey Oliver Bork	• High visibility, daily needs neighborhood strip centers • 12' minimum ceiling height, 26' frontage required • Desired co-tenants include high-traffic QSR
	1,800 SF	Select Connecticut Markets Daniel Neaton	• Prefers endcap, drive-thru stack (10+ cars) locations with ample parking • Shared access and/or proximity to high energy retailer • Prominent, highly visible "A" site, preferred traffic counts 20K • Convenient ingress/egress and freestanding signage
	2,000 – 3,000	Connecticut and New York Penny Wickey Nate Greenberg	• Easy access/egress and ample parking • Retail strip with significant regional retail gravity • Community shopping center in affluent towns • Exceptional visibility and signage