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Torrington Properties renews two leases at Fort Eddy Plaza - 15,270 s/f

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Concord, NH Torrington Properties (Torrington) renewed two long-term leases at the Fort Eddy Plaza. Torrington renewed its lease with The Paper Store, a Massachusetts based retailer and the largest family-owned and operated specialty gift store in New England, with plans to increase its footprint at the plaza by more than 50%. Jersey Mike's Subs, a fast-casual sandwich franchise with more than 2,500 locations nationwide, has become Torrington's first new tenant since acquiring the plaza in 2022.

"Tenant demand has been significant at Fort Eddy Plaza as it continues to attract high-quality retailers. The recent long-term leases with The Paper Store and Jersey Mike's demonstrate Torrington's commitment to delivering a superior experience at grocery-anchored plazas throughout the Granite State," said Matt Morgan, Torrington's principal and chief operating officer.

Known for its high-end selection of clothes and accessories, home décor, kids' toys, stationery and

jewelry, The Paper Store will lease the 13,270 s/f space currently occupied by Eastern Mountain Sports. This new space will feature about 4,970 s/f of additional space compared to The Paper Store's current location and will be nearly twice as large as the company's average retail space.

The relocation of the store within the Fort Eddy Plaza is part of a major expansion effort, establishing the company's first signature store, which will offer in-store services, including ear piercing, a candy station, curated gifts and on-trend brands. The store is anticipated to open in mid-April 2024.

"The relocation of our Concord store will be the first of many new signature store locations for us in the Northeast, and my family and I are proud to reinvest back into the community that has supported our company for so many years," said Paper Store president and CEO Tom Anderson. "We are thrilled to open our newest store at Fort Eddy Plaza given the center's strong local connection and ability to drive traffic during all hours of the day."

Jersey Mike's has also signed a long-term lease for the 2,000 s/f space formerly occupied by H&R Block. Jersey Mike's is expected to open in early this year.

"We are excited to bring Jersey Mike's Subs to the Fort Eddy Plaza," said Chris Brown, local franchise owner, Jersey Mike's. "The synergy with the neighboring tenants anchored by Shaw's, and the regional draw along with direct access to I-93, makes this the perfect location for our continued expansion. We look forward to bringing our fresh sliced and fresh grilled subs to Concord."

This will be the second Jersey Mike's location in Concord and the seventh store Brown has opened in the state. The first Concord location opened September 13 at 4 Merchants Way.

Torrington acquired the Fort Eddy Plaza in December 2022 for \$30 million. The 175,000 s/f shopping center is fully leased and is the current home of Shaw's, Books-A-Million, Staples, Eastern Mountain Sports, Five Guys Burgers & Fries, GameStop, Moritomo Japanese Restaurant and more.

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