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## **Guralnick of H. Pearce Commercial completes 4,183 s/f long-term lease**

June 21, 2012 - Retail

Richard Guralnick, CCIM, senior broker at H. Pearce Commercial Real Estate, has completed a long-term lease transaction for 4,183 s/f at 2 Sybil Ave. The new tenant is Ballou's Wine Bar of Guilford, which will be opening its second location adjacent to area landmark "Bud's Fish Market."

Ballou will offer a wide variety of world famous wines and an expanded and unique assortment of micro-beers. The food offerings will consist of an assortment of pasta dishes, specialty salads, Panini's, assorted cheeses and fondues from around the world and gourmet coffees.

Proprietors Steve and Debbie Kaye are very excited at this new opportunity to expand their business to this great location. They will be taking advantage of the additional 2,200 s/f outdoor patio for the warmer months. Bud's Realty, LLC is the property owner and Guralnick was the sole broker in the transaction.

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