



KATZ & ASSOCIATES

FALL 2017

Katz & Associates | Retail Real Estate Brokers
Representing Retailers, Restaurants and Landlords
along the Eastern Seaboard for over 20 years

T E N A N T P O R T F O L I O I N V E S T M E N T S T R A T E G I C L A N D L O R D
R E P R E S E N T A T I O N M A N A G E M E N T S A L E S P L A N N I N G R E P R E S E N T A T I O N

NEW YORK | BOCA RATON | CHARLOTTE | LONG ISLAND | NAPLES | ORLANDO | NASHVILLE

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A NOTE FROM OUR | CEO



As we move into the final months of 2017, we are poised for continued growth internally while we evolve with the industry and culture of today's world. Technology continues to be an area of focus to ensure the best in class resources for our brokers and clients. Additionally as we grow, we continue to maintain our collaborative culture driven by numerous events throughout the year. Our most recent 2-day retreat in Delray Beach, FL was a huge success that generated a number of new and exciting initiatives. We will have a team of people at NY ICSC from our various offices.

Please call, email or stop by our Booth in NY #2263 to learn more about our team and services.

BRIAN KATZ | CEO
 briankatz@dkatz.com | 845.735.2382

KATZ EVENTS



**LAS VEGAS RECON
 KATZ COCKTAIL PARTY**

May 2017
 Las Vegas | Nevada



**TENNESSEE/KENTUCKY ICSC
 AFTER PARTY**

July 2017
 Nashville | Tennessee



**FLORIDA ICSC
 KATZ COCKTAIL PARTY**

August 2017
 Orlando | Florida



**KATZ COMPANY
 CONFERENCE**

October 2017
 Delray Beach | Florida

FUTURE EVENTS

- **New York City | NY
 New York Deal Making ICSC**
December 2017
- **Carolinas ICSC - Katz Cocktail Party**
March 2018
- **Las Vegas RECON - Katz Cocktail Party**
May 2018
- **Tennessee/Kentucky - After Party**
July 2018
- **Florida Conference - Katz Cocktail Party**
August 2018

Also Attending the:

ICSC
 ICSC New York Deal Making
 ICSC North Florida
ideaexchange
 ICSC West Florida
ideaexchange
 ICSC CAROLINAS
 CONFERENCE & DEAL MAKING



#ICSCNYDM

ICSC New York Deal Making
 JAVITS CONVENTION CENTER | NEW YORK CITY

BOOTH 2263
 DECEMBER 6TH & 7TH, 2017



EXPANDING OUR TALENT

IN OUR FL OFFICE

ERIC SPRITZ

FL Market

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DAVID S LIPP

FL Market

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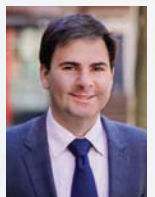


IN OUR NYC OFFICE

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CHECK OUT OUR NEW WEBSITE
KATZASSOCIATES.COM



NORTHEAST

We continue to grow in the New York office led by active Tenant rep and new and exciting leasing projects. Most recently, we started a new assignment with Party City in the outer boroughs and Long Island led by Amy Staats and Brian Katz. Floor & Decor continues to seek 75-80k square foot boxes and First Watch, led by Hugh Scullin and Amy Staats is pushing through Philadelphia into North and Central New Jersey. On the leasing side, we continue to add new projects including Garden City, NY led by Anthony Russo; The Wellmont Theater, Montclair, NJ led by Jonathan Greenberg and two former Bob's Stores locations in Danbury, CT and Manchester, CT led by Brian Katz. New projects combined with a great roster of existing Tenants and Landlords has made for a successful 2017!



Floor & Decor operates approximately 80 warehouse-format stores across 20 states, recently opening it's Paramus NJ location. The stores average approximately 72,000 SF, which is typically larger than any specialty retail flooring competitors' stores. Floor & Decor continues to seek high quality locations in North/Central NJ, Long Island, Westchester County, NY & CT.

Contact Brian Katz for more details.

TENANT SPOTLIGHT



Party City helps its customers celebrate every occasion with an unrivaled selection of merchandise, competitive pricing and a helpful and knowledgeable

staff. At Party City, they make it easy to create unforgettable moments, thanks to party know-how and an unparalleled selection of unique and trendy items.

Party City operates over 900 specialty retail party supply stores (including approximately 150 franchise stores) throughout North America operating under the names Party City and Halloween City. With the help of Katz & Associates, Party City is currently seeking sites between 12,000 to 15,000 square feet in Long Island (Nassau & Suffolk counties), Brooklyn, Queens, Staten Island & Bronx, New York.



Contact Amy Staats & Brian Katz for more information.

CURRENT TENANTS



RECENTLY DONE DEALS



FEATURED LISTINGS

114 Federal Road
Danbury | CT



BRIAN KATZ
briankatz@dkatz.com

Shoppes at Flemington
Flemington | NJ



AMY STAATS
amystaats@dkatz.com

New Construction
Garden City | NY



ANTHONY RUSSO
anthonyrusso@dkatz.com

Former Specialty Grocer
Livingston | NJ



BRIAN KATZ
briankatz@dkatz.com
AMY STAATS
amystaats@dkatz.com

Middletown Marketplace
Middletown | NJ



JONATHAN GREENBERG
jonathangreenberg@dkatz.com

New Development
Montclair | NJ



BRIAN KATZ
briankatz@dkatz.com

AMY STAATS
amystaats@dkatz.com

JONATHAN GREENBERG
jonathangreenberg@dkatz.com

Shoppes at Market Street
Nanuet | NY



DONNY MOSKOVIC
donymoskovic@dkatz.com

Nanuet Shoparama
Nanuet | NY



DONNY MOSKOVIC
donymoskovic@dkatz.com

Consumer Centre
West Long Branch | NJ



AMY STAATS
amystaats@dkatz.com

Restaurants & specialty fitness are the NAME OF THE GAME in the Carolinas. The Habit Burger, Tacos 4 Life, Firebirds and Texas Roadhouse have kept us busy in the Carolinas!! Retro Fitness is entering the Charlotte market with a new store to open in the Galleria Shopping Center in Charlotte, Spring 2018. We have located 12+ locations for Club Pilates throughout North and South Carolina with more on the way.

Pet Supermarket has 13 locations under construction and more to come. Ford Fry's Superica is expected to open in Southend (Charlotte) in the Spring with live music and the best Tex Mex outside of Houston!

ENTERING NEW MARKETS



Contact | Julie Gardner



The Fayetteville market will have reason to celebrate when The Habit Burger Grill opens its doors. With the help of Margot Bizon, The Habit is expanding in the Carolinas. The Habit is known for its award-winning Charburger which features 100% fresh, never frozen ground beef grilled over an open flame and topped with melted cheese, caramelized onions, pickles, fresh tomato, crisp lettuce, and mayo served on a toasted bun. Their restaurants have been serving the Best Tasting Burger in America exactly this way since the first Habit opened in 1969.



Contact | Margot Bizon

CURRENT TENANTS



TENNESSEE

With announcements of IKEA in Nashville, continued job growth in Middle and East TN, our tenants are exploring all opportunities. The Nashville office is happy to report several new development projects across the state of Tennessee that we have been touring with our retailers including Qdoba, Burlington, Kay, and Pet Supermarket. We are currently working with Carolina Holdings on a ground up development project in Crossville, TN that will open in the Spring of 2019. Several big box retailers will align with several of our own retailers in this market. Talbots has renewed interest in the TN markets. Dental Works is actively looking for A+ sites in most TN markets.

For more information on Tennessee contact | Emily Schneller and Holly Buchanan

RECENTLY DONE DEALS

Pet Supermarket

- Belmont | NC
- Fort Mill | NC
- Concord | NC
- New Bern | NC
- Greenville | SC
- Columbia | SC
- Summerville | NC

CYCLEBAR

- Winston-Salem | NC
- Mt Pleasant | SC
- James Island | SC



- Huntersville | NC

CLUB PILATES

- Raleigh | NC
- Chapel Hill | NC
- Charlotte | NC
- Matthews | NC
- Asheville | NC
- Mooresville | NC
- Huntersville | NC
- Wilmington | NC



- Chattanooga | TN



- Charleston | SC



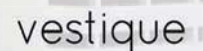
- Chapel Hill | NC



- Charlotte | NC



- Murfreesboro | TN
- Brentwood | TN



- Mt Pleasant | SC

SOUTHEAST

It's a **Hole In One** for the Boca Raton office! We ended the third quarter with the closing of the first TopGolf deal in South Florida. Expected to open in Miami Gardens next quarter, the lease was handled by Daniel Solomon and the sale was handled by both Daniel Solomon and Jon Cashion – a job well done! They are not the only two busting out with amazing deals – Five Below has completed 10 store openings, represented by Marty Hennessy and Pet Supermarket has completed 6 store openings on the west coast, represented by Paige Eber. Not to mention our leasing department brought in 3+ million square feet of property this quarter raising our total to 8+ million square feet. It really has been a great few months – to say that we are proud of all our brokers wouldn't be enough; their continued dedication and persistence in deal making has really set the bar for our competition.

Let's talk about properties, properties, properties. Our team has been hitting the pavement and was recently assigned the leasing on two large anchor boxes in Palm Beach County. A 125,000 SF former Gander Mountain box located in Palm Beach Gardens, represented by Daniel Solomon and Jon Cashion, and the other is an 88,000 SF former Expo Design center in Boynton Beach, represented by Jon Cashion. Additionally, Roxanne Register has procured the leasing for Cross County Plaza in West Palm Beach with 125,000 SF availability.

Marty Hennessy has been actively working with DSW as their deals have been picking back up again along with a rollout of their new "warehouse" look for their stores which is expected to debut in 2018. David Emihovich hopes to bring Prana out of Florida as they look to other markets for expansion. They are seeking upscale, high-end regional shopping centers that can accommodate their 4,000 SF footprint.

The Boca Raton office hosted a paintball event in November. We had such a great turnout last year that we decided to bring back our "Get Even" event on November 17th. We also are coming off of a great party at Mango's Café in Orlando during the ICSC; we co-hosted with Hutton and Bowman Development which had a guest count of nearly double what it was last year. Keep us on your radar because we will definitely be doing it again next year – it's a party you won't want to miss!

Here's to finishing out 2017 strong!

TENANT UPDATE

Pet Supermarket

Selling more than 8,000 pet care products and services on their website and in over 170 stores, Pet Supermarket has it all for your furry friends. Specializing in pet food, toys, medicine and clothing, they also offer pet grooming in some locations. With the help of Paige Eber, Pet Supermarket is making deals happen and opened stores in Port Charlotte and Fort Myers. Recently done deals include the Punta Gorda, Naples, Lakewood Ranch and Orlando markets. David Emihovich of Katz & Associates, has also helped secure them a space in the Delray Market.



Contact David Emihovich for more information.

five BELOW

Five Below is one of the fastest growing retailers in the country with more than 575 stores in 32 states. With the help of Marty Hennessy of Katz & Associates, Five Below made a splash in the Florida market opening over 7 stores. Sunrise Center in Orlando, Kissimmee, Tamarac, Altamonte Springs, Wellington, Winter Park and Tallahassee are just a few of the markets that have opened new locations.

Contact Marty Hennessy with opportunities.



CURRENT TENANTS



RECENTLY DONE DEALS



Naples | FL



Del Prado
Cape Coral | FL
Pine Island
Cape Coral | FL



St. Cloud | FL
Plant City | FL
Panama City | FL
Memphis | TN



St. John's | FL
St. Cloud | FL
Dania Pointe | FL
Lake Park | FL
Daytona Beach | FL
Pines City Center
Pembroke Pines | FL
Sunset Point
Clearwater | FL



Viera | FL



Plantation | FL
Pembroke Pines | FL
Winter Park | FL
South Orange
Orlando | FL
Palm Beach
Gardens | FL



Coral Springs | FL

SOUTHEAST LEASING UPDATE

- Beg For More Thai Tapas Bar and Restaurant opened its 2nd location at 19 SE Fifth Ave in Delray Beach
- New exterior location for Lemongrass at The Mall of Wellington Green coming February 2018
- 28,000 SF Advanced Auto Superstore at Okee Square in West Palm Beach
- 36,850 SF availability in Delray Commons located at Atlantic Ave & Military Trail in Delray Beach
 - Contact Roxanne Register & Nicole Fontaine for more info
- Anchor Space available in Tampa at Marketplace at Fowler with up to 75,000 SF
 - Contact David Eggnatz for more info



LEASE & SALE IN MIAMI GARDENS

Daniel Solomon represented the developer, Urban Property Holdings LLC, to procure the ground lease of the first TopGolf in South Florida. TopGolf is expected to open in Miami Gardens in Q4 2017. Furthermore, Jonathan Cashion and Daniel Solomon represented the developer on the subsequent sale of the asset to STORE Capital.

DELRAY BEACH | FL

1405 NO. FEDERAL HIGHWAY

- +/- 1 acre
- Ground lease or Build to Suit
- Lighted Intersection
- 137' frontage x 252' deep



Roxanne Register | 561.869.4346 | roxanneregister@dkatz.com

PALM BEACH GARDENS | FL

FORMER GANDER MOUNTAIN

- Southeast corner of I-95 and Northlake Boulevard
- I-95 visibility to 160,500 vehicles per day
- Building size is ±125,641 SF on 13.18 Acres
- Landlord would consider subdividing



Jon Cashion | 561.869.4342 | joncashion@dkatz.com

Daniel Solomon | 561.869.4351 | danielsolomon@dkatz.com

BOYNTON BEACH | FL

BOYNTON BOULEVARD MARKETPLACE

- Approximately 51,000 SF of retail/restaurant space for lease
- Leases with a national grocer, national QSR's and national retailers
- Nearly 60,000 VPD at the signalized intersection



Daniel Solomon | 561.869.4351 | danielsolomon@dkatz.com

NORTH PALM BEACH | FL

CRYSTAL COVE COMMONS

- Join newly signed Cucina Cabana, a high-end and modern Italian restaurant and Biometrix, a premier health, wellness and fitness center
- 116,602 SF of high-end restaurant and retail opportunities



Nicole Fontaine | 561.869.4350 | nicolefontaine@dkatz.com

FORT MYERS | FL

DOLLAR TREE NN INVESTMENT

- NN Lease; Landlord maintains roof and structure. Roof is new, July 2016.
- Outparcel to Walmart Neighborhood Market center
- Highly visible free-standing building



Paige Eber | 561.869.4341 | paigeeber@dkatz.com

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BOCA RATON | FL

200 EAST

- 200 E Palmetto Park Road
- For Sale or Lease
- 2 - retail or office suites
- Direct frontage on Palmetto Park Road or Mizner Blvd



Roxanne Register | 561.869.4346 | roxanneregister@dkatz.com

BOYNTON BEACH | FL

+88,004 SF BIG BOX ANCHOR

- Available for lease or sale on 6.7 acres
- Space can be subdivided
- Located at the corner of I-95 and Woolbright Blvd
- Abundant parking; 365 parking spaces



Jon Cashion | 561.869.4342 | joncashion@dkatz.com

PEMBROKE PINES | FL

WESTFORK PLAZA | PARAISO PARC

- Dominant shopping center in one of the highest income trade areas in South Florida
- 2,000 - 6,678 SF endcap adjacent to Ulta Beauty available



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PEMBROKE PINES | FL

FLAMINGO MARKET PLACE

- Available ±4,641 SF of 2nd generation restaurant space
- Coming available January 2018: ±6,156 SF
- Located on the northeast corner of Flamingo Road and Pembroke Road



David Eggnatz | 561.869.4344 | davideggnatz@dkatz.com

WESLEY CHAPEL | FL

THE SHOPS AT WIREGRASS

- Strategically located on the northeast corner of SR 56 and Bruce B. Downs Boulevard
- Project size: 800,000 SF Available with an additional 100,000 SF in Phase II



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NORTHEAST

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