

## CONNECTICUT

Ansonia	301-317 Main Street	Great corner location at a lighted intersection.FOR LEASE- 3,500 s.f. Corner Unit
Ansonia	313 Main Street	Business For Sale: \$135,000 - 1,500 s.f. with 1,500 s.f. basement
Branford	250 N Main Street	New Proposed Shopping Center for SALE OR LEASE. Available: Approximately 70,000 s.f. including pad locations.
East Hartford	653 Burnside Avenue	For Sale: 7 Bay Auto Repair facility with used car dealer license on 1.8 acres with four pump station and additional free standing 40 x 40 bldg with two - 12 ft drive-in doors.
Higganum	66 Killingworth Road	For Sale: \$1.4 million / 11,090 s.f. commercial building. Can be used As Is or Industrial. 5,400 s.f. in front and 5,500 s.f. in rear.
Mansfield	Conantville Rd & Rt 195	Available: 6 acres for sale or ground lease. Adjacent to Storrs Road Plaza, which is anchored by Big Y Supermarket. Located on Rt. 195 aka Storrs Road.
Middletown	584 Main Street	Former Shlein's Furniture store - 3,304 s.f. Build to suit potential. Located in Downtown Business District.
New Haven	80 Temple Street	Former Criterion Cinemas Theater Available - 28,946 s.f. Space can be divided from 3,417 s.f. - 14,412 s.f.
Niantic	15 Industrial Road	5.73 acres with highway visibility off I-95, Exit 74. Building #1 One story - 35,000 s.f. with 24 ft ceilings.
Orange	131 Boston Post Road	FOR SALE OR LEASE. Available: 4,000 s.f. or proposed 2,500 s.f. restaurant pad with potential drive-thru.
Vernon	395 Hartford Turnpike	For Sale or Lease - .66 acres of land
Waterford	5 Dayton Place	Former EMS space, 14,999 s.f. available. Directly across from Crystal Mall.
West Haven	460 Elm Street	Sublease Available - 3,247 s.f. Join Stop & Shop.
Woodbridge	180 Amity Road	For Lease / Possible SALE - (Industrial/Commercial property) - 9,890 s.f. free standing building. Former restaurant/deli/tap room & brewery. (5,000 s.f. 1st floor with 700 s.f. patio) / 3,840 s.f. garage with 2 overhead doors & 960 s.f. office on 2nd floor).

## PENNSYLVANIA

Lebanon	Lebanon Plaza 1301 Quentin Road Rt. 72 & Summit Street	Join Sears, Kohl's, T.J.Maxx, Michael's, Harbor Freight, Maurice's, Ulta, Dollar Tree & PetsMart. Tenant 11F: Up to 34,000 s.f. for office or medical. Also 1,470 s.f., 1,500 s.f., 2,894 s.f. Future development of 42,000 s.f.
Philadelphia	Market Square 7700 Crittenden Street	Available: 1,642 s.f. / 2,935 s.f. end cap with drive-thru / 3,374 s.f. Join Anytime Fitness, Rite Aid, Wells Fargo, Platinum Grille & Vision Works.

### HARMON STORES FOR LEASE

GILLETTE	Valley Mall	5,500 s.f. in a very affluent trade area.
Short Hills	Short Hills Center	3,419 s.f.

# WELCO REALTY, INC.

RETAIL RETAIL ESTATE SPECIALISTS, TENANT REPRESENTATION AND

SHOPPING CENTER LEASING, MANAGEMENT AND DEVELOPMENT

## New York, New Jersey, Connecticut & Pennsylvania

### EXCLUSIVE TENANT REPRESENTATION:



WELCO REALTY, INC. • 2525 Palmer Avenue, New Rochelle, NY 10801 • Tel: (914) 576-7500

www.welcorealty.com

Licensed in New York, New Jersey, Connecticut & Pennsylvania

## NEW YORK

### BRONX

Bronx	2150-2152 White Plains Road	Available 5,000 s.f. on busy White Plains Road. Join Rite Aid, Foot Locker, Payless, Dunkin Donuts, Rainbow, Planet Fitness, 7-Eleven, Subway, Petland, Childrens Place & Staples.
Bay Plaza S.C.	Bartow Avenue	AVAILABLE: 2,500 s.f. / 2,773 s.f. / 3,150 s.f. / 3,588 s.f. / Also prime end cap location - up to 25,000 s.f. (former Sak's)
Bronx	Mall at Bay Plaza 200 Baychester Avenue	Existing fully operational restaurant available. Located by the entrance to the Mall 5,807 s.f. available. Some key money required. Turnkey condition.

### LONG ISLAND

East Northport	Ellwood Shopping Center	Available: 2,975 s.f. / 3,003 s.f. / 4,100 s.f. / 7,500 s.f. (former Denny's). Join Pet Supplies Plus, Dunkin Donuts & Caggiano's Gourmet Market.
Lake Grove	DSW Plaza	Available: 10,000 s.f. & 29,106 s.f. Join Wegmans, Crunch Fitness, DSW, Millers Ale House, & Ashley Furniture. 1 story future restaurant & retail - 8,230 s.f.
New Hyde Park	677 Hillside Avenue	Two pad sites available: 3,500 s.f. & 6,500 s.f. Join Stop & Shop Supermarket, Old Navy, Panera, UPS, Geico & Five Below.
Plainview	Shoprite Shopping Centre South Oyster Bay Road	Available: 540 s.f. / 1,700 s.f. / 1,120 s.f. can be made available. Join ShopRite, GNC, Sephora, Starbucks, European Wax, Massage Envy, Denny's, & Amazing Savings.

### NEW YORK

New York City	268 West 125th Street Harlem	Available: 5,000 s.f. with storage basement of 3,000 s.f. (former House of Hoops) Move in condition; heavy foot traffic; highly visible.
---------------	---------------------------------	---

### QUEENS

Fresh Meadows	Utopia Center 176-70 Union Turnpike	Available: 5,041 s.f. divisible. Great corner location at intersection of Utopia Parkway & Union Turnpike.
---------------	--	--

### STATEN ISLAND

Forest Promenade	965 Richmond Avenue	Join ShopRite, Jembro, Kpot Korean BBQ, 99 Cent City, Snipes & GameStop. Available: 7,200 s.f. divisible
------------------	---------------------	---

### SULLIVAN COUNTY

Monticello	Thompson Square Mall 4058 US 42 North	Future Development: stores from 1,500 - 16,000 s.f. Join Shoprite, Marshalls, Old Navy, Home Depot, Auto Zone, Popeye's, Dunkin & GameStop.
------------	--	---

## NEW JERSEY

Bloomfield	Bloomfield Plaza Staples Shopping Center	Available: Proposed expansion of up to 4,000 s.f. Join Staples, Dollar Tree, MedExpress, Dunkin Donuts, Furniture R Us, TMobile & Sally Beauty.
Clifton	Rt. 3 & Bloomfield Avenue Styertowne SC	Available: 500 s.f. / 9,100 s.f. / 2,534 s.f. plus 816 s.f. of storage space on lower level with use of conveyer. Join AC Moore, CVS, Planet Fitness, Dollar Tree, GNC, Michael's, & Sherwin Williams. Coming Soon - Stew Leonard's Supermarket!
Clifton	Clifton Commons 160 Kingsland Road	Up to 24,119 s.f. available. Join Stop & Shop, The Paper Store, Clifton Bagels, America's Best Contacts & Eyeglasses and Blue Foundry Bank. Located across from River Front Center.
East Brunswick	Summerhill Square 581-623 Route 18	8,500 s.f. (former Pier 1) & 11,000 s.f. (Mandee - can be made available). Available. Join Rock 'N' Air Adventure Park, David's Bridal, HomeGoods, Torrid, Ulta, Hand & Stone, Sarku
Edgewater	City Place at The Promenade	Join Banana Republic, Gap, Tommy's Tavern (Opening 2024), Ann Taylor Loft, Express, Athleta & Victoria's Secret. Available: 952 s.f. / 2,891 s.f. / 3,417 s.f. / 4,926 s.f. (former Baumgart's Café)
Edgewater	339 River Road	For Lease - Big Box - Up to 160,000 of retail. Located between City Place Lifestyle Center & Edgewater Commons. Excellent access & visibility.

Edison	Edison Town Center Rt. 1 & Vineyard Road	Major specialty retail center. <u>4 prime pad sites available:</u> 4,500 s.f. / 4,837 s.f. / 0,805 acres / 1,348 acres. Join Top Golf, Sam's Club, LA Fitness, Tommy's Tavern, iFly, Albatross Entertainment (Coming soon), Starbucks, Zinburger, Chick-fil-A, & Chipotle.
Egg Harbor Township	Cardiff Shopping Center 6718 East Black Horse Pike	Available 2,000 s.f. - 60,667 s.f. Principle Academy Charter School & Oceanside Gym. Across from Harbor Square Shopping Plaza, which includes tenants such as Burlington Coat Factory, TGIFriday's, Carraba's, Golden Corral, Outback Steakhouse to name a few.
Florham Park	Florham Park Plaza 176 Columbia Turnpike	Available: 2,000 s.f. & 2,200 s.f. Join Trader Joe's, Walgreens, Pet Supplies Plus, McDonald's, Chop't, Sport Clips & Dunkin Donuts.
Gillette	977 Valley Road Valley Mall Shopping Center	Up to 41,620 s.f. available. Former Kings Supermarket - 30,027 s.f. plus 11,593 s.f. next door. Satellite spaces also available: 1,500 s.f. - 5,500 s.f.
Hawthorne	111 Wagaraw Road Hawthorne Center	Available: Up to 12,450 s.f. with high ceilings can be made available. 6,181 s.f. (Rainbow) / 12,450 s.f. (Kid City) Available: 1,405 s.f. (former Yo-Delight) Directly across from municipal parking lot. Good foot traffic. Neighboring tenants: Cricket, Soccer Post, Paisley Printing, QuickChek, Dollar Kraze, Mandee & Dunkin Donuts.
Kearny	252 B Kearny Avenue	New BJ's Shopping Center next to K-Mart Shopping Center. Join Target, PetSmart, Dollar Tree, Ten Spot, Farmers Market, Hook & Reel, AFC Urgent Care. Available: 750 s.f. Available: 2,878 pad site. Join Burlington, TJMaxx, Moe's, Blink Fitness, Ashley Homestore, Sleepy's & Aldi.
Kearny	Kearny Plaza Shopping Center 160-274 Passaic Avenue	Join Wegman's, Top Golf, Costco, Tommy's Tavern, Target, PetSmart, TJMaxx & DSW. Available - Up to 30,200 s.f. available.
Linden	Linden Commons - Rt 1 & 9	Join BJ's, Subway, Longhorn Restaurant, Moe's Southwest Grill, CVS, Regal Theatre, Pizza Hut, Crunch, GNC, Chick Fil A & Buffalo Wild Wings. 1,740 s.f. / 2,200 s.f. / 2,400 s.f. / 3,045 s.f. / 3,200 s.f. / 3,268 s.f. / 5,400 s.f. / 2,991 s.f. can be made available.
Mt.Laurel	2 Centerton Road Centerton Square	Presently Petco - 20,000 s.f. Available May 2024. High visibility on Rt. 17. HCC - Highway Commercial Corridor: 132 parking spaces; ceiling height 13.5'. Perfect for Retail, Office or Medical.
North Brunswick	Commerce Center US Route 1	Available: End cap - 4,071 s.f. Excellent parking & pylon signage. High traffic, great access & great visibility. Near the Outlets at Bergen Town Center, Paramus Place SC & The Shops at Riverside.
Paramus	450 Route 17 North	For Lease - Presently Artistic Tile - 2,840 s.f. High visibility on Rt. 17. Join Wild Ford Foods & 5,11 Tactical.
Paramus	Neptune Plaza 332 Route 4 East	FOR SALE OR LEASE - 11,200 s.f. with drive-thru.
Paramus	Plaza Ridge SC 723 Route 17 S	Join Old Navy, Petco, Macy's, Burlington, Michael's, ShopRite, T.J.Maxx, DSW, Orange Theory & European Wax. Available spaces: 3,000 s.f. / 3,711 s.f.
Pleasantville	505 Black Horse Pike	3,239 s.f. / 3,419 s.f. / 3,744 s.f. Join Supercuts, European Wax, Massage Envy, Johnson Fitness & Wellness.
Ramsey	Interstate SC Rt. 17 & Franklin Tpke	Available: 2,768 s.f. Join Costco, Bob's Discount Furniture, LA Fitness, Phenix Salon Suites, & Crumbl.
Short Hills	Short Hills Center	Available Summer 2024: 1,100 s.f.
Union	Greenleaf at Union 1235 W Chestnut Street	Available Summer 2025: 1,175 s.f. plus an additional 1,029 s.f. of storage space.
Weehawken	Hoboken Point	
Weehawken	Lincoln Harbor - Estuary	