

CURRENT TENANT REPRESENTATION

Tenant	Square Footage	Areas of Operation Expansion	Requirements
	8,000 – 15,000	Connecticut New Hampshire Rhode Island Laure Aubuchon Penny Wickey	• Freestanding or strip neighborhood center, end cap location • Anchors or immediate proximity to major grocer or drug store • Outside area for attached garden center
	8,000 – 15,000	Mid-Atlantic New England Laure Aubuchon Penny Wickey	• Freestanding or strip neighborhood center, end cap location • Anchors or immediate proximity to major grocer or drug store • Outside area for attached garden center
	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, Georgetown, Washington D.C., Charlotte, NC and Nashville, TN
	10,000 – 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 covenants Home Depot, Lowe's, Harbor Freight, Target, Menards, Northern Tool, or Ace Hardware
	1,500 – 5,000	Connecticut Penny Wickey	• Ground floor premises • 3 to 4 offices, reception, and kitchen areas • Good visibility and customer parking
	3 – 6 Acres	Connecticut Penny Wickey Laure Aubuchon	• Active adult living and assisted living • Purchase only • Sewer service required

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 FRAMEBRIDGE	500 – 1,000	Fairfield County, CT Westchester County, NY Penny Wickey Oliver Bork	• High street retail • 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
	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
	5,000 – 8,000	New England Penny Wickey Charlie Manuel	• High traffic national retail corridors, excellent visibility and signage • Endcaps and prominent parapet position required or standalone locations • HHI of \$100,000+
	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 Daniel Neaton	• Minimum 20' frontage • Outdoor seating strongly preferred, shared space is acceptable • Prefers endcaps or pads, will consider in-line with good visibility
	2,200 – 2,400	Fairfield, CT Charlie Manuel	• Premium, high-growth areas within upscale mixed-use destinations • High-traffic areas for boutique fitness • Studios must accommodate multiple Pilates reformers, instructors and reception/retail area.

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	2,200 – 2,600	Lower Fairfield County, CT Southeast Florida 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
	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
	2,400 – 3,200	Connecticut Penny Wickey	• Affluent markets • Grocer anchored centers • Preferred cotenants -health and wellness/personal services cotenants
	4,000 SF	Rhode Island Nate Greenberg	• Prime, high-visibility locations, strong daily vehicular/pedestrian traffic, prominent signage opportunities, and easy access/egress. • Lot size generally 0.75–1.5 acres for freestanding building, ample parking, and a dual-lane drive-through
	2,000 – 3,200	Connecticut Daniel Neaton	• Downtown or mixed-use centers or office buildings • Good visibility and parking

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	7,000 – 10,000	Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont Nate Greenberg Daniel Neaton	• Strong retail and commuter corridors • Will do pad sites, endcaps in strip centers • Excellent visibility and branding • Visible in-line spaces
	1,500 – 2,500	Connecticut Westchester County, NY Penny Wickey	• Affluent Communities • Lifestyle Centers with High End Fitness
	~2,700	Westchester and Rockland Counties, NY Nate Greenberg	• Out parcels or end caps with drive-throughs strongly preferred • Heavy retail; daytime employment, shopping centers and entertainment • Strong balance of residential and daytime activity; 25,000 ADT • Visible signage from primary street and 40± spaces parking lot
	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
	800 – 1,200	Connecticut Penny Wickey	• Heavily travelled retail and commuter corridors • Educated, health-conscious demographic • Excellent visibility, easy access

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	1,000 – 1,500	Select Connecticut Markets Daniel Neaton	• Excellent foot traffic and visibility • Quick, convenient access parking • Affluent suburban markets • Full ventilation for baking required
	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 Rhode Island Westchester County 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
	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

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	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