



Space Place

Connecticut

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Fairfield – **Super Stop & Shop Shopping Center**, located on Villa Avenue, has 4,063 sq.ft. available. The center is anchored by **Super Stop & Shop** and cotenants include **People's Bank**, **Walgreens**, **Rainbow Clothing** and a nail salon. Demographics include a population of 235,979 within a five-mile radius earning an average household income of \$74,045. **Milford** – A space of 4,000 sq.ft. is available on Quarry Road. Demographics include a population of 115,679 within a five-mile radius earning an average household income of \$71,439. **Norwalk** – Storefronts of 895 sq.ft. and 1,365 sq.ft. are available on South Main Street. Demographics include a population of 125,170 within a five-mile radius earning an average household income of \$127,496.

For details regarding the Fairfield and Milford sites, contact Dan Johnson, **MJB Real Estate Services Corp.**, 260 Quarry Road, Unit A, Milford, CT 06460; 203-306-0222 Ext. 13. For details regarding the Norwalk site, contact Mark Brockwell; 203-222-6200 Ext. 11.

Florida

Brandon – **Clayton Plaza**, located at the intersection of Kings and SR-60, has spaces available of 2,000 sq.ft.; 2,145 sq.ft.; 2,845 sq.ft. and 34,057 sq.ft. The 201,562 sq.ft. strip center is anchored by **Office Depot**, **Badcock Furniture**, **Rent King** and **Dollar General**. Area demographics include a population of 178,088 within five miles. Area retail includes **Macy's**, **Dillard's**, **Barnes & Noble**, **Circuit City** and **Best Buy**. **New Port Richey** – **Congress** shopping center has spaces available of 830 sq.ft., 900 sq.ft., 1,750 sq.ft. and 1,972 sq.ft. **Sweetbay** shadow-anchors the center, with **Family Dollar** as a cotenant. Area demographics include a population of 146,498 within five miles. Asking rent is \$12 psf plus operating expenses of \$6.40 psf. **Ocala** – **College Park Plaza**, a 68,127 sq.ft. shopping center, has 3,825 sq.ft. available. Anchors include **Aarons**, **Sherwin Williams** and **Rent-A-Center** and cotenants include **Subway**, **Domino's Pizza** and **Allstate Insurance**. Area retail includes **Macy's** and **Dillard's**. Asking \$15 psf plus operating expenses of \$3.75 psf.

For details, contact Lenore Reynolds, **Bruce Strumpf, Inc.**, 314 South Missouri Avenue, Clearwater, FL 33756; 727-449-2020.

Fort Pierce – **Indrio Crossings Shopping Center**, located on North Kings Highway, has spaces available of 900 sq.ft. to 12,845 sq.ft. and outparcels of 1,590 sq.ft. to 2,044 sq.ft. The 139,058 sq.ft. center is tenanted by **Winn-**

Florida

Dixie, Bealls Outlet and **Movie Gallery**. The average daily traffic count is 44,000 vehicles. Area demographics include a population of 64,130 within five miles earning \$46,220 as the average household income. **Vero Beach** – **The Outlets at Vero Beach**, located at the intersection of Interstate 95 and Interstate 60, has space available. The 329,361 sq.ft. outlet center is anchored by **Banana Republic Factory Store**, **BCBG Max Azaria**, **Polo Ralph Lauren Factory Store**, **Bose Factory Store**, **Dooney & Burke**, **Liz Claiborne Outlet**, **Ann Taylor Factory Store**, **Mikasa** and **Tommy Hilfiger Company Store**. Cotenants include **Samsonite**, **Carter's Childrenswear**, **VF Factory Outlet**, **Ultra Diamonds**, **Nine West Outlet**, **IZOD**, **Bass** and **Borders Outlet**. The average daily traffic count is 103,500 vehicles.

For details, contact Barbara J. Sacks, **Stoltz**, 725 Conshohocken State Road, Bala Cynwyd, PA 19004; 888-777-3557 Ext. 204, Fax 610-664-1976; Email: bsacks@stoltzusa.com.

Orlando – **Pointe Orlando**, situated on 17 acres at the intersection of International Drive and Universal Boulevard, is a 420,000 sq.ft. open-air lifestyle center. The center, which is anchored by **Regal Cinemas Stadium 20 Plus IMAX**, **The Capital Grill**, **Maggiano's Little Italy** and **The Oceanaire**, has space available. The center is cotenanted by **AIX Armani Exchange**, **Chico's**, **Victoria's Secret**, **L'Occitane** and **Brighton**. Nearby retail includes the **Mall at Millenia** and **Florida Mall**.

For details, contact Sandie Witmer, **Retail Estate, Inc.**, 2332 Galiano Street, Second Floor, Coral Gables, FL 33134; 305-441-2911.

Georgia

Atlanta – Space of 16,000 sq.ft. is available on Interstate 75. The site formerly housed an 8,000 sq.ft. restaurant with an 8,000 sq.ft. truck stop/lounge located on the lower floor. A **Shell** gas station and **Dairy Queen** are adjacent to the site and a **Publix** is located across the street. Asking rent is \$7 psf.

For details, contact Vincent J. Kenny, **Perimeter Oil Co.**, 2970 Parrott Avenue Northwest, Atlanta, GA 30318; 404-592-2540.

Buford – **The Shoppes at Buford** has space available. Area retail includes **Best Buy**, **Target**, **T.J. Maxx**, **Ulta**, **Staples**, **Sam's Club**, **Circuit City**, **hhgregg** and the **Mall of Georgia**. Demographics include a population of 135,240 earning an average household income of \$89,930. Asking rent is \$25 psf plus CAM, taxes and insurance. **Forsyth County** – **Old Atlanta Village** has eight spaces of 1,200 sq.ft. available. Demographics

Georgia

include a population of 99,480 earning an average household income of \$129,875. **Sugar Hill** – **The Shops at Bellagio**, located on GA Highway 20 between Suwanee Dam Road and Peachtree Industrial Boulevard, has space available. Demographics include a population of 100,430 earning an average household income of \$96,649.

For details regarding The Shops at Bellagio and The Shoppes at Buford, contact Fred Victor, **Lavista Associates, Inc.**, 3105 Northwoods Place, Norcross, GA 30071; 770-448-6400, Fax 770-729-2852. For details regarding Old Atlanta Village, contact Phil Ryan.

Illinois

Rockford – Spaces of 1,000 sq.ft.; 5,000 sq.ft. and 8,000 sq.ft. are available at a 13,000 sq.ft. specialty center located on North Main Street. Area demographics include a population of 163,018 within five miles earning \$41,328 as the average household income. The average daily traffic count is 12,600 vehicles.

For details, contact Joe Sasnowski, **Buckley Real Estate Brokerage**, 363 Financial Court, Rockford, IL 61107; 815-381-8805, Fax 815-299-5799.

Michigan

Flint – **Buick City Center**, a 95,000 sq.ft. shopping on center on Miller Road, has space available from 6,700 sq.ft. to 11,565 sq.ft. There is also an 85,000 sq.ft. build-to-suit opportunity. **Best Buy** anchors the center and is cotenanted by **Guitar Center**, **OfficeMax** and **Somerset Salon & Day Spa**. Area demographics include a population of 165,434 within five miles earning \$44,690 as the average household income.

For details, contact Jon Jurhs, **PlazaCorp Realty Advisors, Inc.**, 211 East Water Street, Suite 201, Kalamazoo, MI 49007; 269-383-5775 Ext. 13, Fax 269-383-5774.

New Jersey

Allendale – **Allendale Shopping Plaza**, located at the intersection of DeMercurio Drive and West Allendale Avenue, has 4,700 sq.ft. available that can be subdivided. The 90,000 sq.ft. shopping center sits on a land area of five acres and is anchored by **A&P** and **Commerce Bank**. Cotenants include **McDonald's**, **Blimpie**, **Dairy Queen** and **Learning Express**. Area demographics include a population of 65,816 within three miles earning \$153,180 as the average household income. Asking rent is \$25 psf plus CAM of \$3 psf and taxes of \$3 psf. **Fairfield** – **Martin Shopping Plaza**, located at the intersection of Route 46 West and Hollywood Avenue, has

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Space Place

New Jersey

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1,500 sq.ft. available formerly occupied by **R K Dollar**. The 40,000 sq.ft. center sits on a land area of four acres and is anchored by **Drug Fair**. Cotenants include **Allstate Insurance, Dunkin' Donuts** and **Electrolux**. Area demographics include a population of 166,485 within five miles earning \$120,092 as the average household income. The average daily traffic count of 140,000 vehicles. Asking rent is \$25 psf plus CAM of \$4 psf and taxes of \$3 psf. **West Patterson – Lenox Shopping Plaza**, located at the intersection of Route 46 West and McBride Avenue, has a 1,776 sq.ft. space available formerly occupied by **Executive Tans** and a 4,000 sq.ft. space formerly occupied by **Marty's Shoes**. The 50,000 sq.ft. center sits on a land area of 5.25 acres and is anchored **Rockaway Bedding** and **GolfSmith**. Cotenants include **Pizza Hut, Blimpie** and **TD Banknorth**.

For details, contact **John M. Azarian, Azarian Realty Co.**, 6 Prospect Street, Suite 1B, Midland Park, NJ 07432; 201-444-9888.

Riverton – Shoppes at Riverton, located at the intersection of Fulton Street and Broad Street, has 7,800 sq.ft. available, with storefronts of 2,000 sq.ft. and up. **CVS** tenants the site.

New Jersey

Nearby draws include the Riverline transit station, located across from the center.

For details, contact **George Wisnoski, Fameco Real Estate**, 633 West Germantown Pike, Suite 200, Plymouth Meeting, PA 19462; 610-834-8000, Fax 610-834-1793.

New York

Brooklyn – Atlantic Center, located on Atlantic Avenue, has 1,824 sq.ft. available. The 393,000 sq.ft. regional center is anchored by **Pathmark, OfficeMax, Old Navy, Marshalls, Circuit City, Burlington Coat Factory** and **Pay/Half**. The center is attached to **Atlantic Terminal**, a 373,000 sq.ft. center anchored by **Target**. Nearby draws include the proposed **Atlantic Yards**, which will include a basketball arena, 7,200 apartments and office space when it opens during 2009. Area demographics include a population of 277,780 within 1.5 miles earning \$46,227 as the average household income.

For details, contact **Forest City Ratner Cos.**, 1 Metrotech Center North, Brooklyn, NY 11201; 718-923-8400.

New York

Carmel – A one-acre site approved for a 3,160 sq.ft. bank or fast food with drive-thru is available. **Somers** – A 1.7-acre retail/bank site is available adjacent to **Stop & Shop, Chili's, HomeGoods** and **NYSC**.

For details, contact **Kevin Dwyer, The Dwyer Agency**, 579 Route 6, Mahopac, NY 10541; 845-628-3555, Fax 845-628-3756.

Hyde Park – Hyde Park Mall, a 130,000 sq.ft. shopping center situated on a land area of 15.05 acres on Old Albany Road, has spaces available of 6,900 sq.ft.; 7,000 sq.ft. and 33,000 sq.ft. that can be subdivided. **Super Stop & Shop** anchors the site, with cotenants including **Radio Shack, Liquorama, Male Ego** and **Hudson Valley Federal Credit Union**. Area demographics include a population of 38,120 within five miles earning \$65,013 as the average household income. Asking rent is \$12 psf plus CAM of \$1 psf and taxes of \$1 psf. **Orangeburg – Town Plaza II Shopping Center**, located at the intersection of Route 303 and Palisades Interstate Parkway, has spaces available of 900 sq.ft., 1,280 sq.ft. and 4,313 sq.ft. Area demographics include

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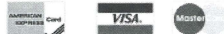
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Space Place

New York

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a population of 130,220 within five miles earning \$85,047 as the average household income. Asking rent is \$25 psf plus CAM of \$4 psf and taxes of \$3 psf.

For details, contact John M. Azarian, Azarian Realty Co., 6 Prospect Street, Suite 1B, Midland Park, NJ 07432; 201-444-9888.

Pennsylvania

Scranton – Southside Shopping Center has 6,000 sq.ft. available, as well as two pad sites. The in-fill center is located at the intersection of South Washington Avenue and Elm Street and has an average daily traffic count of 15,000 vehicles. Anchors include **Rite Aid** and **Dollar Tree**, with cotenants including **Radio Shack**, **MAB Paints**, **Rent-A-Center** and **Gertrude Hawk Chocolates**.

For details, contact David Weinreb, **Paragon**, 276 Post Road West, Suite 201, Westport, CT 06880; 203-221-7077 Ext. 119.

West Virginia

Beckley – Beckley Crossing, located between

West Virginia

Robert C. Byrd Drive/WV Route 16 and North Eisenhower Drive/U.S. Route 19, has spaces available of 1,200 sq.ft.; 1,750 sq.ft. and 1,800 sq.ft. Tenants include **Kroger**, **Drug Emporium** and **Cato**. Area retail includes **Wal*Mart Supercenter**, **Kohl's**, **Big Lots** and **CVS**, as well as **Cranberry Creek**, tenanted by **Lowe's Home Improvement**, **Sam's Club**, **Goody's** and **Shoe Carnival**; **Food Lion** at **Cranberry Creek Center**; **Plaza Mall**, tenanted by **Goodyear** and **Schewels**; **Beckley Plaza**, tenanted by **Kmart**, **Rite Aid**, **Jo-Ann Fabrics**, **Petland Discounts** and **Big Lots Furniture**; **Raleigh Mall**, tenanted by **Gabriel Brothers**, **Elder Beerman** and **Dollar General** and **Crossroads Mall**, tenanted by **Belk**, **JCPenney** and **Sears**. Area demographics include a population of 97,813 within 15 miles earning \$38,209 as the average household income. **Keyser** – Spaces of 1,000 sq.ft.; 1,200 sq.ft. and 23,000 sq.ft. are available at **Keyser Square**, located at the intersection of Mineral Street and Piedmont Street. Tenants include **Martin Foods**, **Peebles**, **Sears**, **Fashion Bug**, **Family Dollar**, **Movie Gallery**, **Linda's Hallmark**, **Vocelli's Pizza**, **Star Rentals**, **King City**

West Virginia

Buffet and **Clement's Jewelers**. Nearby draws include Potomac State College. Area demographics include a population of 26,604 within 10 miles earning \$40,918 as the average household income.

For details, contact **H.L. Libby Corp.**, 803 Commonwealth Drive, Warrendale, PA 15086; 724-935-3433, Fax 724-935-3462.

In the June 15 issue of The Dealmakers, a listing in Space Place for The Merrill Cos. Real Estate Developers was incorrect. The corrected listing is:

Correction

Utah, Riverton – Riverton Meadows is a **Lowe's Home Improvement**-anchored center with junior anchor and inline space available along with pad sites. **Vernal – Vernal Towne Center**, a 300,000 sq.ft. power center, has junior anchor and inline space available along with pad sites. The center is anchored by **Lowe's Home Improvement** and adjacent to **Wal*Mart Supercenter**.

For details, contact Austin Bettar, **The Merrill Cos. Real Estate Developers**; 818-887-9797 Ext. 742; Email: abettar@themerrillcompanies.com. 

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