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**TENANT REPRESENTATION**



**OFFICES:  
NEW YORK**



**KATZASSOCIATES.COM**



**FLORIDA**



**LEASING**



**NORTH CAROLINA**

**SPRING 2015**



 **@KatzRetail**



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## CHAIRMAN'S | MESSAGE



With 86 retail clients and over 2.6M square feet of landlord representation, it would be fair to say that our group is actively engaged in multiple markets. We remain committed to never take on assignments that can't be serviced to the highest standards. In the ongoing effort to meet the demands of new clients

and to continue to be available for new opportunities, we have selectively added new staff in all of our offices. We are proud to be representing some of the most aggressive retailers in today's marketplace along with select owners of well positioned properties. We're looking forward to Las Vegas RECon and invite you to call for an appointment or stop by our booth in South Hall (S2634).

**DAN | KATZ**

Chairman & CEO

dkatz@dkatz.com | 845.735.2428

## CORPORATE NEWS

### Saks Fifth Avenue OFF 5TH IS ON

OPENS in White Plains, NY; Boca Raton, FL; Las Vegas, NV

On March 11, 2015, Saks Fifth Avenue OFF 5TH opened its doors in the former Loehmann's site in White Plains Shopping Center on Tarrytown Road. Brian Katz, COO & President of Katz & Associates, represented Saks Fifth Avenue OFF 5TH in this transaction. "White Plains is a dominant regional node that is conveniently located and accessible from all of Westchester County."



Another former Lohemann's site opened in Boca Raton, Florida. The 23,400 square foot store was received with great fanfare on March 26, 2015, and Katz & Associates was proud to have been a part of the celebration. "We are honored to have been able to work with Saks Fifth Avenue OFF 5TH in securing their newest Palm Beach County location,"

said Brian Katz, President & COO of Katz & Associates.

"Hudson's Bay was especially strategic in selecting their fifth location on the east coast of southern Florida, and this particular location in Boca Raton is a natural fit offering tremendous potential," said David Emihovich, Principal of Katz & Associates. The transaction was completed with Randy Tulepan, owner of the Somerset Shoppes shopping center.



If you are in town for RECon, you must stop by Town Square Las Vegas and check out Saks Fifth Avenue OFF 5TH's newest store. This brand new 44,000 sq. ft. store at Town Square Las Vegas has 1,000 of the most sought-after designer labels in fashion-all under one roof. It's a must see.

Katz & Associates continues to work with Saks Fifth Avenue OFF 5TH in their efforts to identify future sites in densely populated, regional markets nationwide. For more information, please contact Brian Katz.

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### KATZ LEASES OVER 150,000 SQ. FT. FOR

#### DSW

DESIGNER SHOE WAREHOUSE®

Katz & Associates is pleased to announce that it represented DSW Shoes in the following transactions:

#### RECENTLY OPENED LOCATIONS:

Sarasota, FL	18,000 SF
Vestal, NY	10,866 SF
Collegeville, PA	14,431 SF

#### COMING SOON LOCATIONS:

Guilford, CT	13,957 SF
Trexlerstown, PA	15,428 SF
North Wales, PA	17,585 SF
Rockaway, NJ	18,283 SF
West Babylon, NY	14,750 SF
Mount Pleasant, SC	15,200 SF
Tuscaloosa, AL	15,000 SF

DSW Shoes continues to seek locations in both suburban and urban shopping centers and freestanding spaces. The typical store size ranges from 17,500-25,000 SF – smaller concept – 12,000-18,000 SF.

FOR THE COMPLETE LIST OF OUR PROPERTY LISTINGS VISIT [WWW.KATZASSOCIATES.COM](http://WWW.KATZASSOCIATES.COM)

### TAMARAC FLORIDA

#### Sunshine Plaza

• Small Shop & Big Box Redevelopment Potential  
Contact: Daniel S. danielsolomon@dkatz.com D: 561.869.4351 or Jon joncashion@dkatz.com D: 561.869.4342

### VERO BEACH FLORIDA

#### 6350 Shoppes

• 6,000 SF (62' x 96' 3") (Divisible)  
• Prime retail Out Parcel Building fronting the Indian River Mall  
Contact: Roxanne roxanneregister@dkatz.com D: 561.869.4346

### WEST PALM BEACH FLORIDA

#### Cross County Plaza

• Up to 130K SF Box available for lease or ground lease  
Contact: Roxanne roxanneregister@dkatz.com D: 561.869.4346 or Daniel S. danielsolomon@dkatz.com D: 561.869.4351

### WEST PALM BEACH FLORIDA

#### Shoppes of Forest Hill

• Walmart Neighborhood Market Coming Soon (1Q 2016)  
Contact: Jon joncashion@dkatz.com D: 561.869.4342 or David Em. davidemihovich@dkatz.com D: 561.869.4345

### WEST PALM BEACH FLORIDA

#### Okee Square

• ±26,000 SF with approx. 133' frontage x 187' deep  
• ±28,692 SF with approx. 168' frontage x 170' deep  
Contact: Roxanne roxanneregister@dkatz.com D: 561.869.4346

### WESLEY CHAPEL FLORIDA

#### The Shops at Wiregrass

• Outlot Opportunities Available - Project size: 800,000 sq. ft.  
Contact: David Em. davidemihovich@dkatz.com D: 561.869.4345 or Paige paigeeber@dkatz.com D: 561.869.4341

### ATHENS GEORGIA

#### 296 W Broad Street

• 3,760 - 4,000 sq. ft.  
• Located across from the entrance of the University of Georgia with an enrollment of 35,000 students  
Contact: Julie juliegardner@dkatz.com P: 704.602.9350

### CHARLOTTE NORTH CAROLINA

#### 6701 E. Independence Blvd

• Pet Supermarket sublease through 8/31/2017  
• 50 +/- Parking spaces  
Contact: Margot margotbizon@dkatz.com D: 704.602.9358

### MOORESVILLE NORTH CAROLINA

#### Martin Crossing

• Panera anchored shopping center  
• High Incomes; "Main & Main" in market  
Contact: Julie juliegardner@dkatz.com P: 704.602.9350

### WINSTON-SALEM NORTH CAROLINA

#### Harper Hills

• Premiere shop space available in line with Harris Teeter  
• Excellent access and visibility from Country Club Road  
Contact: Margot margotbizon@dkatz.com D: 704.602.9358

### FLEMINGTON NEW JERSEY

#### The Shoppes at Flemington

• 135,000 sq. ft. lifestyle center boasting a broad array of retailers, eateries and specialty shops  
• 1,800 to 6,400 sq. ft. Available  
Contact: Amy amystaats@dkatz.com P: 845.735.2297

### SHREWSBURY NEW JERSEY

#### Staples Plaza

• Community Center with a total GLA of 60,000 sq. ft.  
• Center Anchored by: Staples & Trader Joes  
Contact: Amy amystaats@dkatz.com P: 845.735.2297

### SOMERSET NEW JERSEY

#### Cedar Grove

• 70,000 sq. ft. Community Shopping Center  
• Center tenants include: Starbucks & Moe's Southwest Grill  
Contact: Amy amystaats@dkatz.com P: 845.735.2297

### FREEPORT NEW YORK

#### Freeport Plaza

• 3,000 sq. ft. Outparcel Available  
• 1,500 sq. ft. Inline Space Available  
Contact: Anthony anthonyrusso@dkatz.com P: 561.231.4232

### NANUET NEW YORK

#### 300 East Route 59

• 30,000 SF For Lease or Re-Development  
• Route 59 & Route 304 Exposure  
Contact: Donny donnymoskovic@dkatz.com D: 845.735.2373

### NYACK NEW YORK

#### Build to suit or land lease pad site

• Approximately 1,100 SF building with 10-12 Car Stack Drive Thru  
• Prominently located across from NYS Thruway entrance  
Contact: Donny donnymoskovic@dkatz.com D: 845.735.2373

### SUFFERN NEW YORK

#### 74 Lafayette

• 6,635 SF available: 3,860 SF Street Level; 2,775 SF Parking Level  
• Ample street & Municipal parking  
Contact: Donny donnymoskovic@dkatz.com D: 845.735.2373

### INDIAN LAND SOUTH CAROLINA

#### Edgewater Retail

• 10,010 sq. ft. of Retail Space  
• Restaurant end cap with patio available  
Contact: Margot margotbizon@dkatz.com D: 704.602.9358

**BOYNTON BEACH** FLORIDA  
**Boynton Beach Blvd & Hagen Ranch Rd**  
 • New Development Box Space & Outparcels Available  
 Contact: David Em. davidemihovich@dkatz.com D: 561.869.4345  
 or Daniel S. danielsolomon@dkatz.com D: 561.869.4351

**BOYNTON BEACH** FLORIDA  
**New Construction - Will Build to Suit**  
 • Located directly in front of the Boynton Beach Mall  
 • Signalized intersection at Congress Ave & Old Boynton Rd  
 Contact: Jon joncashion@dkatz.com P: 561.869.4342 or  
 David Em. davidemihovich@dkatz.com

**CORAL SPRINGS** FLORIDA  
**Walmart Outparcel Center**  
 • 1,260 sq. ft. Inline space available  
 • Tenants include: Starbucks, GameStop, GNC & Supercuts  
 Contact: Daniel S. danielsolomon@dkatz.com D: 561.869.4351

**CORAL SPRINGS** FLORIDA  
**1400 University Drive**  
 • Located across from the Coral Square Mall on the busy &  
 dense University Drive  
 Contact: Jon joncashion@dkatz.com D: 561.869.4342

**DEERFIELD BEACH** FLORIDA  
**3701 W. Hillsboro Blvd**  
 • Ground lease or build to suit  
 • Located at one of the busiest major retail nodes in Broward Cnty  
 Contact: David Em. davidemihovich@dkatz.com D: 561.869.4345  
 or Daniel S. danielsolomon@dkatz.com D: 561.869.4351

**DELRAY BEACH** FLORIDA  
**Addison Place**  
 • 2,403 sq. ft. Inline space available  
 • Located in the wealthy Boca/Delray Beach Country Club Area  
 Contact: Roxanne roxanneregister@dkatz.com D: 561.869.4346

**DELRAY BEACH** FLORIDA  
**Delray Village Shoppes**  
 • ±54,968 SF new retail development  
 • Join Starbucks, Buffalo Wild Wings, Five Guys, Tijuana Flats,  
 Gentle Dental and Sport Clips  
 Contact: Roxanne roxanneregister@dkatz.com D: 561.869.4346

**DELRAY BEACH** FLORIDA  
**Uptown Atlantic**  
 • New Development - Total Retail square footage 49,660 sq. ft.  
 • Delivery 3rd Quarter 2016  
 Contact: Roxanne roxanneregister@dkatz.com D: 561.869.4346

**DELRAY BEACH** FLORIDA  
**Harbor Plaza**  
 • 50,000 SF retail center anchored by new Fresh Market,  
 Panera Bread & Carrabba's  
 Contact: Roxanne roxanneregister@dkatz.com D: 561.869.4346

**DELRAY BEACH** FLORIDA  
**417 E Atlantic Ave**  
 • 2,160 sq. ft. available  
 • 400 block of Atlantic Avenue, in the exciting fashion & dining district  
 Contact: Roxanne roxanneregister@dkatz.com D: 561.869.4346

**JENSEN BEACH** FLORIDA  
**Freestanding Restaurant or Retail For Lease or Sale**  
 • 6,548 SF Fully equipped restaurant  
 • 11,771 SF pad in the strip center or landlord will convert to  
 retail one user  
 Contact: Roxanne roxanneregister@dkatz.com D: 561.869.4346

**JUPITER** FLORIDA  
**Jupiter Farms Shopping Center**  
 • Publix-anchored Shopping Center  
 • Small shop space available: 1,400 SF; 1,750 SF; 3,600 SF  
 Contact: Roxanne roxanneregister@dkatz.com D: 561.869.4346

**LAKE WORTH** FLORIDA  
**Shops at Mission Lakes**  
 • Inline space: 1,300 SF Bay 106; 1,300 SF Bay 108  
 • Outparcel space: ±4,587 SF for Restaurant; 18,719 SF (2016)  
 Contact: Roxanne roxanneregister@dkatz.com D: 561.869.4346

**LAKE WORTH** FLORIDA  
**3.04 Acres**  
 • Available for ground lease  
 • Now Zoned for Commercial Low (CL) in unincorporated Palm  
 Beach County  
 Contact: Daniel S. danielsolomon@dkatz.com D: 561.869.4351

**LAKE WORTH** FLORIDA  
**4400 Hypoluxo Road**  
 • About 1 acre on Hypoluxo Rd & Military Trail with CH zoning  
 Contact: Daniel S. danielsolomon@dkatz.com D: 561.869.4351  
 or Jon joncashion@dkatz.com D: 561.869.4342

**LIGHTHOUSE POINT** FLORIDA  
**3110 Plaza**  
 • Available bays: 780 SF; 1,000 SF; 1,081 SF; 2,183 SF; 2,200 SF  
 • End cap with up to 6,244 SF contiguous available  
 Contact: Roxanne roxanneregister@dkatz.com D: 561.869.4346  
 or Jon joncashion@dkatz.com D: 561.869.4342

**MIAMI** FLORIDA  
**University Shoppes**  
 • Box & Shop space available across from FIU  
 Contact: Daniel S. danielsolomon@dkatz.com D: 561.869.4351  
 or Jon joncashion@dkatz.com D: 561.869.4342

**MIAMI GARDENS** FLORIDA  
**The Exchange at Golden Glades**  
 • New Power Retail Center Development  
 • Project is approximately 150,000 sq. ft.  
 Contact: Daniel S. danielsolomon@dkatz.com D: 561.869.4351



**LOFT**  
 THE SHOPPES AT FLEMINGTON  
 Flemington | NJ



**bevello**  
 Greensboro | NC  
 Raleigh | NC  
 Columbia | SC  
 Charleston | SC



**BJS RESTAURANT & DELI**  
 Nanuet | NY



**CATO FASHIONS**  
 Apex | NC



**Chick-fil-z**  
 Mandarin | FL  
 Palm Coast | FL  
 Delray Beach | FL  
 Miami | FL



**DOLLAR GENERAL**  
 Homestead | FL  
 N. Miami | FL



**FirstWatch**  
 Raleigh | NC




**five BELOW**  
 THE SHOPPES AT FLEMINGTON  
 Flemington | NJ



**francesca's COLLECTIONS**  
 Asheville | NC  
 Pinecrest | NC



**HENNING'S**  
 NAPLES OUTLET CENTER  
 Naples | FL



**HOBBY LOBBY**  
 Deerfield Beach | FL  
 Titusville | FL  
 Hialeah | FL



**LAUNDROMART**  
 Hialeah | FL



**o2b KIDS!**  
 Oviedo | FL



**PINOT'S PALETTE**  
 Nanuet | NY



**pure barre**  
 Estero | FL



**Retro Fitness**  
 New York | NY  
 Cortlandt Manor | NY  
 Hempstead | NY



**Saks Fifth Avenue OFF 5TH**  
 White Plains | NY  
 Boca Raton | FL  
 Las Vegas | NV  
 Roseville | CA  
 San Francisco | CA



**SALLY BEAUTY SUPPLY**  
 Flagler  
 Miami | FL  
 Fontainebleau  
 Miami | FL



**THE FRESH MARKET**  
 East Blvd  
 Charlotte | NC  
 Mallard Crossing  
 Charlotte | NC



**The Habit BURGER GRILL**  
 Delray Beach | FL  
 Miami | FL



**ULTA BEAUTY**  
 Sebring | FL  
 St. Augustine | FL  
 Viera | FL

**UPDATE: NEW YORK & NEW JERSEY METRO**

"It was a very busy 2014 in the Tri-State area (investors, developers, landlords & tenants) and 2015 has already exceeded my expectations," said Donny Moskovic of Katz & Associates. Tenant representation is busy and an even mix of people are opening franchises for a career and are investing for an additional revenue stream. "It is exciting to see brands expanding into new markets and I am experiencing the upswing firsthand in my recent lease deals," said Donny. Retro Fitness, 12,500 SF Cortlandt Manor, NY – Bounce U, 15,000 SF Nanuet, NY – Pinot's Palette, 2,500 SF Nanuet, NY.



On the landlord side of things, owners are getting better lease terms than in recent history. It is also exciting to see a steady increase of retail development and redevelopment projects of which at least 50% of our leasing efforts are being focused on. Some of Donny's exciting projects for 2015 in the metro area are 74 Lafayette in Suffern, NY a retail/office new development pioneering the revitalization of downtown Suffern. 69 Route 59 in Nyack, NY, a pad site development available for lease. 300 East Route 59 in Nanuet, NY, a 30,000 SF former Ethan Allan available for lease or redevelopment. 566 Sterling Mine Road in Tuxedo, NY, a 30,000 SF retail/mixed use development and 220 Passaic Street in Passaic, NJ, a 300,000 SF retail redevelopment that is enabling new retailers to enter the tight market.

Amy Staats has represented Garrison Investment Group on their lifestyle centers in both Flemington and North Brunswick, NJ. In total she has negotiated nearly 100,000 SF of retail space between new leasing opportunities and lease renewals over the last two years. A few of the recent deals completed in these centers include ULTA Beauty, Charming Charlie and Corner Bakery Cafe. The newest additions to her leasing portfolio are Staples Plaza in Shrewsbury, NJ. A 60,000+ SF community strip center anchored by Trader Joe's and Staples as well as Cedar Grove Centre, a 70,000+ SF community center located in the heart of Somerset, NJ. Both opportunities boast a broad array of retail and have opportunities for local, regional and national operators.

The leasing landscape on Long Island continues to trend upward, in the regional mall areas as well as local neighborhood markets. Neiman Marcus is under construction at the Roosevelt Filed Mall in Garden City, one of the top regional malls in the country. The mall currently is under a complete face lift with a beautiful new food court & new restaurant options on the way. The health club sector continues to be hot as Retro Fitness, Lifetime & LA Fitness all with new locations under construction. The QSR category continues growing at a rapid pace with new deals inked by Moe's Southwest Grill, Blaze Pizza, Chipotle & Shake Shack. Katz & Associates has recently negotiated deals on behalf of Salons By JC, Retro Fitness, Moe's Southwest Grill & NEFCU with the help of Anthony Russo.



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**CLIENTS CORNER**



Hobby Lobby operates over 600 stores across the nation that average 55,000 square feet. Hobby Lobby is an industry leading retailer offering more than 70,000 arts, crafts, hobbies, home decor, Holiday, and seasonal products. Katz recently secured the assignment to represent Hobby Lobby in the following suburban Philadelphia counties: Bucks, Montgomery, Chester, Delaware & Philadelphia.



Floor & Decor is a leading specialty retailer in the hard surface flooring market, offering the broadest in-stock selection of tile, wood, stone, related tools and flooring accessories - at the best prices. Katz represented Floor & Decor in its first New Jersey location scheduled to open in Wayne, NJ Spring 2015. Floor & Decor continues to seek high quality locations in NJ and Westchester County NY with the assistance of Katz.



Savers is a leader in the retail thrift industry featuring a variety of vintage and collectible items. Katz was recently awarded the assignment for North and Central New Jersey in addition to Long Island. Savers is seeking boxes 20,000 - 30,000 SF. Freestanding and end-cap locations preferred.

Contact - Brian Katz



 Size: 3,000 sq. ft. Territory: AL, NC, SC & TN Contact: Marty, Julie	 Size: 2,000 - 3,000 sq. ft. Territory: Nationwide Contact: Julie	 Size: 7,500 sq. ft. Territory: NC & SC Contact: Julie	 Size: 4,000 sq. ft. Territory: North Carolina Contact: Julie, Margot
 Size: 1,800 - 2,500 sq. ft. Territory: SC & GA Contact: Margot	 Size: 12,000 - 20,000 sq. ft. Territory: AL, AR, CT, DE, FL, GA, KY, LA, MI, MS, NC, NJ, NY, Eastern PA, SC, TN & PR Contact: Brian, Marty, Julie, David Em.	 Size: 1,500 - 1,800 sq. ft. Territory: North Carolina Contact: Margot	 Size: 6,700 sq. ft. Territory: South FL, NC, SC, NJ: Monmouth County & North Contact: Amy, Julie, Paige
 Size: 3,500 - 4,000 sq. ft. Territory: Philadelphia MSA, FL, GA, NC, SC, Southern VA Contact: Brian, Marty, Julie, David Em.	 Size: 1,200 sq. ft. Territory: NC, SC & VA Contact: Julie	 Size: 1,200 sq. ft. Territory: NC: Charlotte Metro, Asheville, Western NC, SC: Greenville, Spartanburg Contact: Julie, Margot	 Size: 1,400 - 1,800 sq. ft. Territory: NC: Charlotte & Asheville, Eastern TN Contact: Margot
 Size: 1,000 - 1,800 sq. ft. Territory: North Carolina Contact: Margot	 Size: 1,600 sq. ft. Territory: NC & SC Contact: Julie, Margot	 Size: 16,000/6K - 7K sq. ft. Territory: FL: 595 South in Broward to Miami-Dade Counties; SC Contact: Julie, David Em.	 Size: 10,000 sq. ft. Territory: NC, SC & VA (excluding DC) Contact: Julie
 Size: 7,000 - 9,000 sq. ft. Territory: AL, FL, NC, SC, TN & VA Contact: Marty, Julie, David Em., Margot	 Size: 28,000 - 42,000 sq. ft. Territory: Nationwide Contact: Brian, Marty, Julie, David Em.	 Size: 1,500 - 2,000 sq. ft. Territory: SE & SW FL, NC, SC & GA Contact: Daniel S., Paige, Margot	 Size: 6,000 - 8,000 sq. ft. Territory: Metro NY, NC, SC Contact: Brian, Anthony, Julie
 Size: 1,200 sq. ft. Territory: NC & SC Contact: Julie	 Size: 6,300 - 7,200 sq. ft. Territory: NC & SC Contact: Julie	 Size: 21,000 sq. ft. Territory: NC & SC Contact: Julie	 Size: 4,500 - 5,000 sq. ft. Territory: North Carolina Contact: Julie, Margot
 Size: 2,500 - 3,200 sq. ft. Territory: FL, Western TN, NC & SC Contact: Marty, Julie	 Size: 6,000 sq. ft. +/- Territory: NC & VA Contact: Julie	 Size: 2,500 - 3,000 sq. ft. Territory: North Carolina Contact: Margot	 Size: 4,000 sq. ft. +/- Territory: NC & SC Contact: Julie
 Size: 1,400 sq. ft. Territory: NC & SC Contact: Julie			

**CLIENTS IN THE NEWS**

Charlotte, NC - March 24, 2015 - The Fresh Market Inc. (NASDAQ:TFM) confirmed its plans for a Dilworth store on Tuesday, ending months of speculation about the specialty grocer's intentions.



"The store will be on East Boulevard, occupying a 14,400-square foot space that was formerly home to Blacklion," says Julie Gardner of Katz & Associates. Gardner represented Greensboro-based Fresh Market in the transaction. Brad Murr of MPV Properties represented the landlord. The Fresh Market declined to comment.

In mid-January design consulting firm Kimley-Horn submitted a filing with city planners indicating the Blacklion space would be redeveloped for a new grocery use.

This will be The Fresh Market's sixth store in Charlotte. The Fresh Market operates 171 stores and has plans for expansion across the country. "We're working on a number of other locations throughout North and South Carolina that will all be in the 20,000-square-foot range," Gardner says. Source: Charlotte Business Journal, Tuesday March 24, 2015

# NORTH CAROLINA | OFFICE

## CAROLINAS ARE ON FIRE

For many years the Carolinas have been on the radar for most retailers looking for high growth in strong markets.

The Carolinas provide this from the strength of Charlotte & Raleigh to Greenville & Charleston. There is literally something here for everyone. From the mountains to the beaches, we are on FIRE! Probably the most obvious focus has been in the grocery sector. We are seeing an influx of new grocers focused on the Carolinas with the entry of Publix and Sprouts. Fresh Market has opened 2 new stores in the Charlotte market in the past 6 months and is looking for additional growth in its key markets throughout North and South Carolina. Coastal markets prove to have a strong customer with little competition. Harris Teeter continues to grow with a larger footprint for most of their new stores.

A few other newcomers to the Carolina's are Lidl and Lucky's Markets. Their growth plans are yet to be seen. Only time will tell.

One thing is for sure: we didn't overbuild in the Carolinas during the Hey Day, and we desperately need some new projects to come out of the ground in the next 18 months.

Contact Me - Julie Gardner



## WHAT'S SHAKING IN CHARLOTTE?



Jersey Mike's is making an aggressive push to better their Real Estate position! Outparcels with high visibility are key players. They will open their Mint Hill and Concord Mills locations the 2nd quarter of 2015 with a third opening at Plantation Market in Matthews the summer of 2015. They are currently looking for additional sites in Salisbury, Uptown Charlotte, Mooresville, Kannapolis, Indian Land and Hickory.



Sally Beauty/Cosmo Prof is expanding and looking to make an impact in the South Carolina and Georgia markets.



Great Clips is still going strong in most North Carolina and South Carolina markets! We are seeing many more opportunities in new construction grocery anchored centers.



Duck Donuts, a fresh new donut company from Outer Banks, NC, is new to the Charlotte market. They will be opening their first location in Dilworth. Two additional stores are coming to our market in 2015-16. The company's goal is to open more locations up and down the east coast.



Retailers seem to be growing aggressively which is putting the Landlords in the driver's seat with the abundance of need and less available space. Because of this lack of retail space, we are seeing smaller developers taking on 1 acre parcels for 3-4 tenant buildings.



Contact the dynamic duo for all your expansion needs in the Carolinas  
**Julie Gardner & Margot Bizon**



Find Us On [f](#) [t](#) [in](#)

# TENANT REPRESENTATION

Find Us On [f](#) [t](#) [in](#)

<p>Size: 3,500 - 4,500 sq. ft. Territory: NY, NJ &amp; PA Contact: Hugh, Amy</p>	<p>Size: 6,000 - 7,000 sq. ft. Territory: NY, Northern NJ Contact: Brian, Amy, Anthony</p>	<p>Size: 7,000 - 9,000 sq. ft. Territory: North/Central NJ Contact: Amy</p>	<p>Size: 35,000 sq. ft. Territory: FL, Metro NY, NJ Contact: Brian, David Em.</p>
<p>Size: 12,000 - 20,000 sq. ft. Territory: AL, AR, CT, DE, FL, GA, KY, LA, MI, MS, NC, NJ, NY, Eastern PA, SC, TN &amp; PR Contact: Brian, Marty, Julie, David Em.</p>	<p>Size: 6,700 sq. ft. Territory: South FL, NC, SC, NJ: Monmouth County &amp; North Contact: Amy, Julie, Paige</p>	<p>Size: 3,500 - 4,000 sq. ft. Territory: Philadelphia MSA; FL, GA, NC, SC, Southern VA Contact: Brian, Marty, Julie, David Em.</p>	<p>Size: 60,000 - 80,000 sq. ft. Territory: NJ, NY: Westchester County Contact: Brian</p>
<p>Size: 40,000 - 55,000 sq. ft. Territory: FL, PA: Suburban Philadelphia Contact: Brian, David Em.</p>	<p>Size: 7,000 - 9,000 sq. ft. Territory: North/Central NJ Contact: Amy</p>	<p>Size: 1,200 - 1,500 sq. ft. Territory: Manhattan, NY Contact: Brian</p>	<p>Size: 1,000 - 2,000 sq. ft. Territory: Manhattan, NY Contact: Brian</p>
<p>Size: 2,500 sq. ft. with 65 seat min. Territory: NY: Queens, Brooklyn; Nassau &amp; Suffolk Counties Contact: Anthony</p>	<p>Size: 3,000 sq. ft. with drive-thru Territory: NY: Nassau &amp; Suffolk Counties Contact: Anthony</p>	<p>Size: 50,000 sq. ft. Territory: North/Central NJ Contact: Hugh</p>	<p>Size: 1,800 - 2,500 sq. ft. Territory: NY: Rockland County Contact: Donny</p>
<p>Size: 11,000 - 16,000 sq. ft. Territory: CT, NY, NJ, PA Contact: Anthony, Hugh</p>	<p>Size: 28,000 - 42,000 sq. ft. Territory: Nationwide Contact: Brian, Marty, Julie, David Em.</p>	<p>Size: 6,000 - 8,000 sq. ft. Territory: NYC, NC, SC Contact: Brian, Anthony, Julie</p>	<p>Size: 25,000 - 30,000 sq. ft. Territory: NY: Long Island &amp; Westchester County; NJ: North/Central Contact: Brian, Anthony, Amy</p>
<p>Size: 1,500 - 2,000 sq. ft. Territory: New Jersey, Metro NY, Philadelphia Metro Contact: Amy</p>	<p>Size: 4,000 - 6,000 sq. ft. Territory: CT, NJ, NY, PA Contact: Hugh, Amy</p>	<p>Size: 7,500 - 10,000 sq. ft. Territory: MD, NJ, NY, PA, Northern VA &amp; Washington D.C. Contact: Brian</p>	<p>Size: 8,500 - 10,000 sq. ft. Territory: FL; Chicago, IL; Metro NY Contact: Brian, Amy, David Em.</p>

## CLIENTS IN THE NEWS

Retro Fitness opened its first Manhattan location at Brookfield Properties One New York Plaza. The 17,000 square-foot gym is located in the renovated 40,000 square-foot concourse of the Lower Manhattan building. Brian Katz represented Retro Fitness in this transaction. The Landlord was represented by Steven Baker from Winick Realty. Katz & Associates has represented Retro Fitness for the past 8 years and has completed over 35 additional transactions in NJ, NY, CT, PA, MD and VA. "Manhattan had been an ongoing discussion for several years. This is a great addition for the company and the neighborhood," said Brian Katz, President & COO of Katz & Associates.



# FLORIDA | OFFICE

## RETAIL LEASING SERVICES BOOM IN FLORIDA

Katz & Associates' Boca Raton, Florida office is celebrating the expansion of its retail leasing department with the addition of Roxanne Register and Jonathan Cashion, two seasoned brokers who bring over 40 years of combined commercial real estate experience.



Roxanne Register serves as Vice President of Leasing and Sales and joins Katz with a noteworthy portfolio of Landlord representations including two of Delray Beach's most desirable retail districts - Uptown Atlantic located on trendy Atlantic Avenue and the upscale Addison Place, located adjacent to some of Palm Beach County's most affluent residential communities.

Roxanne's background encompasses the leasing of new, existing and redevelopment retail and mixed-use properties including pre-leasing, anchor and local tenant leasing, outparcel sales and ground-leasing. Roxanne has represented over 40 Landlords in her career, including institutional, regional and local owners encompassing over 15 million square feet. Her expertise in anticipating an owners needs and gearing up properties for market makes the process easy and pleasurable.

Jonathan Cashion has joined Katz & Associates as Director, Leasing and Investment Sales. He has extensive retail real estate experience in shopping center redevelopments, investment sales, and tenant & landlord representation on both national and regional levels. Jonathan has been a resident of South Florida for 25 years and has an impressive and valuable knowledge of South Florida's sophisticated retail landscape.



The addition of Roxanne and Jonathan to Katz & Associates' existing roster of highly-regarded professionals further positions the firm as a leader in full service commercial real estate, offering reputable tenant representation and landlord leasing services.

## CLIENTS CORNER

**ULTA BEAUTY** ULTA Beauty, the fast-growing beauty products and services retailer, has announced plans for 100 net new stores in fiscal 2015. Katz & Associates has worked with ULTA Beauty to open over 30 locations in the past 2.5 years and has plans for similar growth moving forward. "These openings have included both major market stores such as Boca Raton, West Palm Beach and Tampa, along with very successful openings in smaller Florida markets such as Palm Coast, Sebring and Brooksville," said Marty Hennessy, Principal of Katz & Associates. In addition, future openings are planned in Yulee, Tarpon Springs, Lady Lake, Naples/Marco, Sarasota, Orange City and many other markets throughout Florida. ULTA seeks 10,000 sq. ft. stores with a minimum of 80 feet of width, offering 10 year deals and co-tenancies with Ross, T.J.Maxx, DSW, Old Navy, Target and other similar retailers.

**Chick-fil-A** Chick-fil-A is delivering its signature brand of service and food to guests in more than 1,900 restaurants, and the popular quick-service chicken restaurant is not showing any signs of slowing down. Katz & Associates' David Emihovich continues to work with Chick-fil-A in various markets throughout Florida to acquire exceptional sites that complement the company's strategic growth plans. Recent openings have included Palm Coast, Miami (Flagler), Delray Beach, Jacksonville and Ft. Lauderdale, Florida. Chick-fil-A prefers a free-standing location, or outparcel to a shopping center on 1.0 to 1.25 acres with strong traffic counts and excellent visibility.

**the Habit BURGER GRILL** Floridians rejoice! Consumer Reports' 2014 "Best Tasting Burger" is coming to the Sunshine State. Until now, you could only get one of the award-winning burgers in California, Arizona, Utah and New Jersey; however, Katz & Associates is excited to announce the opening of The Habit Burger Grill in Delray Beach, Florida June 2015. "We are thrilled to help The Habit Burger Grill make their much-anticipated Florida debut," said Paige Eber of Katz & Associates. "And we are eager to identify additional sites as the company continues to focus its expansion efforts in Florida."

**five BELOW** Five Below, Inc. is the leading retailer of extreme-value merchandise for the teen and tween market. This trend-right retailer has announced plans to open 70 stores in 2015 and Marty Hennessy and David Emihovich of Katz & Associates are thrilled to have been chosen to help Five Below make their south Florida debut! Five Below is looking for sites from Vero Beach south to Key West and requires a 7,000 - 8,500 sq. ft. space with a minimum of 50' of frontage in a regional shopping center located in a densely populated market.

## TENANT | REPRESENTATION

**ADVANCE AMERICA CASH ADVANCE**  
Size: 1,200 - 1,500 sq. ft.  
Territory: Florida (excluding SW FL)  
Contact: Daniel S.

**AÉROPOSTALE**  
Size: 3,500 - 4,000 sq. ft.  
Territory: Strip Centers in FL  
Contact: David Em.

**ANTHONY'S COAL FIRED PIZZA**  
Size: 3,500 sq. ft. plus patio  
Territory: Southwest Florida  
Contact: Paige

**AspenDental**  
Size: 3,500 sq. ft.  
Territory: South FL: Miami-Dade, Broward & Palm Beach Counties  
Contact: David Em.

## TENANT | REPRESENTATION

**Bath & Body Works**  
Size: 3,000 sq. ft.  
Territory: AL, NC, SC & TN  
Contact: Marty, Julie

**CITITRENDS**  
Size: 11,000 - 12,000 sq. ft.  
Territory: South Florida  
Contact: Daniel S.

**DSW DESIGNER SHOE WAREHOUSE**  
Size: 12,000 - 20,000 sq. ft.  
Territory: AL, AR, CT, DE, FL, GA, KY, LA, MI, MS, NC, NJ, NY, Eastern PA, SC, TN & PR  
Contact: Brian, Marty, Julie, David Em.

**FirstWatch**  
Size: 3,500 - 4,000 sq. ft.  
Territory: Philadelphia MSA; FL, GA, NC, SC, Southern VA  
Contact: Brian, Marty, Julie, David Em.

**Gordon FOOD SERVICE STORE**  
Size: 16,000 sq. ft.  
Territory: South Florida  
Contact: Jon

**J.P. A. BANK**  
Size: 4,000 - 5,000 sq. ft.  
Territory: AL, AR, FL, LA, MS & TN  
Contact: Marty

**o2b KIDS!**  
Size: 25,000 - 30,000 sq. ft.  
Territory: Florida (Except Jacksonville)  
Contact: David Em.

**pure barre**  
Size: 1,500 - 1,800 sq. ft.  
Territory: FL: Collier & Lee Counties  
Contact: Paige

**SOUVLAKI fast**  
Size: 1,600 - 2,500 sq. ft.  
Territory: South Florida  
Contact: Jon

**TORRID**  
Size: 2,500 - 3,200 sq. ft.  
Territory: FL, Western TN, NC & SC  
Contact: Marty, Julie

**Capitol Lighting**  
Size: 3,500 sq. ft.  
Territory: Florida  
Contact: Roxanne

**COOPER'S HAWK WINE & RESTAURANTS**  
Size: 10,000 sq. ft.  
Territory: SW Florida: Sarasota to Naples; S Florida: Jupiter to Miami; FL Panhandle  
Contact: David Em.

**EUROPEAN WAL CENTER**  
Size: 1,300 - 1,800 sq. ft.  
Territory: FL: Broward & Palm Beach Counties  
Contact: Daniel S.

**five BELOW**  
Size: 8,500 - 10,000 sq. ft.  
Territory: FL: Vero Beach South to Key West  
Contact: Marty, David Em.

**HealthyBack**  
Size: 2,500 sq. ft.  
Territory: South Florida  
Contact: Roxanne

**LAUNDROMART**  
Size: 2,000 - 4,500 sq. ft.  
Territory: South Florida  
Contact: Daniel S.

**OCEAN PRIME FISH STEAKS - COCKTAILS**  
Size: 5,000 - 6,000 sq. ft.  
Territory: FL: Miami-Dade, Broward & Palm Beach Counties  
Contact: David Em., Paige

**SHEN'S PUB & BREWERY**  
Size: 4,500 - 5,500 sq. ft.  
Territory: FL: Miami & Broward Counties  
Contact: David Em., Paige

**STYLES**  
Size: 3,000 - 3,500 sq. ft.  
Territory: Southeast Florida  
Contact: Daniel S.

**TWIN PEAKS**  
Size: 6,000 - 8,000 sq. ft.  
Territory: SW FL: Bradenton to Naples  
Contact: David Em., Paige

**Chick-fil-A**  
Size: 4,000 - 4,400 sq. ft.  
Territory: Jacksonville South to Miami-Dade County & SW Florida  
Contact: David Em.

**Discovery clothing company**  
Size: 10,000 - 15,000 sq. ft.  
Territory: Florida  
Contact: David Em.

**FIT**  
Size: 3,500 - 4,200 sq. ft.  
Territory: Florida  
Contact: Paige

**G.H. Bass & Co.**  
Size: 5,000 sq. ft.  
Territory: Florida  
Contact: Marty, David Em.

**HOBBY LOBBY**  
Size: 40,000 - 55,000 sq. ft.  
Territory: FL, PA: Suburban Philadelphia  
Contact: Brian, David Em.

**LEMON GRASS**  
Size: 2,800 sq. ft.  
Territory: South Florida  
Contact: Roxanne

**Office DEPOT**  
Size: 16,000/6K - 7K sq. ft.  
Territory: FL: 595 South in Broward to Miami-Dade Counties; SC  
Contact: David Em., Julie

**Off 5TH**  
Size: 28,000 - 42,000 sq. ft.  
Territory: Nationwide  
Contact: Brian, Marty, Julie, David Em.

**THE CHILDREN'S PLACE**  
Size: 3,200 - 4,000 sq. ft.  
Territory: Florida & Puerto Rico  
Contact: Marty, David Em.

**ULTA BEAUTY**  
Size: 10,000 sq. ft.  
Territory: Florida (excluding Miami-Dade Cnty)  
Contact: Marty, David Em.

**CINEBISTRO**  
Size: 35,000 sq. ft.  
Territory: FL, Metro NY, NJ  
Contact: Brian, David Em.

**DOLLAR GENERAL**  
Size: 9,100 - 16,000 sq. ft.  
Territory: FL: Miami-Dade County  
Contact: Daniel S.

**FIREBIRDS**  
Size: 6,700 sq. ft.  
Territory: South FL, NC, SC, NJ: Monmouth County & North  
Contact: Amy, Julie, Paige

**GameStop**  
Size: 1,800 - 2,200 sq. ft.  
Territory: Southeast & Southwest FL  
Contact: Paige

**LOX PILATES**  
Size: 1,800 - 3,000 sq. ft.  
Territory: Nationwide  
Contact: Jon

**MOD**  
Size: 2,200 - 3,000 sq. ft.  
Territory: FL: Sarasota, Tampa & Orlando  
Contact: Paige

**PET SUPERMARKET**  
Size: 7,000 - 9,000 sq. ft.  
Territory: AL, FL, NC, SC, TN & VA  
Contact: Marty, Julie, David Em., Margot

**SALLY BEAUTY SUPPLY**  
Size: 1,500 - 2,000 sq. ft.  
Territory: SE & SW FL, NC, SC & GA  
Contact: Daniel S., Paige, Margot

**the Habit BURGER GRILL**  
Size: 1,800 - 2,400 sq. ft.  
Territory: Florida  
Contact: Paige

**YOGURTOLOGY**  
Size: 1,500 - 1,800 sq. ft.  
Territory: South Florida  
Contact: Daniel S.