









Tenant	Square Footage	Areas of Operation Expansion	Requirements
	8,000 – 12,000	Northern CT Northern RI <a href="#">Laure Aubuchon</a> <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Shopping center end cap location</li> <li>• Outdoor display area</li> <li>• Preferred co-tenancies with grocery and drug stores</li> </ul>
	5,500 – 6,000	Fairfield County, CT Westchester County, NY <a href="#">Daniel Neaton</a> <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• 12' minimum ceiling</li> <li>• 15 year plus 5 lease term</li> <li>• 600 amps three phase, 30T HVAC for 5,000 SF</li> </ul>
<i>charles</i> SCHWAB	2,500 – 5,000	Connecticut <a href="#">Donaven Doughty</a> <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>
	1 - 1 ½ Acres	Fairfield County, CT <a href="#">Daniel Neaton</a> , <a href="#">Penny Wickey</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>• Purchase only</li> <li>• Affluent communities</li> <li>• Primary commuter/retail corridors</li> <li>• Sewer service required</li> </ul>
	900 – 1,500	Fairfield County, CT <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• High end retail co-tenants</li> <li>• Primary commuter/retail corridors</li> <li>• Affluent markets</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>
	40,000+	Connecticut <a href="#">Daniel Neaton</a> <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• 27'+ ceilings for 6-10 auditoriums</li> <li>• High-end retail destination</li> <li>• 20+ year lease term with options</li> </ul>
	1,200 – 1,800	Westchester County, NY, Connecticut and Western Massachusetts <a href="#">Daniel Neaton</a> <a href="#">Penny Wickey</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 end-cars or pads, will consider in-line with good visibility</li> </ul>

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	1,200 – 1,500	Connecticut, Select Markets in LI and NJ, Portland, ME and Westchester County, NY <a href="#">Daniel Neaton</a> <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Affluent markets, family driven</li> <li>• Heavy pedestrian traffic</li> <li>• Downtown lifestyle retail and entertainment co-tenancies</li> </ul>
	1.5 Acres	Connecticut, Maine, Massachusetts, New Hampshire, New York, Rhode Island and Vermont <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• 1.5 acre minimum</li> <li>• Will consider larger for mixed use development including manufacturing</li> </ul>
	1,500 - 1,800	Fairfield County, CT Westchester County, NY <a href="#">Laure Aubuchon</a> <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Affluent markets</li> <li>• Preferred co-tenancies Soul Cycle, FlyWheel, Barry's Bootcamp and Pure Barre</li> </ul>
	2,200 – 3,000	Connecticut <a href="#">Daniel Neaton</a>	<ul style="list-style-type: none"> <li>• Strong daytime population</li> <li>• Major retail hubs</li> </ul>
	2,800 - 3,200	New Haven County, CT <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Power/community centers with strong anchors or near regional malls</li> <li>• Core age group - girls 10-19 years</li> </ul>
	1,500-1,800 SF	Fairfield and New Haven Counties, CT <a href="#">Laure Aubuchon</a> <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Quick serve good use</li> <li>• High visibility with excellent signage</li> <li>• Strong daytime population</li> </ul>
	1,200 – 2,000	Connecticut Westchester County, NY <a href="#">Daniel Neaton</a> <a href="#">Donaven Doughty</a>	<ul style="list-style-type: none"> <li>• Minimum storefront 17'</li> <li>• AHHI \$75,000+</li> <li>• Shopping centers with influential clientele</li> </ul>
	800 – 1,200	Connecticut and Westchester County, NY <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Great visibility with strong daytime population</li> <li>• High MHHI and traffic count</li> <li>• Ample parking</li> </ul>

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	4,500 – 6,000	Connecticut, Massachusetts, Rhode Island, Vermont, New Hampshire, Maine <a href="#">Daniel Neaton</a> <a href="#">Donaven Doughty</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>
	1,200 – 2,000	Connecticut <a href="#">Daniel Neaton</a>	<ul style="list-style-type: none"> <li>• High volume shopping centers</li> <li>• Visible strip centers and standalone buildings</li> <li>• Lease only</li> </ul>
	1,500 – 2,000+/-	Connecticut <a href="#">Laure Aubuchon</a> <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Affluent downtown markets</li> <li>• Strong luxury and lifestyle co-tenancies</li> <li>• Primary retail location and visibility</li> </ul>
	1,000-1,500	Connecticut <a href="#">Daniel Neaton</a> , <a href="#">Donaven Doughty</a>	<ul style="list-style-type: none"> <li>• Major retail hubs</li> <li>• Easily accessible storefront parking</li> </ul>
	3,500	Select Markets in Connecticut <a href="#">Daniel Neaton</a> <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• College educated women ages 35-55</li> <li>• Preferred market co-tenancies Panera, Starbucks, and Target</li> <li>• In-line locations – street-front visibility</li> </ul>
	2,000 +/-	Fairfield County, CT <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Open boxes with 12' ceilings</li> <li>• Minimum 12 parking spaces</li> </ul>
	2,500 +/-	Connecticut <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Relocation and new sites</li> <li>• Will consider without drive through</li> </ul>
	4,500 – 6,000 (outdoor patio)	Connecticut <a href="#">Laure Aubuchon</a> <a href="#">Penny Wickey</a>	<ul style="list-style-type: none"> <li>• Affluent markets</li> <li>• Strong daytime population</li> <li>• Requires pad site</li> <li>• Prefers purchase, will consider ground lease</li> </ul>