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## **GVA Williams brokers \$12.3m sale of 175,864 s/f Liberty Rock Shopping Ctr.**

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GVA Williams has brokered the \$12.3 million sale of 175,864 s/f Liberty Rock Shopping Center, located on the Boston Post Rd. The center is anchored by K-mart and Walgreens. The center also features such tenants as Radio Shack, Taco Bell and Subway.

The seller was Liberty Rock Realty LLC and the buyer is 20/20 Acquisitions.

GVA Williams was the sole broker in the transaction. According to Steve Westerberg, senior vice president of GVA, "This property generated enormous investor interest due to its ideal location on the Post Rd. and a strong list of tenants. Liberty Rock will provide exceptional stability for many years to come with a growing market and a strong credit tenant base."

In another transaction, GVA Williams signed a 35,000 s/f lease at the Eton Center to Caraluzzi's Market. The regional supermarket chain is expected to open prior to the 2008 holiday season. Eton Center is at the crossroads of Queen St. and Church Hill Rd. in Newtown. Caraluzzi's will anchor the shopping center and occupy space previously occupied by Grand Union.

Stacy Libby, retail associate and Scott Lifschultz, executive vice president of GVA Williams represented the landlord, Brause Realty, in the transaction. Brause Realty sought to reinvigorate the 55,000 s/f center with a combination of a new mix of tenants and renovations. This lease is the first of many changes at the center. According to Libby, "The addition of Caraluzzi's will completely change Eton's look. Caraluzzi's will generate traffic and bring vibrancy back to the center."

GVA Williams also leased 2,350 s/f at 800 Post Rd., Darien to Bruegger's Bagels Restaurant and Bakery Café. The restaurant is slated to open this month.

800 Post Rd. is a 28,000 s/f three story building which includes the Patriot Bank. The Bruegger space was formerly occupied by the Rainbow Shoppe which relocated next door.

Participating GVA brokers included Stacy Libby, Jon Sabrowski and Ted Grogan.

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