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Colonial Properties, Inc. brokers five transactions

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According to Michael Richetelli, president, Colonial Properties recently brokered the following transactions:

Fred Messore of Colonial Properties has leased 6,376 s/f of retail space located at 363 Boston Post Rd. to Floor Décor, LLC, a floor covering company, which signed a five year lease. The building was the long-time location of Porch and Patio. Plans call for a total renovation of the building including a new façade. Colonial Properties is currently marketing the balance of 4,000 s/f of retail space available in the building and also 5,000 s/f of warehouse space in a separate rear building. Messore represented the owner of the property, while Ted Hoyt of Caselli Properties represented the tenant in the transaction.

Bill Ferrara and Messore of Colonial Properties represented the landlord, Contemporary Post Associates, LLC, in the 3,500 s/f lease of retail space to Educational Works, LLC at 200 Boston Post Rd., Orange. The tenant, which specializes in educational materials and toys, signed a five year lease and plans to open this spring.

Through cooperative efforts put forth by Ferrara and Richetelli, the medical office complex occupied by the Milford Emergency Walk-In Medical Center at 831 Boston Post Rd., Milford is now fully leased. Leases have been completed with Cardiac Specialists, Milford Anesthesia, and Milford Surgical Associates for the remaining 9,000 s/f of the property. Colonial Properties was the sole broker in all of these transactions.

Car Parts International, a regional car parts wholesaler, recently purchased 882 - 886 Orange Ave., a 3,800 s/f building for its newest location. CPI will be relocating its New Haven operation to this address. The building was previously occupied by a sign company. Ferrara and Colonial Properties represented the seller, Max Toto Enterprises, in the transaction. The sale was completed for \$375,000.

Messore, representing the landlord Valerie Villano, leased 3,880 s/f of retail space to Exclusive Auto Works, LLC at 851 Boston Post Rd., West Haven. Exclusive Auto Works signed a three year lease. Messore of Colonial Properties was the sole broker in this transaction.

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