

FOR SALE OR LEASE

Firelite Shopping Center Orange, Connecticut

VALUE-ADD OPPORTUNITY



Investment Highlights

- ❖ 55,000± Square Feet on over 6 acres (5 Buildings – 4 Retail, 1 Office)
- ❖ Located on Old Tavern Road at the intersection of Racebrook Road and Boston Post Road
- ❖ Within minutes of Major Retailers: Whole Foods, Wal-Mart, Sam's Club, Lowe's, Home Depot, Staples, Stop & Shop, CVS, AutoZone, Target, Dollar Tree, Best Buy, Walgreens, Christmas Tree Shops, and Trader Joe's as well as the Connecticut Post Mall
- ❖ Growth potential realized through lease-up of vacant space, existing rent increases or re-development.
- ❖ The average medium household income within 3 miles is \$64,520. The immediate area includes over 178,305 residents within a five-mile radius.



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CONFIDENTIALITY AGREEMENT

**Re: Firelite Shopping Center
 Orange, Connecticut**

This is a request for Informational Materials that have been prepared regarding the sale of the properties listed above.

The Informational materials, which contain certain confidential information relative to the business and affairs of the Property, as well as other information that may be pertinent to the sale of the Property or specific information requested by the Prospective Purchaser. The Owner does not make any representation or warranty, expressed or implied, as to the accuracy of completeness of the Informational Materials or their contents and no legal liability is assumed or justified with respect thereto.

By executing this Agreement, the Prospective Purchaser agrees that: 1) it will hold and treat the information contained in the Informational Materials in the strictest of confidence; 2) it will not disclose or permit anyone else to disclose the contents of the Informational Materials to any other entity without prior written authorization of Owner; 3) it will indemnify, defend and hold harmless the Owner from all liabilities, damages, claims, costs fees and expenses whatsoever with respect to any claim made by any broker other than Cohen Real Estate, who will register the Prospective Purchaser, with the Owner.

The undersigned the Prospective Purchaser acknowledges that the owner shall have no obligation to the Prospective Purchaser unless and until a written agreement embodying all the terms and conditions of the proposed sale is executed and delivered.

The Owner expressly reserves the right, at its sole discretion, to reject any or all proposals or expression of interest in the Property and to terminate discussions with any party at any time with or without notice. The Information Materials shall not be deemed a representation of the state of affairs of the Property or constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the Informational Materials.

**ACKNOWLEDGED AND AGREED ON _____
 DATE**

Please Type or Print Clearly

COMPANY

CONTACT

ADDRESS

CITY, STATE, ZIP

TELEPHONE NO.

FAX NO.

E-MAIL ADDRESS

DATE

By: _____

Its: _____