

# Case Study

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## Colonial Marketplace

### Challenges:

- 66,000 sf existing retail development with 77% unleased including abandoned anchor.
- Existing building needed extensive repairs for function and upgrades for appearance.
- Poor traffic flows, both pedestrian and auto, throughout entire development including an outbuilding.
- Deteriorating site structures and utility infrastructure.
- Exterior and site didn't meet city guidelines for entrances and aesthetics.

### Solutions:

- Created new tenant spaces with demising walls and all new mechanical, electrical and plumbing systems.
- Constructed new mansard and dormers with slate roof. Added new custom handrail, paneling and site fixtures.
- Installed new roofs, painted exterior façade, installed new awnings and cupola.
- Reconfigured parking lot, replaced walks, and created new city scape entrances for the development to meet city guidelines.

### Results



- Modified tenant spaces and infrastructure for new leases; 85% leased at construction completion.
- Revitalized exterior look of the center with high quality finishes to meet standards of owner and City.
- Upgraded Infrastructure and site for better traffic flow, easier maintenance and functional transition of spaces in the future.

