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Richetelli and Vitti of Colonial Properties brokers four transactions totaling \$2.8 million

September 23, 2022 - Connecticut



96 Frontage Road - East Haven, CT.

4 Circle Drive - Wallingford, CT.

East Haven, CT Colonial Properties, Inc. completed the following transactions:

- Michael Richetelli, president and designated broker, represented the landlord, Partners 95, LLC, in the leasing of 1,757 s/f of retail space located at 96 Frontage Rd. for a 10-year term for a value of over \$300,000. The tenant, 96 FR CORP, will be opening a Smoke Shop, scheduled to open this fall.
- 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. E. in Westport. 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, where they signed a five year lease valued over \$400,000. The landlord, 1100 West Main Street LLC, was represented by JCorp Realty.
- Tony Vitti, Realtor, represented the seller, Pumpkin Patch Properties, in the sale of 4 Circle Dr., Wallingford, a 14,836 s/f mixed-use commercial building 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; 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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