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Richetelli and Vitti of Colonial Properties complete four leases

August 26, 2022 - Retail



96 Frontage Road - East Haven, CT

East Haven, CT According to Michael Richetelli, president and designated broker of Colonial Properties, Inc., the firm has completed the following transactions.

- Richetelli, represented the landlord, Partners 95, LLC, in the leasing of 1,757 s/f of retail space located at 96 Frontage Rd. in East Haven, for a 10-year lease term for a total value of over \$300,000. The tenant, 96 FR CORP, will be opening a smoke shop, scheduled to open this fall.

4 Circle Drive - Wallingford, CT

- Richetelli also represented WindowRama Enterprises in the leasing of two new locations. The first store is a 1,777 s/f retail unit in Compo Shopping Center at 431 Post Rd. East in Westport, Conn. WindowRama entered into a 10-year lease valued at over \$1.1 million. The landlord, Compo II LLC was represented by Brooks, Torrey & Scott Commercial Realty. The second location is a 4,527 s/f retail unit at 1100 West Main St. in Branford, Conn., where they signed a five-year lease valued over \$400,000. The landlord, 1100 West Main Street LLC was represented by JCorp Realty. Since 1977, WindowRama has established a reputation as the Northeast's leading window, door, and skylight supplier for homeowners and professionals with over 25 locations in Conn., N.Y. and N.J.

- Tony Vitti, Realtor, represented the seller Pumpkin Patch Properties in the sale of 4 Circle Dr. in Wallingford, a 14,836 s/f mixed-use commercial building and former location of Almost Home Childcare for \$670,000. The buyer, RMS Development was represented by Wollman Realty, LLC. The seller was represented by attorney Thomas Lynch with Lynch, Trembicki, and Boynton in Milford; the buyer was represented by attorney William Bowles.

“We are pleased to consummate several retail lease and sale transactions recently. Perception in the market is that the retail sector is soft, however, prime locations such as the ones we have transacted recently are still in high demand,” said Richetelli.

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