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## **Royal Properties brokers six deals at Firelite Shopping Center**

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Royal Properties, Inc. brokered several recent transactions at Firelite Shopping Center.

Racebrook Package Store has signed a 10 year lease for 6,500 s/f. New ownership will take over the existing 3,200 s/f liquor store and expand into three additional vacant stores in addition to taking over the old Merle's Record Rack. "The new owner of Racebrook Package is very excited to be at Firelite. His plans to renovate and expand will greatly enhance his business," said Jeff Kintzer, principal of Royal Properties, Inc. "Racebrook Package Store will be a discount oriented liquor store with a sales floor of over 5,000 s/f. Racebrook Package is destined to be the premier liquor destination in this market." Racebrook Market has signed an 8 year lease for 5,000 s/f. The market will offer a wide variety of produce and meats. Proprietor Jim Nahas brings his 40 years of experience to Orange. "Jim's vision of a neighborhood market is ideal for the Firelite Shopping Center and for the Town of Orange," said Kintzer. "This is a great addition to the neighborhood." Sing Wah Chinese Restaurant has inked a 15 year deal for 1,000 s/f. Rent-A-Wreck car rentals has committed to 800 s/f of retail space, relocating its Milford store. Amity Insurance has recently signed a 7 year lease for 1,600 s/f of office space. Amity is relocating its Woodbridge location. Time Savers, LLC has signed a lease for 1,000 s/f, relocating from Milford.

"Firelite Shopping Center, including the office building at 35 Old Tavern Rd., has recently undergone a substantial renovation, and tenants in the marketplace have really responded to the improvements. Rents have remained extremely competitive compared to the deals being offered on Boston Post Rd. and this has also helped stir activity at the center," said Craig Benson, vice president at Royal Properties. Firelite Shopping Center is well positioned just off Boston Post Rd. (U.S. 1) with access to I-95. Surrounding retailers include CVS, Christmas Tree Shops, Burlington Coat Factory, Staples, Auto Zone, Lowe's, Sam's Club, Best Buy, Target, Kohl's and Home Depot. Retail and office space from 500-5,000 s/f remains available at Firelite.

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