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## **The Proto Group completes multiple leases totaling 22,265 s/f**

December 20, 2019 - Retail

75 Boston Post Road - Waterford, CT

North Haven, CT The Proto Group has completed multiple leases totaling 22,265 s/f. The leases include the following:

- Chipotle Mexican Grill has leased 2,430 s/f of restaurant space at the corner of Rte. 12 and Toll Gate Rd. in Groton, Conn. The landlord will perform a build to suit for the tenant on a 10-year lease. The lease value was in excess of \$1.4 million. Chipotle was represented by Trevor McNiven of Venture Retail Properties and The Proto Group represented the landlord. Delivery of the new restaurant is expected to be in spring of 2020.
- Courtyard Rear LLC has signed a 10-year lease at 954 Chapel St. in New Haven to open a lounge. The space is 4,500 s/f on three levels and opens onto Temple Alley. The landlord is 954 Chapel NavCapMan LLC. The Proto Group was the sole broker.
- Automotive 7 Corp of Yonkers, N.Y. has leased 14,275 s/f of space at 991 Dixwell Ave. in Hamden, Conn. in the former Maaco Auto Body Shop. The tenant signed a 10 year lease with options and its value is in excess of \$981,000. Automotive 7 was represented by Mary Buckley of Godin Properties in Middlebury and the landlord 975 Dixwell Avenue was represented by The Proto Group.
- Dollar General Corp has leased 11,060 s/f of retail space at 75 Boston Post Rd. in Waterford, Conn. The tenant signed a 10-year lease with options. The tenant was represented by Mike Alberico of Atlantic Retail Properties and the landlord 75 Boston Post Road Associates LLC of North Haven was represented by The Proto Group. The long-term lease has a value in excess of \$1 million.

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