

CASE STUDY

SHOPPING CENTER RENOVATION SEPTEMBER-DECEMBER 2010

MARKET PLAZA

25 South Kerr Street
Wilmington, NC 28405

Property Manager:
David Martin



Project Details:

- Market Plaza is a Food Lion & Rite Aid anchored center, located at the busiest signalized intersection in Wilmington.
- Site improvements include updating the exterior building façade and monument signage.
- The update will include the main building from Tango Furniture to Best Rentals. Several steps are being taken to ensure that construction will not interfere with normal business operations. The façade renovation will be completed in two phases. Phase one will commence September 7th with the façade area in front of Rite Aid and Sherwin Williams. The construction will then continue south and involve the remaining spaces from Davidson Beauty Supply to Best Rentals. Construction for phase one is projected to be complete by the second week of November to avoid interfering with holiday traffic. Phase two is scheduled to begin the second week of October and will involve all spaces to the left of Rite Aid to the Tango Furniture space. Construction for phase two is projected to be completed during the first week of December. Temporary signs will be provided to Tenants while the façade in front of their space is renovated. Temporary construction entrances as well as protective covering will be constructed over scaffolding to ensure the safety of shopping center patrons. Clancy and Theys Construction Company will be the general contractor for this project.
- In addition to the façade renovation a new shopping center monument sign will be constructed on South Kerr Avenue. The sign will display the name of the shopping center and is designed to make the center more visible to the public.

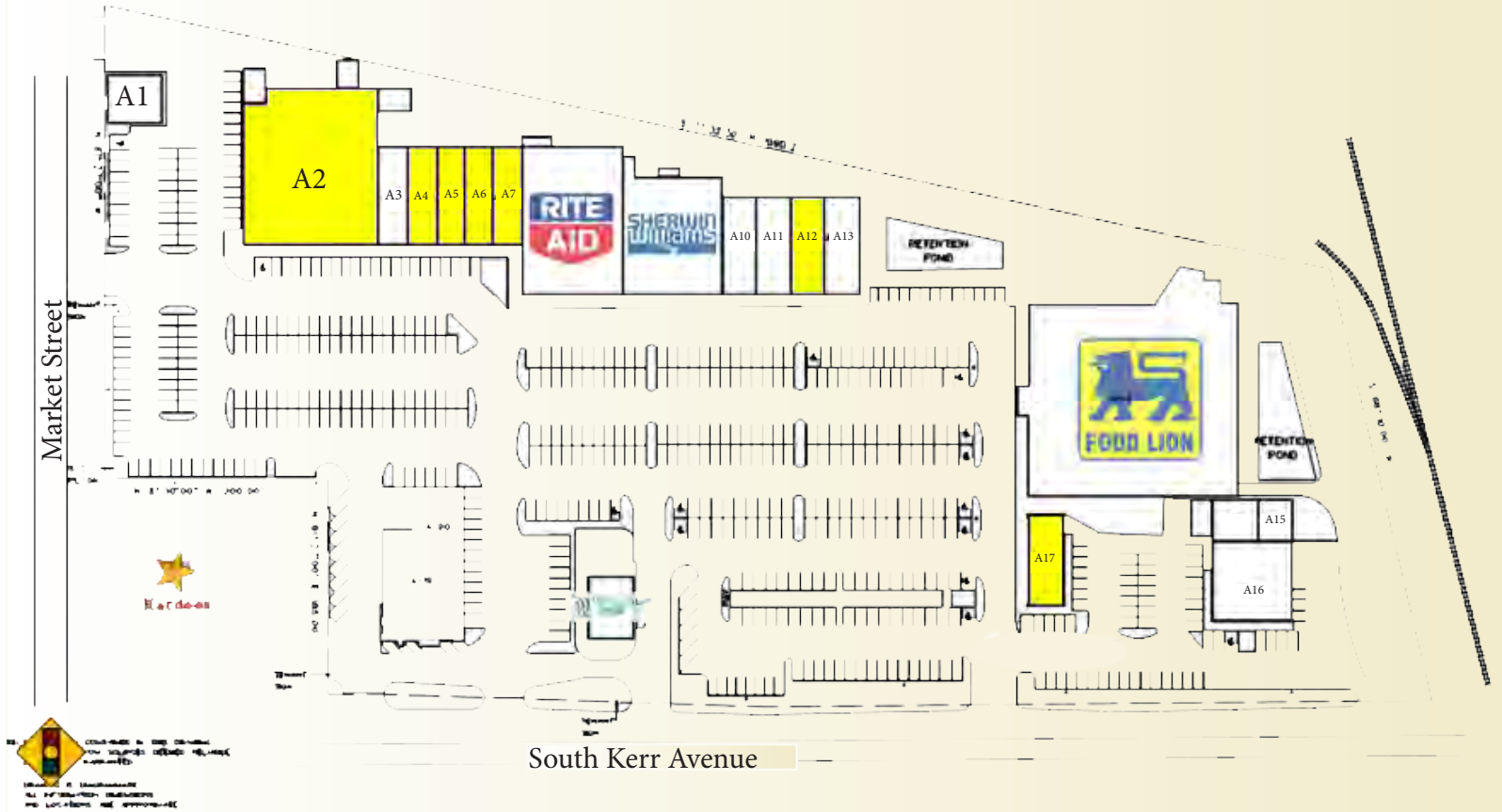


**COLLETT &
ASSOCIATES**

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Suite #	TENANT	SF
A-1	Overholt Law Firm	1,929
A-2	AVAILABLE*	15,700
A-3	Garrett & Sons (DMV)	2,050
A-4	AVAILABLE	2,000
A-5	AVAILABLE	2,000
A-6	AVAILABLE	2,000
A-7	AVAILABLE	2,000
A-8	Rite Aid	11,684
A-9	Sherwin Williams	9,000
A-10	Cosmo Prof (Beauty Supply)	2,400
A-11	Market Plaza Optical	2,400
A-12	AVAILABLE	2,442
A-13	Best Rentals	2,400
A-14	Food Lion	29,000
A-15	Cape Fear (Recording Studio)	1,500
A-16	Cox Christian Bookstore	4,500
A-17	AVAILABLE	2,100
A-18	Waccamaw Bank	3,000

*Will Subdivide



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MARKET PLAZA

Before



MARKET PLAZA

After

