



CELEBRATING
55 YEARS

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The Proto Group brokers two sales totaling \$1.825 million and completes two leases totaling 4,940 s/f

September 27, 2019 - Retail

220 Route 12 - Groton, CT

New Haven, CT The Proto Group has completed the following transactions throughout Conn.:

- Patriot Bank of Stamford has sold a vacant 11,872 s/f retail strip center and single-story home on 1.33 acres at 144 Washington Ave. (Rte. 5) in North Haven for \$1.45 million. The buyer is 144 Washington Avenue, LLC and The Proto Group was the sole broker.
- NSN Opco 1, LLC has signed a five-year lease with HBN-CSC LLC for the former 1,600 s/f Fantastic Sams space in Cromwell Square Shopping Center, 51 Shunpike Rd. Cromwell to open its first Great Clips Salon. The landlord was represented by Craig Way of HB Nitkin and Tyler Lyman of True Commercial. The tenant was represented by The Proto Group.
- Beauty Systems Group has leased the former Payless Shoes space at Groton Square, 220 Rte. 12, Groton from Brixmor to relocate its CosmoProf. The space is 3,340 s/f. The parties signed a ten-year lease. Jackie Perla of Brixmor negotiated the deal on behalf of the landlord. Beauty Systems Group is represented by The Proto Group.
- Shore Realty, LLC has purchased 297 Elm St. in West Haven for \$375,000. The property consists of a 2,660 s/f retail building on .38 acre. The building is leased to Dunkin' Donuts and formerly West Short Cleaners. The seller, And Away We Go LLC was represented by attorney Vin Amendola of West Haven, and the buyer was represented by attorney Jim Parito of Halloran and Sage. The Proto Group was the sole broker.

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