

## RETAIL

**KEENE CONSTRUCTION COMPLETES FLORIDA PUBLIX**

*Plant City, Fla.* — Keene Construction Co. of Orlando, Fla., has finished construction on a 45,000-square-foot Publix in Walden Woods, a shopping center that spans more than 70,000 square feet. The store, which was developed by Tampa, Fla.-based RMC Property Group, is located at 2204 James L. Redmond Parkway in Plant City. Orlando-based Cuhaci & Peterson Architects designed the building.

**FOUR WALGREENS STORES UNDER CONSTRUCTION IN LOUISIANA**

*Louisiana* — Covington, La.-based Stirling Properties, a preferred developer of Walgreens drugstores, has commenced construction on four Walgreens stores and has recently completed a fifth store in Louisiana. Openings for a 14,820-square-foot property in Lafayette, La., and 14,490-square-foot stores in Kenner and Meraux, La., are slated for the fourth quarter of this year. A 14,490-square-foot store in Denham Springs, La., will open during the second quarter of 2010. A 14,490-square-foot Walgreens opened in Zachary, La., on February 2.

**CASTO NAMES BLOOM SUPERMARKET AS FAIRVIEW VILLAGE TENANT**

*Cary, N.C.* — Columbus, Ohio-based CASTO has welcomed Bloom Supermarket to the 58,863-square-foot Fairview Village, which is under construction in Cary. The 38,000-square-foot store will open during the first quarter of 2010. Bloom Supermarket is a subsidiary of Food Lion.

**RETAILERS SIGN LINE UP AT FLORIDA RACETRACK DEVELOPMENT**

*Hallandale Beach, Fla.* — An assortment of retailers and restaurants will take up residence in Cleveland-based Forest City Commercial Development's The Village at Gulfstream Park when it opens on February 11, 2010. The property is located on U.S. 1 in Hallandale Beach. The shopping center is anchored by a thoroughbred racing track and features more than 410,000 square feet of retail space and more than 80,000 square feet of office space. The 32 tenants include the restaurants Texas de Brazil, American Pie Brick Oven Pizza and Illi Forks; the retailers Fender Rock & Roll Religion, Vogue Couture and Pottery Barn; and two nightclubs.

**FIRM SELLS LAND FOR PUBLIX-ANCHORED CENTER**

*Santa Rosa Beach, Fla.* — Orlando-based Windcrest Development has sold 10.6 acres of land to Publix for an undisclosed price. Located on Highway 98 in Santa Rosa Beach, the land will be used for the 57,000-square-foot Publix at South Walton shopping center. A 40,000-square-foot Publix will anchor the property, which is slated to deliver in the third quarter. Jason Carnes of GVA Advantis' Panama City, Fla., office represented both parties in the transaction.

**J.L. WALLACE BEGINS NEW TUFFY AUTO CENTER**

*Punta Gorda, Fla.* — Fort Myers, Fla.-based J.L. Wallace Inc. has begun construction on a new Tuffy Automotive Center located at the intersection of U.S. Highway 41 and Airport Road in Punta Gorda. The project will consist of a 5,113-square-foot structure; it will include concrete block construction, a pre-engineered metal roof and glass roll-down doors with a hurricane screen. Titsch & Associates is serving as project architect. The construction timetable was not released.

**\$6 MILLION SHOPPES AT MISSION TRACE UNDER CONSTRUCTION**

*St. Augustine, Fla.* — Orlando, Fla.-based Keene Construction Co. has commenced construction of the 61,000-square-foot Shoppes at Mission Trace. The \$6 million property is located at 955 State Road 16 in St. Augustine. Jacksonville, Fla.-based Hallmark Partners is developing the center, which is anchored by a 45,600-square-foot Publix. Orlando-based Cuhaci & Peterson designed the space. Delivery is slated for August.

**RETAIL SET FOR FORMER DRIVE-IN THEATER**

*Dundalk, Md.* — Baltimore-based St. John Properties is working to transform the former North Point drive-in theater into a 160,000-square-foot retail development with four pad sites. The movie theater, which opened in 1948 and closed in 1982, is located at 4001 N. Point Blvd. in Dundalk. Burger King will build a store on one of the pad sites, and the other sites are being marketed to fast food restaurants, video stores and financial institutions. A former roller rink is also located on the land and might be used in the new development.

**THE ROCK OF GIBRALTAR HAS STOOD STRONG FOR MORE THAN 200 MILLION YEARS.****DON'T YOU WISH YOUR LENDER HAD THAT KIND OF STRENGTH IN TODAY'S MARKET?**

There's only one lender with the enduring strength of The Rock®. Prudential Mortgage Capital Company. For more than a century, The Rock has been the emblem of a company that stands strong, no matter what challenges or conditions we face. With seasoned veterans who have seen all kinds of markets, we have the experience you're looking for today. Talk to us, and discover why now, more than ever, it makes sense to work with a lender that's Rock Solid®.

**CAPITALIZE ON THE ROCK**

PRUDENTIAL MORTGAGE CAPITAL COMPANY  
1-888-263-6800 [www.prumortgagecapital.com](http://www.prumortgagecapital.com)



Prudential

© 2008, Prudential Financial.

RETAIL

**CLERMONT LANDING SHOPPING CENTER OPEN**

*Clermont, Fla.* — Weingarten Realty Investors opened its 312,604-square-foot Clermont Landing shopping center on March 21. The property, located near the interchange of U.S. 27 and State Route 50 in Clermont, is anchored by JC Penney, Ross Dress for Less, T.J. Maxx and Michaels. Additional tenants include Olive Garden and Red Lobster. When completed, the complex's 16-screen Epic Theatre will serve as the only movie theater in the city.

**COMPANY FINISHES CONSTRUCTION ON BANK OFFICE BUILDING**

*Estero, Fla.* — Michigan-based Owen-Ames-Kimball has completed construction on a 9,388-square-foot office building for FineMark National Bank Trust at 10010 Coconut Rd. in Estero. The property, which was started in July 2008, features eight offices, five conference rooms and a two-story lobby. Dan McGahey, Ramon Acevedo, Ella Materska and Pat McGuire of Ft. Myers, Fla.-based Gora/McGahey Architects completed design services.

**THREE GROCERY STORES OPEN IN NEW ORLEANS**

*New Orleans* — The discount grocer Save-A-Lot has opened three stores in the New Orleans area at 1841 Almonaster, 2841 S. Claiborne and 3610 MacArthur. The company has hired 100 employees to staff the stores. Save-A-Lot already operates four stores in the area.

**RETAILERS ROLL INTO LOUISIANA'S LAFAYETTE SHOPPING CENTER**

*Lafayette, La.* — *New Orleans-based Stirling Properties* will welcome a handful of retailers to its 600,000-square-foot Lafayette Shopping Center in Lafayette. Rack Room Shoes, Ross Dress for Less and Dress Barn have already opened, and Portrait Innovations, Subway and Luxurious Nails will open soon. Capital One, Anytime Fitness and Office Depot are all expected to open late this year or in early 2010. Lafayette Shopping Center, which is anchored by a 126,842-square-foot Target and a 103,525-square-foot JC Penney, includes the tenants Petco, Layne Bryant, Rue 21, Hibbett Sports, GameStop, GNC and Chick-fil-A.

**FOUR TENANTS ADDED TO DAVENPORT'S POSNER COMMONS**

*Davenport, Fla.* — The last wave of retail tenants has taken up residence in 630,000-square-foot Posner Commons, the retail component of Davenport Posner Park mixed-use development. Payless Shoes, GNC, Camille's Sidewalk Café and the final anchor, Ross Dress for Less, have all opened. Additional anchors and junior anchors in the 80-acre retail development include Best Buy, JC Penney, Belk, Books-A-Million, Target, Staples, PetSmart, Michael's, Dollar Tree and Dick's Clothing and Sporting Goods.

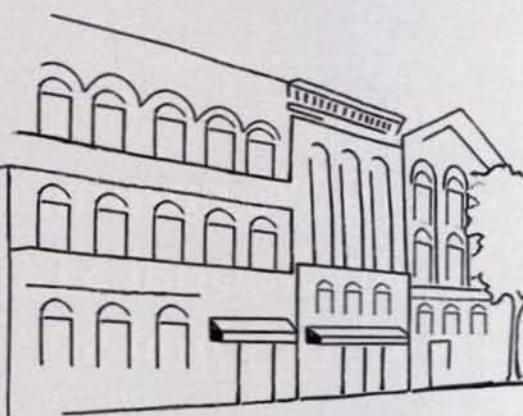
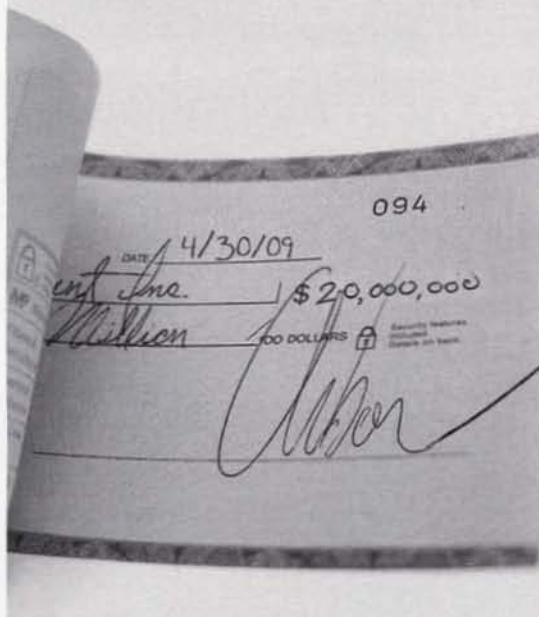
**FIRST PHASE OF PROVIDENCE COMMONS TO DELIVER THIS FALL**

*Mt. Juliet, Tenn.* — Memphis, Tenn.-based Boyle Investment Co.'s Phil Fawcett has secured a construction loan for the first phase of the company's 200,000-square-foot Providence Commons shopping center. U.S. Bank, represented internally by Scott Miler, financed the loan. The property, located on Mt. Juliet Rd. in Mt. Juliet, will feature a 54,000-square-foot Publix, three to four additional anchor and junior-anchor stores and 35,000 square feet of small-shop space. Franklin, Tenn.-based Civil Constructors and Nashville, Tenn.-based JE Crain are working toward a fall completion date.

**NORTH CAROLINA SHOPPING CENTER SOLD FOR \$7 MILLION**

*Raleigh, N.C.* — An undisclosed LLC based in Ohio has purchased the 89,224-square-foot Pincrest Pointe Shopping Center from an undisclosed North Carolina-based private partnership for \$7 million. The property, located at the intersection of Leesville and Fairbanks roads in Raleigh, is 90 percent occupied. Food Lion, Fitness 19, Carolina Dance Studio and Manchester's Restaurant are all housed in the center. W. Michael Bennett of Marcus & Millichap's Chicago office and Andrew Margulies of the firm's Charlotte, N.C., office brokered the sale.

Paid to the order of: financing your multifamily real estate project



\$1,640,000  
SMALL MORTGAGE LOANS  
FOXWOOD APTS.  
WARNER ROBINS, GA  
MULTIFAMILY

\$1,260,000  
SMALL MORTGAGE LOANS  
MIDDLETON BLVD APTS.  
WILLIAMSTON, SC  
MULTIFAMILY

\$4,350,000  
DUS®  
ROSEMONT APTS.  
GREENVILLE, NC  
MULTIFAMILY

At Arbor, we take being your financial partner seriously. With our unsurpassed range of unique lending solutions, you can count on us for whatever you need, whenever you need it. And there is no dealing with third party lenders – just Arbor. We'll custom design your financing and fund it too. We believe in growing financial partnerships, that's why most of our clients are repeat borrowers.

1-800-ARBOR-10 • www.arbor.com  
FANNIE MAE • FHA • CMBS • BRIDGE • MEZZANINE • PREFERRED EQUITY

Growing Financial Partnerships **ARBOR**  
Atlanta, GA • Austin, TX • Bloomfield Hills, MI • Boston, MA • Chicago, IL • Dallas, TX  
Los Angeles, CA • New York, NY • Plano, TX • Spokane, WA • Uniondale, NY