



Buyers & Sellers

Retail Realty Group, Inc. is selling a 61,226 sq.ft. big box commercial/retail/office building located on Kennedy Boulevard in Tampa, FL for \$10.7 million. The company also is selling a 52,000 sq.ft. commercial/retail building located at the southwest corner of Fowler Avenue and 15th Street in Tampa, FL for \$6.5 million.

For more information, contact Suzanne Chen, Retail Realty Group, Inc., 813-960-8244, Fax 813-264-2775; Email: retailrealty@aol.com.

Fameco Real Estate represented the buyer in the acquisition of Penn Plaza, a 177,000 sq.ft. center located on Fifth Street Highway in Reading, PA. Anchors include Kmart, JoAnn Fabrics and Dollar Tree. The seller was **Pasbjerg Development Co.** The company also negotiated the sale of Kmart Plaza, a 100,000 sq.ft. center located at the intersection of Route 272 and Rothsville Road in Ephrata, PA. The company represented both buyer and seller. Anchors include Kmart and Fulton Bank.

For more information, contact Diane Weinberg, Fameco Real Estate, 633 West Germantown Pike, Suite 200, Plymouth Meeting, PA 19462; 610-834-8000, Fax 610-834-1793.

The Azarian Group, LLC acquired Town Plaza II Shopping Center located on Route 303 in Orangeburg, NY.

For more information, contact John M. Azarian, The Azarian Group, LLC, The Azarian Building, 6 Prospect Street, Suite 1B, Midland Park, NJ 07432; 201-444-7111, Fax 201-444-6655; Email: jazarian@azariangroup.com; Web site: www.azariangroup.com.

Coldwell Banker Commercial Mountain West Real Estate, LLC is selling a land area of 1.08 acres on Hagers Grove Road in Salem, OR for \$850,000. The center is anchored by Kelly's, Ashley's Home Center and Home Depot. The company also is selling a land area of approximately two acres on Geary Street in Albany, OR for \$925,000. Area retail includes Target, Gottschalks, Old Navy and Sears. The company also is selling a 1,467 sq.ft. building located on Pacific Boulevard in Salem, OR for \$750,000.

For more information, contact Alex Rhoten, Tiffany Jones or Staci Herndon, Coldwell Banker Commercial Mountain West Real Estate, LLC, 250 Division Street, Salem, OR 97301; 503-587-4777, Fax 503-588-3514.

Dillon Realty Enterprises, Ltd. is looking to acquire strip, neighborhood, community or lifestyle centers from 25,000 sq.ft. up to 100,000 sq.ft. throughout the coastal communities of FL for between \$7.5 million to \$25 million with a minimum Cap rate of 6.75%. The sites must have a minimum occupancy of 90%.

For more information, contact Neil Dillon, Dillon Realty Enterprises, Ltd., 5777 West Century Boulevard, Suite 1660, Los Angeles, CA 90045; 310-641-5711 Ext. 14, Fax 310-641-5751; Email: neildillon@aol.com.

Colliers International is selling a Home Depot shadow-anchored center located at the intersection of Highway 6 and Richmond in Houston, TX for \$2.81 million. The center is currently 100% leased and has a net operating income of \$207,722. Tenants include Radio Shack, Pearle Vision, Sally Beauty Supply and EZ Payday Loans.

For more information, contact Patrick Graham, Colliers International, 1300 Post Oak Boulevard, Suite 200, Houston, TX 77056; 713-830-2169; Email: pgraham@collierstexas.com.

DMB Capital & Real Estate Advisory, LLC is looking to acquire 1031 properties for between \$75 million and \$100 million throughout New York, NY, the tri-state area, Westchester County, NY and CT.

For more information, contact Dennis M. Behunick, DMB Capital & Real Estate Advisory, LLC, 99 Danbury Road, Ridgefield, CT 06877; 203-438-8645, Fax 203-438-5299; Email: dmbcapital@aol.com.

U.S. Land Investments, LLC is selling a land area of 14.17 acres in western NE. The site is excess land from a Wal*Mart Supercenter and the company will subdivide the site into one-acre lots. The site has an average daily traffic count of 16,000 vehicles. Area retail includes Cabela's, Arby's, McDonald's, Pizza Hut, Motel 6, Holiday Inn Express and American.

For more information, contact Tobin B. Knight, U.S. Land Investments, LLC, 1430 South Michigan Avenue, PH 2, Chicago, IL 60605; 312-235-2834, Fax 312-276-8429; Email: tknight@uslandllc.com; Web site: www.uslandllc.com.

Richard Bowers & Co. is selling an 83,000 sq.ft. center located on two major intrastate highways and directly off Interstate 75 in Macon, GA for \$5.9 million with a Cap rate of 8.75%. The center has a net operating income of \$516,000. The center is currently 100% leased with credit tenants and has site plans for a 20,000 sq.ft. outparcel. Area retail includes Walgreens, McDonald's, Wendy's and Pennington's.

For more information, contact Cynthia Sadler, Richard Bowers & Co., 260 Peachtree Street, Suite 2400, Atlanta, GA 30303; 404-816-1600, Fax 404-880-0077; Web site: www.richardbowers.com.

Stan Johnson Co. is selling a 122,472 sq.ft. Garden Ridge store located at Landmark Center at the intersection of Interstate 40 and West Wendover Avenue in Greensboro, NC for \$9.1 million. The site has an average daily traffic count of 85,000 vehicles. Area demographics include a population of 124,508 within five miles earning \$69,401 as the average household income. Area retail includes Home Depot, Lowe's Home Improvement, Target, Wal*Mart, Sam's Club, Best Buy, Kmart, Babies "R" Us, Kohl's and Circuit City.

For more information, contact Jeff Matulis, Stan Johnson Co., 6120 South Yale Avenue, Suite 813, Tulsa, OK 74136; 918-494-2690, Fax 918-494-9708; Email: jmatulis@stanjohnsonco.com; Web site: www.stanjohnsonco.com.

NewBridge Retail Advisors recently served as advisor in the sale of approximately a half acre of land located in the Brickell area of Miami, FL. The sales price and Cap rate were not disclosed. The site was previously occupied by a six-story office building. The company also served as advisor in the sale of Gainesville Towne Center, a 142,468 sq.ft. center located along Browns Bridge Road in Gainesville, GA. NewBridge represented **Kimco Realty Corp.** The buyer was a U.S. subsidiary of **Sterling CentreCorp., Inc.** The center is anchored by Big Lots and Office Depot. Area retail includes Colonial Lakeshore Mall, Wal*Mart Supercenter, Lowe's Home Improvement, Target, Home Depot, Publix, Kohl's and other national big box retailers.

For more information, contact Gary Saykaly, NewBridge Retail Advisors, Royal Centre One, 11675 Great Oaks Way, Suite 135, Alpharetta, GA 30022; 678-802-6500, Fax 678-802-6588.

Axis Realty Partners is representing a client looking to acquire 50,000 sq.ft. shopping centers throughout the Mid-Atlantic states that have upside potential.

For more information, contact John O'Dea, Jr., Axis Realty Partners, 24 Louella Court, Suite 240, Wayne, PA 19087; 610-687-4600 Ext. 301, Fax 610-687-0404; Email: jodea@axisrealtypartners.com.

NAI BT Commercial is selling Eagle River Retail Center, a center located in Boise, ID for \$5.264 million. The site has an average daily traffic count of 50,000 vehicles. Trade-area demographics include a population earning \$90,000 as the average household income.

For more information, contact Michael Maffia, NAI BT Commercial, 415-677-0478, Fax 415-956-3381; Email: pdaily@naibtcommercial.com.

Net Leased Retail Properties is selling SuperCenter Plaza in Natchitoches, LA for \$8.35 million with a Cap rate of 7.5%. The company also is selling a Costco ground lease and a North Fork Bank in Wharton, NJ for \$3.833 million with a Cap rate of 6%. The company also is selling the following Rite Aid stores throughout WA with Cap rates of 7%: \$6.6 million in Kent; \$7.395 million in Bremerton; Olympia for \$7.757 million and in Kirkland for \$8.569 million.

For more information, contact Shawn Jess, Net Leased Real Properties, 1090 Joshua Way, Suite B, Vista, CA 92801; 760-734-1130 Ext. 100, Fax 760-560-1607; Email: shawn@1031nnnsearch.com; Web site: www.1031nnnsearch.com.

Robert Stuart Real Estate is selling a portfolio of three Midwestern movie theaters on an absolute triple net basis. The price for the three is just under \$31 million with an initial Cap rate of 7.5%. There are 19 years remaining on the leases and rents increase by 8% every five years.

For more information, contact Robert Stuart, Robert Stuart Real Estate, 13064 Bender Drive, Moreno Valley, CA 92553; 951-247-2426; Email: rubobstu@verizon.net.

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