

ROYAL PROPERTIES BROKERS THE SALE OF CENTER SEVEN IN NORWALK, CT



Royal Properties Inc. is pleased to announce we have brokered the sale of Center Seven, located at 607 Main Avenue in Norwalk, Connecticut. This 38,662 square foot center is anchored by Starbucks, Citibank, and AFC Urgent Care. The property is made up of two pads and a retail/office strip center with twelve retail tenants.

"There was a great deal of interest in Center Seven. Located near the entrance to the Merritt Parkway, this property generates enormous exposure. The buyer, SWP Acquisitions, is the ideal buyer. With local ties to the community and their precision like analysis, they quickly realized the upside to owning this asset," says Jeff Kintzer, Principal of Royal Properties and the sole broker on this transaction. The sale price was \$12,850,000.

The complimentary mix of current retail tenants include Starbucks, AFC Urgent Care, Citibank, European Wax Center, Massage Envy, Wayback Burgers, The Cut Salon, Mathnasium, and Sand Wedge Deli. Center Seven is strategically located along Main Avenue (Route 7) which sees over 29,500 cars per day. Nearby retailers include Walmart, LA Fitness, TJ Maxx, Michael's, Stop & Shop, Mattress Firm, and many more.

For additional information on this transaction, please contact Jeff Kintzer at 914-237-3400, Ext. 103 (Jeff@RoyalPropertiesInc.com).

Royal Properties, Inc. is a full-service brokerage and consulting company providing real estate solutions for landlords and retailers throughout New York, New Jersey & Connecticut. To learn more about Royal Properties, Inc., please call 914-237-3400 or visit our website at www.royalpropertiesinc.com.



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