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New England Retail Properties opens Tractor Supply's 8th store in Connecticut and sells it a year later for \$3.4 million

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Tractor Supply Company's latest Connecticut store opened in November 2010 on Rte. 2, Liberty St. The store services all of southeastern Connecticut as well as a portion of southwestern Rhode Island. The store is the newest prototype at 19,097 s/f with a 15,000 s/f fenced side yard, which is used for selling some of the larger items they retail. Mark D'Addabbo, president of New England Retail Properties, Inc., a Wethersfield-based real estate development and brokerage company, was responsible for the land acquisition and lease negotiations with Tractor Supply Company. Financing was provided by PeoplesBank in Holyoke, Mass. while Thomas Moriarty, Esq. and Theodore Ladwig, Esq., worked together on the legal and zoning. Ed Haberek, Stonington's first selectman, Keith Brynes, town planner, and Bill Haase, director of planning, were also instrumental in bringing Tractor Supply Company to the town soliciting D'Addabbo and ensuring all of the channels were open for a smooth development.

New England Retail Properties, Inc. is also selling this Tractor Supply property. The property was developed by Windham Crossing, LLC, an affiliate of New England Retail Properties, Inc. in 2011 specifically for Tractor Supply Company. D'Addabbo represented Windham Crossing, LLC in the \$3.4 million sale to a New York investment group.

Rte. 2 is the major road between Hartford, and Westerly, R.I. This section of Rte. 2 is also home to other national retailers Dunkin' Donuts, Super Stop & Shop, Regal Cinemas, La Quinta Hotels and others which was one of the compelling reasons the purchasers sought to acquire this property.

Tractor Supply Company is one of the largest retail farm and ranch store chains in the U.S. The company operates more than 1,001 retail stores in 44 states, employs more than 15,000 team members and is headquartered in Brentwood, Tenn. The company was founded in 1938 as a mail order catalog business offering tractor parts to America's family farmers.

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