

OEDC Newsletter – May, 2017

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PROPERTY ACTIVITY

The following property transactions were conducted by Colonial Properties, H. Pearce Real Estate Company, and Arnold Peck's Commercial World:

- **LT's Corner** is a new restaurant/bar located in the former Corner Pocket space on 501 Boston Post Road.
- **Nutmeg State Financial Credit Union** has a branch in ShopRite and opened in April.
- **Great Expressions Dental** is located 297 Boston Post Road in the Orange Commons center.
- The **Connecticut Center for Childhood Development (CCCD)** is located at 339 Boston Post Road. The four-story brick building has been renovated and the company opened its doors in February. CCCD is a private, non-profit organization offering programs to individuals with disabilities from Autism to Asperger's Syndrome.
- **La Luna** leased the former South Sea Grill located at 200 Boston Post Road. The restaurant is looking to change the name and logo. (La Luna has an additional location in Branford)
- **Yao's Diner**, located at 514 Boston Post Road in the former Lisiano's location, opened its doors in February. The restaurant serves authentic Chinese food.
- **Euro Bella** a furniture store is located at 560 Boston Post Road in the Trader Joe's plaza.
- **A to Z Pets** a pet store is located at 185 Boston Post Road in the Hitchcock Plaza.
- **Quiet Zone**, a full service auto repair, is located at 404 Boston Post Road.
- **Franklin American Mortgage**, leased 2,000 square feet of office space.
- **American Mattress** (a second Boston Post Road location) at 516 Boston Post Road.
- **Black Swan Nail & Spa** is located at 519 Boston Post Road.
- **Orange Nails & Spa** is located at 153 Boston Post Road.
- **Property Sale - 210 Boston Post Road.** Mike Richetelli of Colonial Properties represented the Seller, Henry's Honor, LLC and Carl Russell of H Pearce Real Estate Co. represented the Buyer, Argyle Equity, in this transaction.

PROPERTIES AVAILABLE FOR DEVELOPMENT

The following properties are available for lease or sale for development:

No.	Street	Type	Acres	SF	Zone	Contact	Phone
0	Edison Road	Land	9		LI 1-2	Ken Ginsberg	(203) 376-6266
99	Marsh Hill Road	Land/Bld	3.7		LI-2	Coldwell Banker	(203) 795-2300
161	Marsh Hill Road	Land	41		LI-2	Ripco (Jeff Nable)	(516) 933-8880
190	Boston Post Road	Land	5.57		C-1	Colonial Properties	(203) 795-8060
215	Boston Post Road	Land	5		C-1	Fischer Commercial	(203) 795-5554 x304
260	Bull Hill Lane	Bld		84,000	C-2	Colonial Properties	(203) 795-8060
308	Racebrook Road	Lot/Bld/Land	5.9		LSC/C-1	Colonial Properties	(203) 795-8060
205-231	Indian River Road (<i>& 222 Indian River Rd</i>)	Land	23		LI-2	Angel Commercial	(203) 335-6600

BUSINESS HIGHLIGHTS

ShopRite, located at 259 Bull Hill Lane recently completed an energy upgrade to their 63,500 square-foot building, securing a projected annual savings of \$118,783 in their energy bills.

United Illuminating (UI), a subsidiary of AVANGRID Inc., provided programs and services through the Energize Connecticut *Energy Blueprint* program to help ShopRite make energy saving upgrades to their lighting and refrigeration systems. The store, owned and operated by Garafalo Markets, is projected to experience an annual energy savings of about 659,909 kWh, equating to an estimated \$118,783.

Connecticut companies like Shop Rite are utilizing Energize CT incentive programs and technical support from United Illuminating (UI) to help make upgrades to their infrastructure or equipment.

Sustainable technologies were used when renovating the store, which was completely overhauled from an outdated grocery store under different ownership. All LED lighting and environmentally friendly refrigerant systems were installed, putting the store in line with Garafalo Markets' five-year plan to reduce energy, water and gas by 20 percent.

Beyond direct cost savings and aesthetics, the benefits of the energy efficiency upgrades touch on many areas of operation. Adding sensors and central monitoring to control temperatures and to identify problems also enhances reliability of equipment performance. This improvement frees up employees who often dealt with maintenance issues and allows them to focus on ensuring that customers are provided with top quality product and experience.

About Energize Connecticut: Energize Connecticut helps you save money and use clean energy. It is an initiative of the State of Connecticut, the Connecticut Green Bank, Eversource, UI, SCG and CNG, with funding from a charge on customer energy bills. Information on energy-saving programs can be found at nergizeCT.com or by calling 877.WISE.USE.

ORANGE BUSINESS & COMMUNITY EXPO

The 15th Annual Orange Business and Community Expo will be held on Wednesday, June 14, 2017, from 11:00 a.m. to 4:30 p.m. at the High Plains Community Center, 525 Orange Center Road, Orange.



Network with 56 business vendors, attend a seminar, and enjoy activities, raffles, product demonstrations and food!

The Expo is **free and open to the public**. Business owners, their employees, and local residents are all invited to attend. Free anniversary gift and free Welcome Bag full of goodies given to all who attend. Any business interested in getting their marketing materials included in our welcome bags, please call (203) 891-1045.

Seminars

- 12:00 – 1:00 Estate Planning sponsored by Floman DePaola
 3:00 – 4:00 Analyzing your Competition sponsored by TD Bank

(Free to attend; call 203-891-1045 to reserve your seat)

Activities

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| Art Gallery | Orange Arts & Culture Council |
| Body Fat Testing..... | Crunch Fitness |
| Blood Mobile | Orange Visiting Nurse Association |
| Pet First Aid Demo | Emergency Animal Response Service |
| Spinal Screenings/Postural Evaluations | CT Chiropractic Specialists |
| Zoo Critters | Beardsley Zoo |

There are only a few exhibitor booths remaining! Eight feet booths are priced at \$300 and include pipe and drape, linen topped-skirted table and 1 chair. All vendors receive their business information listed in the Event Program, their business marketing materials included in Event Welcome Bags, an entry into the Vendor/Sponsor appreciation raffle, exhibitor lanyards, and activities. Anyone interested in becoming a vendor, please register on-line at the OEDC website, OrangeEDC.com/events_activities or call the OEDC office at (203) 891-1045.

See a complete list of vendors on our website.

Many thanks to our sponsors:

Gold: Cohen and Wolf, NORTHEAST Electronics Corporation, Orange Economic Development Commission, Taylor Rental/Party Plus, University of New Haven, Yale University,

Bronze: Connex Credit Union, People's Bank and The Orange Times

Pewter: The Eagle Leasing Company and ShopRite/Garafalo Markets, LLC.

ORANGLIFE MAGAZINE

OrangeLife

The summer edition of OrangeLife Magazine is currently being shipped and is expected to arrive in mailboxes the week of May 15th. Magazines are delivered to every home, business and post office box within Orange and all editions are posted on our website for online reading (www.orangelife.net). We print 7,000 copies and stock extras at town buildings such as the Community Center, Case Memorial Library, Town Hall, etc. as well as various businesses in Orange and the surrounding areas.

We will begin working on the winter edition in June. Any business interested in advertising, please call our office. Ad prices range from \$200 to \$1,250 and include ad design and one revision.

OrangeLife Magazine is designed to highlight and celebrate what it means to be a member of the Orange community. The magazine supports local businesses and contains useful information regarding the Town of Orange.

BOSTON POST ROAD BANNER PROGRAM

The OEDC markets The **Boston Post Road Banner Program**. Local Businesses have the opportunity to sponsor banners that are set on the 36 Decorative Light Poles installed along the length of the Boston Post Road for a one year period at a cost of \$600. This is an excellent way for businesses to advertise every day of the year, to the 25,000+ cars that travel the Boston Post Road on a daily basis.

Currently, there are 26 sponsors participating in this program. Letters of renewal are ongoing. Call Annemarie or Mary at 891-1045 for available locations.

