



Madison Marquette
RETAIL SERVICES



The Casino at Enfield Square

www.madisonmarquette.com

Table of Contents

Enfield Square.	1
Since 1971 Enfield Square has been the Center of the Community	2
Interstate 91 Marquee Location	3
Enfield Square Drive Time	4
The Casino at Enfield Square – Conceptual Site Plan A	5
The Casino at Enfield Square – Conceptual Site Plan B	6
Madison Marquette – An Experienced Partner for over 20 years	7
Our Team	8-10
Contact.	11
Addendum	12
Enfield Square Current Site Plan	13
Enfield Square Current Lease Plan	14
Enfield Square Aerials	15

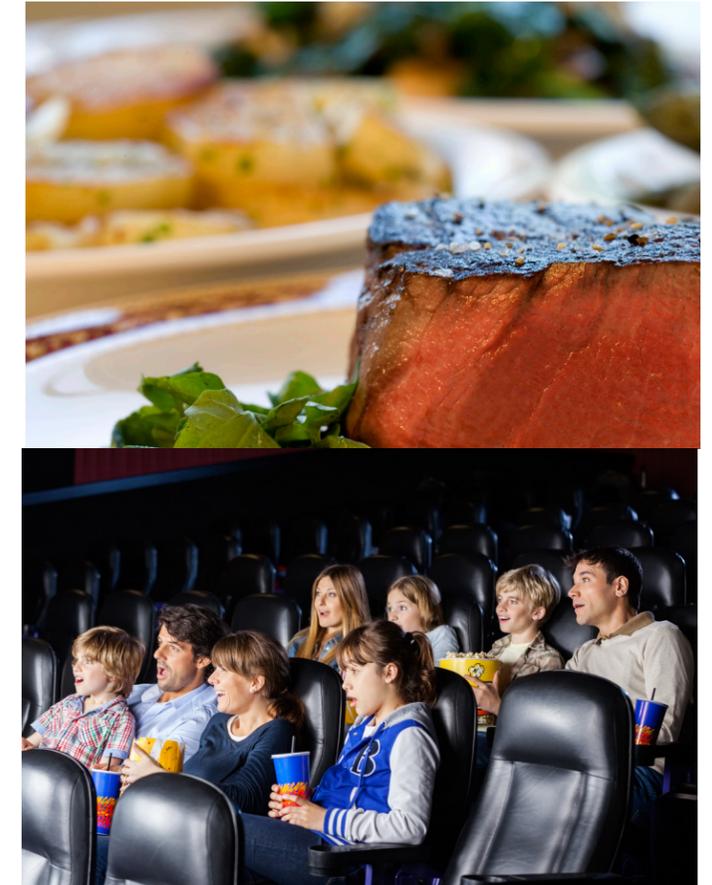
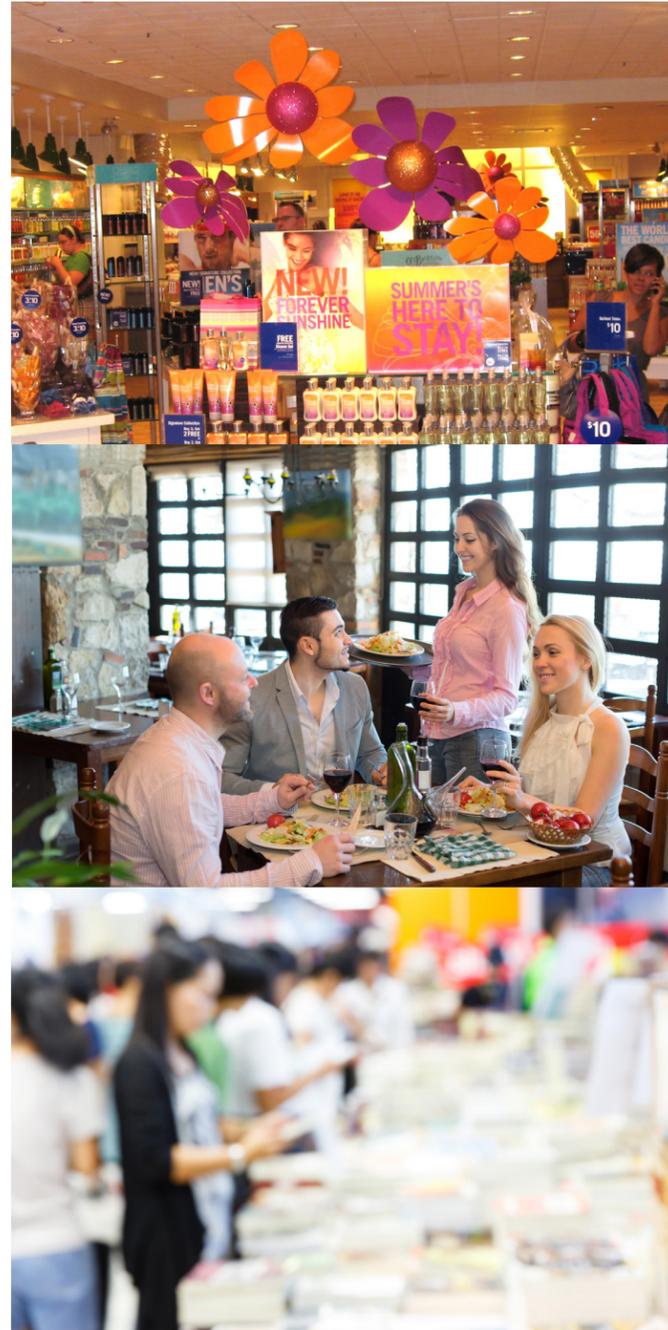




ENFIELD
SQUARE

Since 1971 Enfield Square has been the Center of the Community

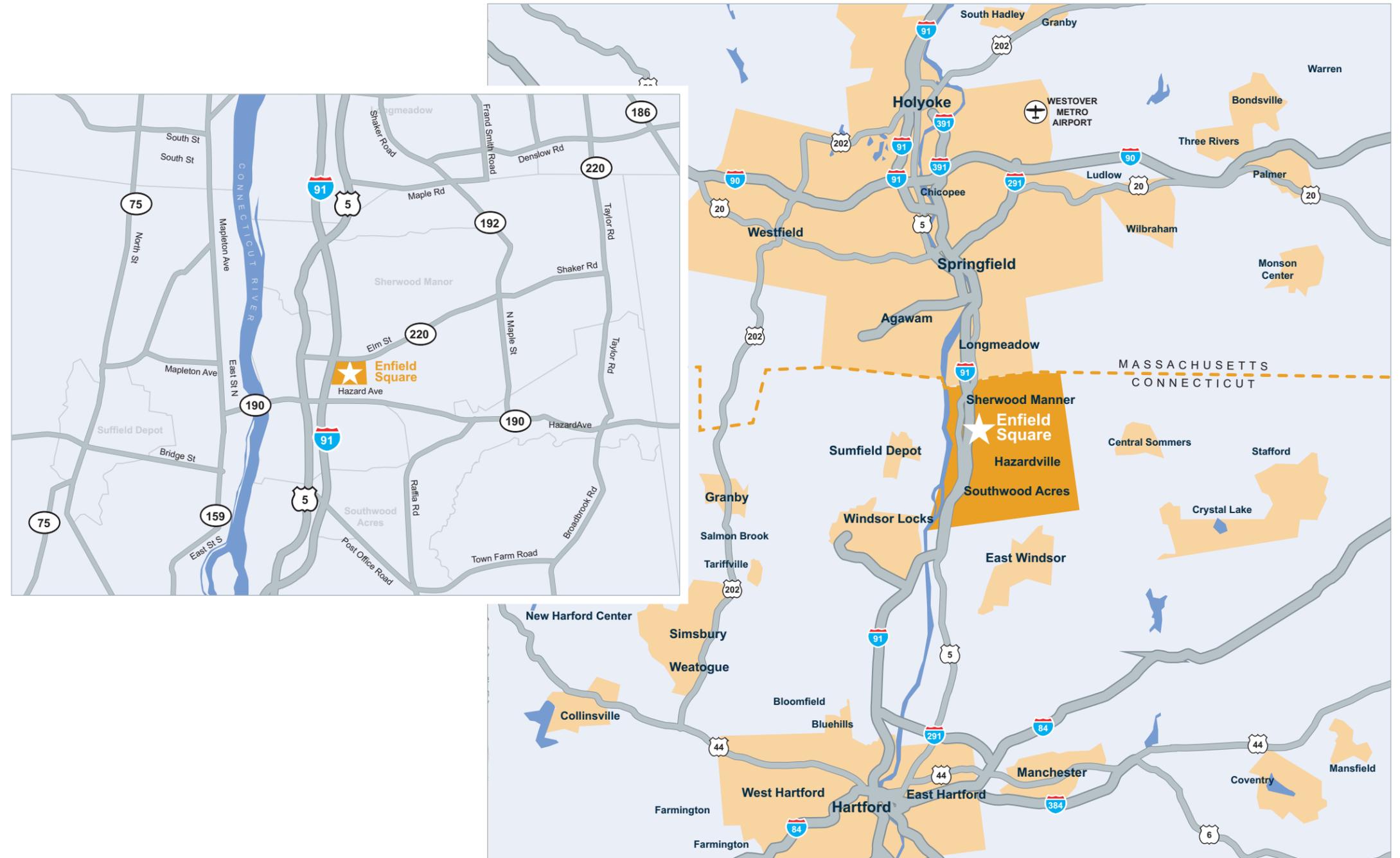
- 787,000 square foot, one-story regional shopping mall.
- Nationally known retailers, restaurants and entertainment attractions
- Anchored by Macy's, Sears and Target.
- Over 55 specialty retail stores.
- Five sit-down restaurants, including Outback Steakhouse, Panera Bread, Ruby Tuesday, Friendly's and Figaro's.
- Restaurants grossing over \$2million annually – well above the national average
- 55,000 square foot Enfield Cinema 12, with stadium seating ,a popular destination for contemporary entertainment.

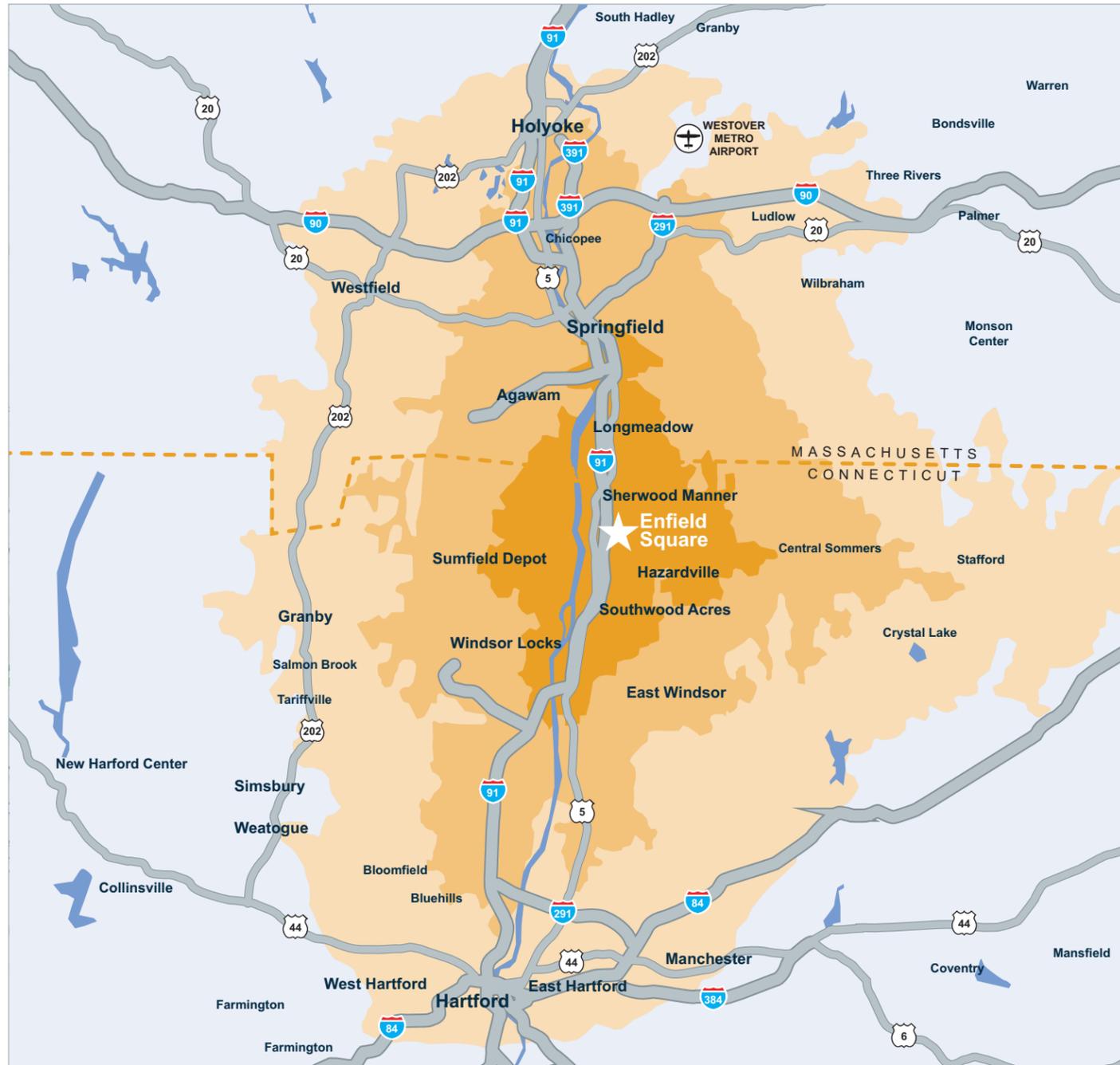


macy's
SEARS
TARGET

Interstate 91 Marquee Location

- 2.5 miles from the Massachusetts border.
- Easy access from Hartford, Connecticut and Springfield, Massachusetts market.
- Access via major routes from Bradley International Airport
- Existing roads and infrastructure will support the casino.
- Propose a dedicated on ramp to casino.





Enfield Square Drive Time



★ THE ★
CASINO
 ★ @ ENFIELD SQUARE ★
 SQUARE



**FINE DINING/
 ENTERTAINMENT VENUES:**
 - 39,520 SF

**LUXURY BRAND/
 FLAGSHIP HOTEL:**
 - 300 ROOMS
 - 6 STORIES
 W/CASINO SKYWALK CONNECTION
 - SPA AMENITIES

PROPOSED CASINO:
 - 151,763 SF
 - TWO LEVELS
 - EXISTING ANCHOR BUILDING
 W/ INTERIOR & EXTERIOR
 UPGRADES

PARKING DECK:
 - 1,200 SPACES W/SPEED RAMP
 - SURFACE PLUS 5 ELEVATED
 PLATES @225 SPACES/LEVELS
 - POTENTIAL EXPANSION OF 1,500
 ADDITIONAL SPACES

PRIME
 INTERSTATE
 FRONTAGE/
 VISIBILITY

INTERSTATE 91
 ACCESS
 ENHANCEMENTS

ROUTE 5

TO SPRINGFIELD, MA
 (1 MILE)

EXIT
 48

ELM PLAZA

ELM STREET (ROUTE 220)

FRESHWATER
 STATELINE
 PLAZA

FRESHWATER BOULEVARD

INTERSTATE I-91

TARGET

macy's

RESTAURANTS

sears

CASINO

VEGAS STYLE
 MARQUE SIGN

CASINO
 BLVD.

DECK
 EXPANSION

EXIT
 47E

ENFIELD COMMONS

HAZARD AVENUE (ROUTE 100)

TO HARTFORD

THE **CASINO**
@ ENFIELD
SQUARE



**FINE DINING/
ENTERTAINMENT VENUES:**
- 39,520 SF

ENTERTAINMENT STREET:
- CINEMA (16 SCREENS) 60,000 SF
- THEME RESTAURANTS (2)
16,500 SF
- FOOD COURT (4,500 SF)

**LUXURY BRAND/
FLAGSHIP HOTEL:**
- 300 ROOMS
- 6 STORIES
W/CASINO SKYWALK CONNECTION
- SPA AMENITIES

PROPOSED CASINO:
- 151,763 SF
- TWO LEVELS
- EXISTING ANCHOR BUILDING
W/ INTERIOR & EXTERIOR
UPGRADES

PARKING DECK:
- 1,200 SPACES W/SPEED RAMP
- SURFACE PLUS 5 ELEVATED
PLATES @225 SPACES/LEVELS
- POTENTIAL EXPANSION OF 1,500
ADDITIONAL SPACES

PRIME
INTERSTATE
FRONTAGE/
VISIBILITY

INTERSTATE 91
ACCESS
ENHANCEMENTS

ROUTE 5

TO SPRINGFIELD, MA
(1 MILE)

EXIT
48

ELM PLAZA

ELM STREET (ROUTE 220)

FRESHWATER
STATELINE
PLAZA

INTERSTATE I-91

FRESHWATER BLVD.

CASINO
BLVD.

EXIT
47E

ENFIELD COMMONS

HAZARD AVENUE (ROUTE 100)

TO HARTFORD

An Experienced Partner for Over 20 Years

- A fully integrated real estate investment and operating company
- A \$15 million portfolio with locations in 18 states
- Mixed-use, urban street and infill, community and specialty/entertainment retail properties in top-tier markets across the United States.
- Fully integrated leasing, property management, marketing, development and investment teams
- Discipline, Construction and Development Services from Concept to Completion.
- * Washington DC headquarters and regional offices in New York, Philadelphia, Charlotte, South Florida, Seattle, San Francisco, Los Angeles and San Diego



Under Development: The Wharf

A signature mixed-use development on Washington's waterfront. At 27 acres and 2.7 million square feet of development, the project is one of the largest development opportunities ever available in Washington, D.C., the most desirable real estate market in the United States.

A Strong National Portfolio Including

Mixed-Use • Urban/Specialty • Regional Malls

Community/Regional Centers • Outlet Centers

Experience. Expertise. Insight.

Our Team

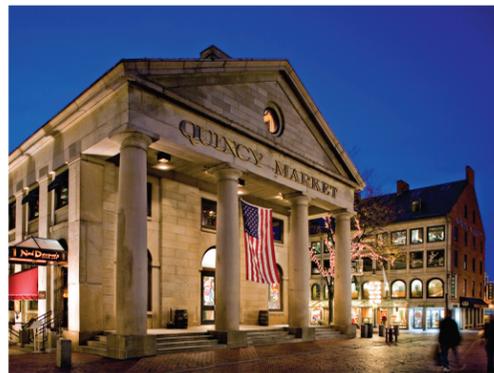


Tom Gilmore, Senior Managing Director, Real Estate Services

Tom Gilmore is Senior Managing Director, Real Estate Services of Madison Marquette Real Estate Services and responsible for the Company's full services operating platform including leasing, property management and development services.

Tom joined Madison Marquette in 2002 to form the Madison Consulting Group (MCG). MCG provided strategic planning, advisory and implementation services to a variety of clients including the University of Pennsylvania, MIT, DMB Associates, A&B Properties, The Queen Emma Foundation, Kamehameha Schools, Samsung, Universal Studios Hollywood and for assets within the Madison Marquette portfolio.

In 2006, Tom was named Senior Vice President of Madison Marquette and worked with Madison's investment team to identify and assist in underwriting investment opportunities in California, Arizona and Hawaii. In 2009, Tom was named Executive Vice President and assumed responsibility for managing the Company's western region operating group and in 2011 was named President of the national operating group.



Faneuil Hall Marketplace, Boston, MA



Santa Monica Place, Santa Monica, CA



Universal Studios, Hollywood, CA



The Wharf, Washington, DC



Bob Steiner, Senior Vice President, Portfolio Management

In April of 2012, Bob Steiner brought nearly 5.5 million square feet of mall properties, located in six states (Connecticut, North Carolina, Ohio, Colorado, Missouri and California) along with his team of 58 people from Brixmor Properties Group to Madison Marquette. As senior vice president of portfolio management for Madison Marquette, he is responsible for all operations and leasing activities for these assets. He also uses over 25 years' experience in national/international retail operations and retail real estate leasing, to develop new business opportunities. Throughout Bob's career, he has managed and leased super regional and regional malls, urban, entertainment, outlet, neighborhood and community centers.



Arundel Mills, MD (Home of Maryland Live!)



Pioneer Place, Portland OR



Riverwalk Marketplace, New Orleans, LA



Westgate Center, Rocky River, OH



John Lanham, Senior Vice President Design/Construction Management

John Lanham is Senior Vice President of Design/Construction Management. He is responsible for design and construction activities nationally. John has been with Madison Marquette since 2005 where he has overseen the successful turnaround and management of numerous assets including Marketfair in Princeton, New Jersey, University Place in Chapel Hill North Carolina, Shops at Bell Tower in Ft. Myers Florida, Monroe Mall in Monroe North Carolina, and Waldorf Festival just outside of Washington DC. Additionally, John is leading the design and construction team for several ground-up development, redevelopment, re-tenanting and repositioning projects with some of Madison Marquette's most prestigious assets.



Market Fair, Princeton NJ



University Mall, Chapel Hill, NC



The Wharf, Washington, DC



Kay T. Kim, President & Director KTK Consulting

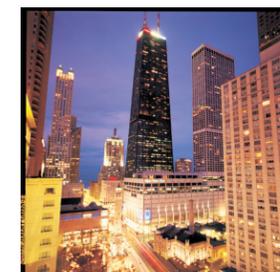
Kay is a strategic and analytical brand architect adept at partnering with corporate executives, field teams and third party resources to develop and execute strategic marketing business solutions that achieve corporate objectives and drive stakeholder value. A dynamic leader, collaborator and team builder, Kay is engaging and has an innate ability to cut through the clutter to define strategic needs and opportunities that support brand consistency and business growth. Kay's expertise comes from more than 30 years with two premier commercial real estate developers/REITs: The Rouse Company (TRC) and General Growth Properties (GGP). Kay has served as a Marketing Manager in every type of shopping center from community centers to downtown marketplaces. At the executive level, she directed strategy for market-dominant regional shopping centers, urban mixed-use centers, downtown marketplaces, open-air centers and master planned communities.



South Street Seaport, New York City, NY



Harborplace, Baltimore, MD



Water Tower Place, Chicago, IL



The Village of Merrick Park, Coral Gables, FL



Martin Pelosi, General Manager – Enfield Square

Martin Pelosi is responsible for the management of all operations, leasing and facilities activities for client assets, including retail operations and retail real estate while also developing new business opportunities. He manages on site teams and interacts with clients and vendors to establish mutually beneficial relationships. One of Martin's goals at Enfield Square is to establish a strong community presence and connection through charitable and social event creation and execution. Prior to coming to Enfield Square, Martin was a Senior Manager for StubHub where he was responsible for the management of call center training and quality functions.



Enfield Square, Enfield, CT

Contact

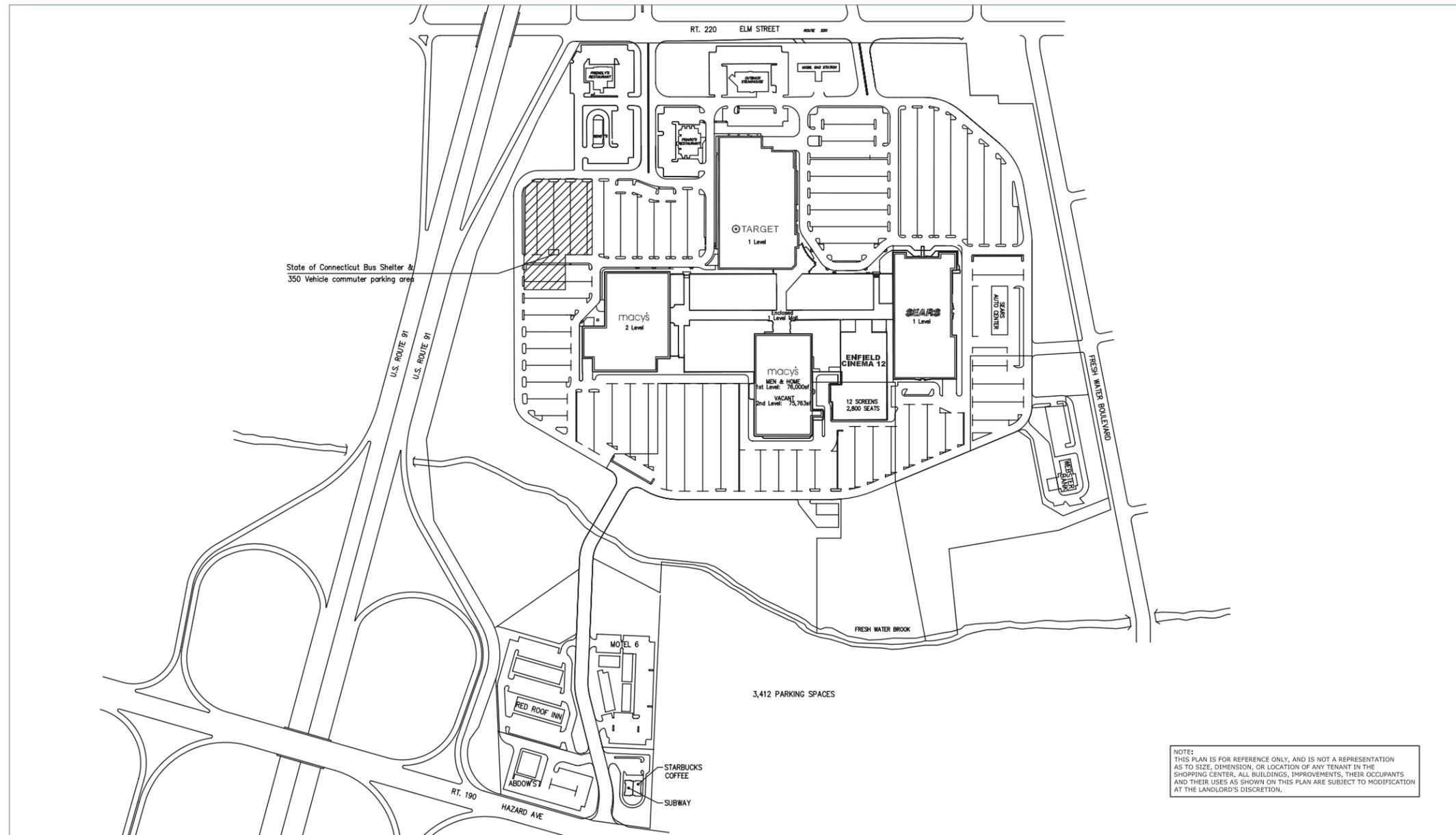
Bob Steiner
SVP, Portfolio Management
1067 W. Baltimore Pike
Media, PA 19063
610-291-4364
Robert.Steiner@MadisonMarquette.com

Marty Pelosi
General Manager
Enfield Square Mall
Management Office
90 Elm St., Enfield, CT 06082
203-819-3228
Marty.Pelosi@MadisonMarquette.com

Addendum

- **Enfield Square Current Site Plan**
- **Enfield Square Current Lease Plan**
- **Enfield Square Aerials**

Enfield Square Current Site Plan



Enfield Square Aerials

