

# Downtown & Lifestyle Division



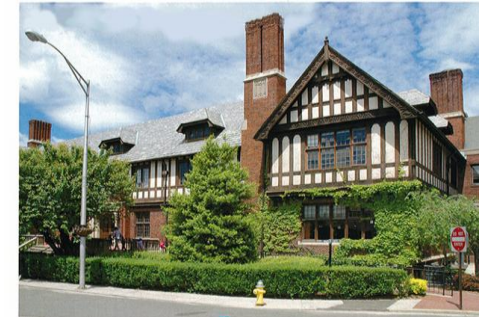
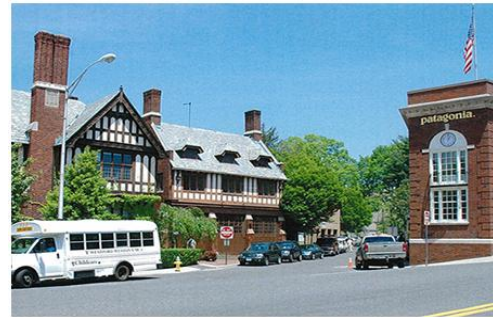
**CHARTER REALTY & DEVELOPMENT CORP.**

Building Value Through Relationships

## DOWNTOWN PROJECTS

Charter Realty's Downtown & Lifestyle Division now has a portfolio of centers totaling over \$400,000,000 in value. We provide leasing, financing and development services to owners who require proactive solutions and timely results. Below is a list of the centers with which we are currently working.

| LOCATION          | MALL              | GLA     |
|-------------------|-------------------|---------|
| Southbury, CT     | Southbury Green   | 188,000 |
| Westport, CT      | YMCA              | 150,000 |
| Storrs, CT        | Storrs Center     | 180,000 |
| West Hartford, CT | Various Locations | 60,000  |



## ABOUT US

**CHARTER REALTY & DEVELOPMENT CORP.** has developed a team of professionals capable of formulating downtown development districts in urban and suburban settings. Its staff has specialized leasing, development, and management expertise to facilitate a project of this nature being properly brought to life. Charter is currently engaged in large scale Main Street developments in the northeastern United States. The Center at Storrs, a \$100,000,000 mixed use project that will serve as the University of Connecticut's Main Street retail corridor, is currently under construction. In addition, Charter is in the planning stages of the redevelopment of the historic YMCA facility in downtown Westport, CT. Upon completion, this 100,000+ project will redefine the Main Street district in this upscale Fairfield County community.



## FOR MORE INFORMATION CONTACT:

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**CHARTER DOWNTOWN & LIFESTYLE RETAIL DIVISION** prides itself on developing creative solutions to help reinvigorate retail environments. For example, many of the newly created lifestyle centers are now finding themselves in need of adaptation as they adjust to a changing consumer. Charter has already successfully implemented alternative use and redevelopment strategies to help establish new identities for a variety of retail properties - neighborhood and community shopping centers, as well as Main Street retail areas. A new identity formulated correctly with a change of appearance, tenancy, and shopping experience often allows for economic turnaround and stabilization. Charter's entrepreneurial approach streamlines this difficult transformation and generally "cuts to the chase."



## SERVICES OFFERED:

- Third party Ownership and Development
- Third party leasing services
- Redevelopment services (i.e. oversight of design & governmental permitting)
- Asset & Property Management services
- Lender Advisory Services for REO assets
- Formulation and analysis of Disposition strategies

If your downtown or lifestyle center would benefit from our services, please contact us.

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