

Linden	355 W Saint Georges Avenue	4,367 s.f. with parking next to K's Liquors
Midland Park	Midland Park Shopping Center Godwin Avenue & Goffle Road	Join Kings Gourmet Supermarket, CVS, Starbucks, Game Stop, Subway. 1,330 s.f. & 3,520 s.f.
Newark	Blue Ribbon Square South Orange Ave. & Grove St.	New 140,000 s.f. Shopping Center
Newark	Raymond Blvd. & Broad St.	Up to 10,000 s.f.
Newark	Bank Street & Halsey St.	8,143 s.f.
North Bergen	Tonnelle Plaza (Tonnelle Avenue & Rt. 1 & 9)	7,238 s.f. & 5,200 s.f. available. Up to 24,000 s.f. former A.J.Wright - can be divided. Also former Health Club - 22,000 s.f. available. Join Burlington Coat, Sally Beauty & Chuck E. Cheese
North Brunswick	Commerce Center US Route 1	Join proposed BJ,s, Subway, Bertucci, Longhorn Restaurant, Moe's Southwest Grill, CVS, Regal Theatre, Pizza Hut & Buffalo Wild Wings. 1,863 s.f. / 2,800 s.f. / 3,110 s.f. / 4,000 s.f. / 1,882 s.f. / 21,900 s.f. & 32,750 s.f. freestanding buildings
Nutley	364 Centre Street	Portion of Mandee building - 6,720 s.f. available
Paramus	Paramus Towne Square Route 17	End cap 21,000 s.f. - can divide. Join Michael's, Dick's Sporting Goods, Chef Central, XSRE, Marshalls Mega Shoe and Buy Buy Baby.
Passaic	220 Passaic Street & First Street	New shopping center - up to 100,000 s.f.
Ramsey	Interstate Shopping Center Rt. 17 & Franklin Turnpike	Join Bed, Bath & Beyond, Borders, Modell's, Michael's, ShopRite, Mandee, Simply Face & Body, T.J.Maxx, Nine West, Rockaway Bedding. 3,750 s.f. available (space # 6). Proposed Expansion area to include Sarku, Chipotle & proposed Ulta Cosmetics.
River Vale	645 Westwood Avenue	4,239 s.f. available. Bank site opportunity. Existing PNC Bank or potential freestanding with drive thru.
Rutherford	92 Park Avenue	For sale or lease - 7,000 s.f. available.
Secaucus	Mill Creek Mall	Join Kohl's, Babies R Us/Toys R Us, Sports Authority, T.J.Maxx, Marshalls, Home Goods, A.C.Moore & Bob's Furniture. 2,305 s.f. & 2,988 s.f. (can be combined). Up to 21,000 s.f.
Secaucus	Harmon Meadow	Join 14 Plex Stadium Theater, Walmart, Sam's Club & LA Fitness / Restaurant location 6,300 s.f. with liquor license. Also 4,500 s.f. available
Waldwick	53 Franklin Turnpike	3,600 s.f. former HSBC bank with drive thru and parking lot. Available for sublease.
Watchung	Watchung Commons - Rt. 22	Across from Blue Star Shopping Center. Join Party City, Panera Bread, Supercuts, Liberty Travel and Lenscrafters. 4,900 s.f. available
West Orange	Essex Green Shopping Center	Join Macy's, AMC Theatres, Sears & ShopRite. 4,054 s.f. / 5,197 s.f. / 8,936 s.f. Available

CONNECTICUT

Fairfield	Stop & Shop Plaza 740-802 Villa Avenue	7,238 s.f. (presently Rainbow) next to Super Stop & Shop and directly across from freestanding Kohl's.
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PENNSYLVANIA

Lebanon	Lebanon Plaza Rt. 72 & Summit Street	Join Sears, Kohl's, T.J.Maxx, Michael's & PetsMart. Up to 50,000 s.f.
Philadelphia	Market Square Crittenden Street & Mermaid Lane	Anchored by Pathmark & Rite Aid. Available 3,639 s.f. (approximately 60' x 60' - former Blockbuster) and 6,510 s.f. (65' frontage)

HSBC NEW JERSEY SUBLEASES (SEE INSERT)

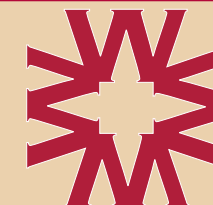
East Brunswick	289 Rt. 18	2,750 sf
Englewood	12 E. Palisade Avenue	2,385 sf main level / 1,500 sf lower level
Hoboken	5 Marine View Plaza	6,100 sf
Jersey City	2854 Kennedy Blvd	2,860 sf
Livingston	45 S. Livingston Avenue	4,386 sf
Millburn	215 Millburn Avenue	5,350 sf plus half basement
Newark	151 Ferry Street	2,400 sf / 2,370 sf 1st fl / 752 sf basement
Ridgewood	29 E. Ridgewood Avenue	2,116 sf
Summit	47 Maple Avenue	3,900 sf
Waldwick	53 Franklin Avenue	3,500 sf
West Caldwell	551 Passaic Avenue	43,261 land
Westfield	1 Elm Street	5,000 sf
Woodbridge	915 St.Georges Avenue (Rt. 35)	19,294 land / 3,600 sf

WELCO REALTY, INC.

RETAIL REAL ESTATE SPECIALISTS, TENANT REPRESENTATION AND SHOPPING CENTER LEASING, MANAGEMENT AND DEVELOPMENT

NEW YORK, NEW JERSEY, CONNECTICUT & PENNSYLVANIA

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NEW YORK

BRONX

Over 1.5 million square foot shopping center. 22,000 s.f. to 200,000 s.f. Join Kmart, JCPenney, Marshalls, Modell's, Barnes & Noble, Babies R Us, Toys R Us, P C Richards, Old Navy, Staples, Party City, Dress Barn, Mande & Pathmark. 5,000 - 50,000 s.f. Available. Also 1,492 s.f. - 32,000 s.f. available. Big box opportunities in expansion area - over 100,000 s.f.

Bay Plaza S.C. Bartow Avenue

East Tremont Avenue 3860 East Tremont Avenue

3448-3454 Jerome Avenue Intersection Gun Hill Road & Jerome Avenue

Jerome Avenue Within walking distance to Montefiore Hospital Complex. 3,500 s.f. ground floor / 5,000 s.f. ground floor plus can combine 14,000 s.f. 2nd floor space.

Riverdale 234th Street & Broadway

9,747 sf available (Presently Mande). Join Sleepy's, Apogee, Deal\$ and H & R Block. Approximately 2,125 s.f. ground floor / 900 - 1,000 s.f. selling mezzanine / second floor storage. Can be made available within 90 days. Join Foot Locker, Conway Stores, Dr. Jays, Modell's, Staples, Forman Mills, T Mobile & Metro PCS.

The Hub 2910 Third Avenue

Join Waldbaum's, Dress Barn, Nine West, Party City, Kid City, Joyce Leslie, & Sally Beauty. 3,779 s.f. available now / 3,000 s.f. available Fall 2011

Brooklyn Ralph Avenue & Avenue L

Georgetown Shopping Center

Sheepshead Bay - Ocean Avenue 10,000 s.f. - 27,000 s.f. potentially available with good on site parking

LONG ISLAND

East Northport Ellwood Shopping Center

Join Annie Sez, Radio Shack, Baja Grill, Carvel, Dunkin Donuts & Tiger Schulmann's Karate. 4,100 s.f. available.

New Hyde Park Hillside Avenue Shopping Center

Great Lincoln Shopping Center Atlantic Avenue & Long Beach

1,213 s.f., 1,300 s.f., 1,712 s.f., 1,288 s.f. & 2,040 s.f. available / Join Annie Sez, Denny's Children's Wear, CVS & Moie's Southwest.

Oceanside Long Beach Road

Freestanding 8,000 s.f. building with on site parking

Join ShopRite, Radio Shack, NY & Company, Annie Sez & Lucille Roberts. Two spaces of 1,600 s.f. each plus development opportunity (great site for a bank with drive thru of 2,500 s.f. / without drive thru 4,000 s.f.)

Plainview Shoprite Shopping Centre

South Oyster Bay Road

94 Seventh Avenue (between 15th & 16th Street)

1,250 s.f. - 2,800 s.f. - ground floor and basement.

ORANGE COUNTY

Middletown Campbell Plaza

ShopRite Shopping Center - Up to 6,000 s.f. available

QUEENS

Forest Hills 70-00 Austin Street

Staples, GNC, United Artists, Victoria's Secret, TGI Friday's, Ann Taylor and many more.

Presently Mande - 6,500 s.f. available within six months

Super Stop & Shop Shopping Center - Union Turnpike & Woodhaven Boulevard

New Super Stop & Shop Supermarket anchored shopping center with over 400 car parking. Around the corner from Home Depot & Sports Authority. 3,011 s.f. available

Ozone Park Woodhaven Blvd & Rockaway Blvd

3,400 s.f. available next to Annie Sez. Join Modell's & Marshalls

Whitestone / College Point Whitepoint S.C. - 14th Avenue & 133rd

available 7,700 s.f. Join Mande, Dollar Tree, GameStop and many other fine retailers.

STATEN ISLAND

Hylan commons Hylan Blvd & New Dorp Lane

Tenants in the center are Five Below, T.J.Maxx, Applebee's, Avenue, Carter's, Justice, Children's Place, New York & Co, Annie Sez, Tiger Schulmann's Karate & Starbuck's - Fully Leased

Join high volume ShopRite Supermarket, Dress Barn, Mande. Other major tenants on Forest Ave. include T.J.Maxx, Pathmark, Lowe's Home Improvement, Kohl's, Michael's Crafts, Staples. 6,050 s.f. available

WESTCHESTER

New Rochelle Palmer Avenue

Annie Sez store for sublease - 11,770 sf next to Marshall's & Home Goods

Bayonne 554 Broadway

9,400 s.f. available for lease or sale. Sale price \$1.8 million. Presently Mande.

Bayview Shopping Center Avenue A & South Street

1,750 & 3,700 s.f. available. Join A & P, Planet Fitness, Chinese Buffet & EB Games.

Proposed new development of 150,000 s.f.

Watsessing & Bloomfield Avenue

Bloomfield

Join Staples, Payless, Deal\$, Radio Shack & Sally Beauty - 2,800 s.f. & 4,000 s.f. available.

Bloomfield Plaza

Town & Country Shopping Center Rt. 70 & Garden State Parkway

Join Home Depot, PetsMart, Staples, Modell's & Work N Gear. From 2,000 s.f. to 24,000 s.f.

Clark 52 Westfield Avenue

Former A & P - 24,500 s.f. +/- with good on site parking

Clifton Commons

Tenants in the center are Stop N Shop, Staples, Hallmark, Boiling Springs Savings Bank & Clifton Bagels. 4,000 s.f. can be made available

Clifton 160 Kingsland Road

790 Route 3 West & Allwood Road

Mande Center - 4,462 s.f. Excellent Rt. 3 access and visibility.

Denville Commons

The "New Denville Commons". Exciting lifestyle redevelopment opportunity. New facade renovation underway. 20,000 s.f. anchor position plus various sizes and configurations available.

3130 Route 10 West

New upscale 157,000 s.f. center. Join Babies R Us / Toys R Us, Annie Sez, David's Bridal, Moe's Southwest Grill, Panera, Ulla, Pier 1 Imports, Chipotle, Torrid & Muscle Maker Grill. Up to 31,422 s.f. available.

East Brunswick Rt. 18 - Summer Hill Square

Join Barana Republic, Gap, Ann Taylor Loft, Pier 1, Express & Victoria's Secret. 4,242 sf. / 2,205 s.f. / 4,000 s.f. can be made available

Edgewater City Place at The Promenade

Edison Town Center - Rt. 1

Old Post Rd & Vineyard Rd

New one million square foot shopping center. Ground lease opportunities only.

Englewood Palisade Avenue & S Van Brunt

4,128 s.f. & 8,261 s.f. available in high traffic Palisade Avenue.

Englewood Palisades Court Shopping Center

Join high volume ShopRite. 2,686 s.f. & 1,208 s.f. available.

Former Loehmann's shopping center being developed into upscale shopping center. Up to 2,000 s.f. Join Trader Joe's, Walgreens, Dress Barn, McDonald's & Citibank.

Florham Park 165 Columbia Tpk / James Street

Green Hill at Gillette

Passaic Valley Road & Morristown Road

New proposed shopping center - Plan A: 111,200 s.f. / Plan B: 107,200 s.f.

Join 24 Hour Fitness - 1,830 s.f. available

Hawthorne Plaza

1,025 s.f. available. Also 980 s.f. can be made available for a total of 2,005 s.f. Join Hollywood Tans, China King & Best Cleaners.

1103 Goffie Road

Join Mande, Dollar Tree, Avenue, Jembro, Kid City, Payless & Rainbow. End cap location

8,233 s.f. expandable to 12,394 s.f.

204 Wagaraw Road

New shopping center development. Looking for stores 2,000 - 80,000 s.f.

Hawthorne

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Hawthorne

Hasbrouck Heights Rt. 17 & 46 / Williams Avenue

Join 24 Hour Fitness - 1,830 s.f. available

1,025 s.f. available. Also 980 s.f. can be made available for a total of 2,005 s.f. Join Hollywood Tans, China King & Best Cleaners.

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111 Wagaraw Road

Hawthorne

204 Wagaraw Road

New shopping center development. Looking for stores 2,000 - 80,000 s.f.

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8,233 s.f. expandable to 12,3