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## **Proto Group brokers \$2m sale of 10,873 s/f retail prop. sold by Windalier Newington**

February 02, 2010 - Connecticut

The Proto Group, LLC has sold the former Hops Restaurant and operating IHOP at 3260-3280 Berlin Tpke. for \$2 million. The Proto Group was the only broker involved in the sale.

The property is located on a pad site of a ten-year-old Lowe's Home Improvement Center at the corner of Berlin Tpke. and Deming St., and shares traffic signals with Target and Wal-Mart anchored centers.

The sale included a 4,100 s/f IHOP on a long-term ground lease and a 6,773 s/f Hops Restaurant that was delivered vacant. The buyer opened Carson's Restaurant and Brewery last month.

Windalier Newington, LLC of Portland, Me. was the seller. Tracey Mezzanotte of Windalier was the point person for the seller, which was represented by Richard Prentice of Pierce Atwood, also of Portland. The buyer was represented by John Parese of Parrett, Porto, Parese and Colwell, PC of Hamden. William Partington of Naugatuck Valley Savings and Loan of Shelton provided the financing for the sale.

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