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Waldman of Waldman & Associates handles four new leases in Mass.

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TJ Cafe and Games, 146 South Main Street - Milford, MA

Milford, MA Two long-time local businesses have relocated to 146 Plaza at 146 South Main St. with the help of Dan Waldman of Waldman & Associates. The first is TJ Collectibles which has rebranded its name to TJ Café and Games owned by Tom Shea and the second one is Milford Ceramic Tile owned by Gino DiGiallonardo Jr.

TJ Collectibles was located in downtown for 28 years and with the Internet, Shea decided to rebrand and expand his reach. The current space opened December 11, as TJ Café and Games and leased

10,000 s/f. In addition to a wide selection of games, the new store has a café serving gourmet coffee, cheesecake from The Cheesecake Factory, handmade ice cream from the Ice Cream Machine and homemade desserts. “I knew I wanted to move, and I looked at many locations. I liked the plaza, plus Dan understood what I wanted to do. We negotiated a long-term lease, and I made a sizable capital contribution to the space. I even have an option to add another 4,000 s/f,” said Shea.

DiGiallonardo grew up in the family business that started in 1984 in Milford. They catered to contractors and wanted to stock more inventory and grow the retail business. “This was a big decision to relocate and we called Dan and he told us about the space and invited us to tour. We liked what we saw, and the space met our needs. We went from 2,500 s/f to 6,000 s/f. We are remodeling the space and hope to be open in March,” said DiGiallonardo.

Waldman said, “When I received this listing, the owners of the plaza had some large vacancies. We still have a few vacancies, but we like our lineup of Ace Hardware, Planet Fitness, TJ Café and Games and Milford Tile Ceramic and the popular Southside sports bar. The ownership is very committed to the plaza and just installed a new roof. Planet Fitness is busy despite the pandemic and Ace Hardware always has traffic. Tom and Gino are hardworking local entrepreneurs, and we are thrilled to have them as tenants.”

Waldman also reported another completed lease at 259 Washington St. in Dedham for a medical therapy practice. The tenant contacted Waldman after an exhaustive search for office space and Waldman showed him a former Mr. Tux space which was the right size, plenty of parking and even has a bus stop in front. The tenant is refurbishing the space and signed a five year lease.

The final recent lease Waldman completed was finding a corporate home for the fast growing Busy Dog Basement Company. Jamie Pratt, president of Busy Dog called Waldman and had very specific requirements including a large call area, private offices, a large conference room and enough parking for his sales team and it had to be near his warehouse. Waldman directed him to 1600 Providence Hwy. in Walpole. Waldman knew the building since he sold the building to the current owner several years ago for \$7.1 million. Waldman said, “Jamie and I toured several sites but he really liked 1600 Providence Hwy. and the landlord was very accommodating. We made a deal very quickly.”

Waldman reported the Dedham to Norwood to Walpole market is very hot and there is demand for office, warehouse and retail space.