








## CURRENT TENANT REPRESENTATION

Tenant	Square Footage	Areas of Operation Expansion	Requirements
 <p><b>ACE</b> The helpful place.</p>	8,000 – 15,000	Connecticut New Hampshire Rhode Island <a href="#">Laure Aubuchon</a> <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Freestanding or strip neighborhood center, end cap location</li> <li>• Anchors or immediate proximity to major grocer or drug store</li> <li>• Outside area for attached garden center</li> </ul>
 <p><b>AUBUCHON HARDWARE</b></p>	8,000 – 15,000	Mid-Atlantic New England <a href="#">Laure Aubuchon</a> <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Freestanding or strip neighborhood center, end cap location</li> <li>• Anchors or immediate proximity to major grocer or drug store</li> <li>• Outside area for attached garden center</li> </ul>
 <p><i>bl</i> BOBBLES &amp; LACE</p>	1,000 – 1,500	Nationwide Master Broker <a href="#">Penny Wickey</a> <a href="#">Charlie Manuel</a>	<ul style="list-style-type: none"> <li>• Affluent communities</li> <li>• High pedestrian traffic</li> <li>• High street retail</li> <li>• Current focus – Columbus, OH, Georgetown, Washington D.C., Charlotte, NC and Nashville, TN</li> </ul>
 <p><b>BOOT BARN</b></p>	10,000 – 15,000	Connecticut and Rhode Island <a href="#">Daniel Neaton</a> <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Population over 150,000 within 10-mile radius</li> <li>• Free-standing, endcap, junior anchor, pad sites</li> <li>• High visibility and highly visible signage</li> <li>• Preferred covenants Home Depot, Lowe's, Harbor Freight, Target, Menards, Northern Tool, or Ace Hardware</li> </ul>
 <p><i>charles</i> SCHWAB</p>	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, and kitchen areas</li> <li>• Good visibility and customer parking</li> </ul>
 <p><b>FORMATION</b> Development Group, LLC</p>	3 – 6 Acres	Connecticut <a href="#">Penny Wickey</a> <a href="#">Laure Aubuchon</a>	<ul style="list-style-type: none"> <li>• Active adult living and assisted living</li> <li>• Purchase only</li> <li>• Sewer service required</li> </ul>

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 FRAMEBRIDGE	500 – 1,000	Fairfield County, CT Westchester County, NY <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• High street retail</li> <li>• Will consider lifestyle center, neighborhood strip, power center, regional/specialty strip</li> </ul>
	1,800 – 2,500	Fairfield County, CT <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Visibility to busy corridor</li> <li>• Affluent demographics and area</li> <li>• Brick-and-mortar turnkey medical suites preferred</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>
	5,500 – 7,000	Select Massachusetts Markets <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Shopping center end cap with strong traffic driver</li> <li>• Prominent first floor office</li> <li>• Free standing building</li> <li>• Half day pre-school, not daycare</li> </ul>
	1,200 – 1,800	Connecticut <a href="#">Daniel Neaton</a>	<ul style="list-style-type: none"> <li>• Minimum 20' frontage</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>
	2,200 – 2,400	Fairfield, CT <a href="#">Charlie Manuel</a>	<ul style="list-style-type: none"> <li>• Premium, high-growth areas within upscale mixed-use destinations</li> <li>• High-traffic areas for boutique fitness</li> <li>• Studios must accommodate multiple Pilates reformers, instructors and reception/retail area.</li> </ul>

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	2,200 – 2,600	Lower Fairfield County, CT Southeast Florida <a href="#">Charlie Manuel</a>	<ul style="list-style-type: none"> <li>• Preference for high traffic shopping centers</li> <li>• HHI of \$100,000</li> <li>• Dense population of 200,000 within 10 miles</li> <li>• 30' sides, 12' ceilings; 1,200-1,400 SF field size</li> </ul>
	2,500 – 3,000	Connecticut and New York <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Affluent markets and town centers</li> <li>• Excellent visibility and branding</li> <li>• Convenient customer parking and access</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>
	1,500 – 3,000	Connecticut <a href="#">Penny Wickey</a> <a href="#">Charlie Manuel</a>	<ul style="list-style-type: none"> <li>• High-visibility high-traffic, urban or mixed-use developments</li> <li>• In-line or endcap retail storefronts in suburban centers or ground-floor retail in mixed use building</li> </ul>
	2,000 – 3,200	Connecticut <a href="#">Daniel Neaton</a>	<ul style="list-style-type: none"> <li>• Downtown or mixed-use centers or office buildings</li> <li>• Good visibility and parking</li> </ul>
	7,000 – 10,000	Connecticut New Hampshire <a href="#">Daniel Neaton</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> <li>• Visible in-line spaces</li> </ul>
	1,500 – 2,500	Connecticut Westchester County, NY <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Affluent Communities</li> <li>• Lifestyle Centers with High End Fitness</li> </ul>

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	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>
<b>PVOLVE</b>	2,000 – 2,500	Select Connecticut Markets <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Single studio with lobby, retail area, bathroom and office space</li> <li>• Near other luxury services</li> <li>• Ground floor location</li> <li>• Affluent metropolitan or suburban area</li> </ul>
	1,400 – 2,500 SF	Connecticut <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Affluent suburban area and family communities</li> <li>• Daily needs retail center with excellent visibility</li> <li>• Convenient 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>• Educated, health-conscious demographic</li> <li>• Excellent visibility, easy access</li> </ul>
	1,000 – 1,500	Select Connecticut Markets <a href="#">Daniel Neaton</a>	<ul style="list-style-type: none"> <li>• Excellent foot traffic and visibility</li> <li>• Quick, convenient access parking</li> <li>• Affluent suburban markets</li> <li>• Full ventilation for baking required</li> </ul>
	1,200 – 1,800	Connecticut and New York and select Florida Markets <a href="#">Penny Wickey</a> <a href="#">Erika Tulsi</a>	<ul style="list-style-type: none"> <li>• Grocer-anchor and daily needs retail centers with excellent visibility</li> <li>• Affluent family communities</li> <li>• Easy access/egress</li> </ul>
	1,500 – 2,000	Select Connecticut Markets <a href="#">Daniel Neaton</a>	<ul style="list-style-type: none"> <li>• End caps and outparcel locations with 25+ feet of frontage</li> <li>• Big box retail with significant regional retail gravity</li> <li>• Downtown or free-standing kiosk, lifestyle, neighborhood, or power center</li> <li>• Regional mall or regional/specialty strip</li> </ul>

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	8,500 – 10,000	Nationwide Master Broker <a href="#">Laure Aubuchon</a> <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Second generation pad sites, end caps, and new developments</li> <li>• Heavy concentration of retail, restaurants, and commercial trade</li> <li>• Excellent visibility, easy access and parking</li> </ul>
	1,000 – 1,500	Connecticut Rhode Island Westchester County <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• 15' minimum frontage with excellent signage and high visibility</li> <li>• End cap or in-line space with proximity to anchor</li> <li>• Median HHI \$50,000-\$100,000/year</li> </ul>
	1,350 – 1,500	Fairfield County, CT <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• High visibility, daily needs neighborhood strip centers</li> <li>• 12' minimum ceiling height, 26' frontage required</li> <li>• Desired co-tenants include high-traffic QSR</li> </ul>
	1,800 SF	Select Connecticut Markets <a href="#">Daniel Neaton</a>	<ul style="list-style-type: none"> <li>• Prefers endcap, drive-thru stack (10+ cars) locations with ample parking</li> <li>• Shared access and/or proximity to high energy retailer</li> <li>• Prominent, highly visible "A" site, preferred traffic counts 20K</li> <li>• Convenient ingress/egress and freestanding signage</li> </ul>
	2,000 – 3,000	Connecticut and New York <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Easy access/egress and ample parking</li> <li>• Retail strip with significant regional retail gravity</li> <li>• Community shopping center in affluent towns</li> <li>• Exceptional visibility and signage</li> </ul>