



**Versona** is an exclusive women's boutique offering apparel and accessories at exceptional value every day! Committed to high quality fashions, our stores carry everything needed to complete an individualized outfit including jewelry, handbags, shoes and all the fashion trend items of the season. Our customers enjoy an upscale shopping environment in an easy-to-shop format.

The Cato Corporation is a leading specialty retailer of value-priced fashion apparel operating three store brands - Cato, It's Fashion/It's Fashion Metro and Versona, with approximately 1,330 stores in 33 states.

**Site Specifications:**

- Premier power centers, lifestyle centers and enclosed malls.
- Market-dominant shopping centers with upscale fashion tenants, located within the primary retail cluster in market.
- Regional locations in high-traffic shopping centers with limited barriers to trade area draw.
- Size of approximately 4,000 to 8,000 square feet with a minimum 40 feet of frontage.
- 2nd generation apparel spaces preferred.

**Demographic Composition:**

- Target demographic characteristics include high levels of educational attainment, white collar occupations and middle to upper incomes.
- Metro, suburban and middle markets are considered.

**Your Presentation Should Include:**

- Local map with site and surrounding retail centers clearly indicated.
- Large site plan with tenant listing, store dimensions, parking, curb cuts and traffic lights.
- Leasing plan showing building and space dimensions and front elevations.
- Current demographics.
- Traffic counts.



**Contact our Real Estate Department**

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shopversona.com



# VERSONA

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