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## **USA Baby signs lease for \$2.5m**

November 19, 2007 - Retail

After months of negotiation USA Baby signed a long term lease on 11,000 s/f of retail space at 117 Old State Rd. Paul Tolk, of Coldwell Banker Scalzo Group represented both the owners of the building, Heritages Partners, and the tenant, USA Baby.

The long term lease, valued at over \$2.5 million includes a major renovation of the first floor facing Federal Rd, Rt. 7. The area of the city, on the Danbury boarder, referred to as the miracle mile, includes major retailers such as, Lowes Home Improvement, Stew Leonards, Best Buy, Circuit City, Home Depot, Linens N Things, Bobs, Raymour Flanigan, Michaels, Office Max, T.J. Maxx, C V S, Kohls, and Costco.

USA Baby began operations in 1975 with founder Alan Levine selling baby furniture door to door. In 1986 a franchisee operation started which grew into Americas largest retailer of baby furniture. Currently there are stores throughout the United States and Canada. The new location is slated to be open this fall. "Paul Tolk has been one of Coldwell Banker's top producers winning the number one ranking in the North East in 2005 and number 5 in the country. "Paul Tolk is now working as vice president with Eagle Realty LLC. in western Conn.

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