



Black Oak Associates will develop Main Street Eldersburg, a 90,000-square-foot LEED-certified lifestyle center in Carroll County, Md.

## CARROLL COUNTY, MARYLAND

### BLACK OAK ASSOCIATES TO DEVELOP \$20 MILLION GREEN SHOPPING CENTER

Owings Mills, Md.-based Black Oak Associates plans to develop Main Street Eldersburg, one of the first LEED-certified shopping centers in the Mid-Atlantic region. Situated on 12.5 acres at the intersection of MD Routes 32 and 26 in Carroll County, the 90,000-square-foot lifestyle center will feature three separate buildings and five pad sites. Tenants have not been named but are expected to include casual restaurants, soft goods stores, men's and women's apparel stores and home furnishing stores. Environmentally-friendly features include solar glass panels; a high-efficiency HVAC system; a cistern water system designed to reuse rainwater; white panels to reflect light; recycled construction materials; and skylights. The project has received pre-construction Silver Core and Shell LEED certification from the United States Green Building Council. Partners in the project include architectural firm Bignell, Watkins and Hasser and landscaping architect Daft-McCune-Walker. KLN Retail is the exclusive leasing agent for the property. Groundbreaking was scheduled for this summer with completion slated for fall 2008.

## VIRGINIA BEACH, VIRGINIA

### THE GOODMAN COMPANY TO OPEN PHASE I OF RETAIL DEVELOPMENT THIS FALL

The Goodman Company is scheduled to open the first phase of a 520,000-square-foot retail center in Virginia Beach in October. Tenants of Landstown Commons include Ross Dress For Less, Bed Bath & Beyond, Best Buy, Office Max, PetSmart,

A.C. Moore, Z Pizza, Mattress Discounters, Finn McCool's Restaurant, Pancho's Mexican Grill, FedEx Kinko's and Lane Bryant. The retail center is located at the corner of Princess Anne and Dam Neck roads in the Gateway corridor. The second phase is slated for a spring 2008 opening.

## HUNTSVILLE, ALABAMA

### HEART OF HUNTSVILLE MALL TO BE REDEVELOPED INTO MIXED-USE

Huntsville, Ala.-based Constellation LLC will redevelop the Heart of Huntsville Mall, located on Memorial Parkway at Clinton Avenue in Huntsville, into a \$150 million mixed-use development named Constellation. The 415,000-square-foot project will include retail space, restaurants, office space, hotels and condominiums. Goodwyn, Mills & Claywood is the project architect. Construction will begin late this year.



Shea Properties is set to develop a 365,000-square-foot retail center within The Dunes on Monterey Bay, a 400-acre mixed-use project in Marina, Calif.

## MARINA, CALIFORNIA

### SHEA PROPERTIES DEVELOPS 365,000-SQUARE-FOOT RETAIL CENTER

Aliso Viejo, Calif.-based Shea Properties is developing a 365,000-square-foot regional retail center, which is located on the southeast corner of Highway 1 and Imjin Parkway in Marina. Situated within The Dunes on Monterey Bay, a 400-acre mixed-use community, the center is currently 95 percent pre-leased to major national retailers such as Target, Kohl's, REI, Best Buy, Old Navy, Michaels and Bed Bath & Beyond. Tenants are expected to open in October 2007, with full occupancy slated for first quarter 2008.

## RICHMOND, KENTUCKY

### LAND SITE ACQUIRED FOR RICHMOND CENTRE DEVELOPMENT

A joint venture between Carolina Holdings and Crosland will develop Richmond

Centre, a mixed-use project that will be situated on 120 acres in the northwest quadrant of Interstate 75 and Barnes Mill Road in Richmond. The multi-use development is slated to include approximately 800,000 square feet of retail space. Anchors will include Meijer, JC Penney, Belk, The Home Depot and Cinemark Theatre. Construction is set to begin this year and completion is set for third quarter 2008.

## PHOENIX, ARIZONA

### NEWLAND COMMUNITIES, KITCHELL DEVELOPMENT TO DEVELOP 175,000-SQUARE-FOOT RETAIL CENTER

San Diego-based Newland Communities has partnered with Phoenix-based Kitchell Development Co. to develop and build Mountain Ranch Marketplace, a 175,000-square-foot specialty retail center located at the northwest corner of Estrella Parkway and Elliot Road in Phoenix. A 50,000-square-foot major grocery will anchor the center, which is the first retail center in the Estrella area of Phoenix. Other prospective tenants include a bank, a drug store, restaurants and several other service providers such as a dry cleaner, a hair salon, a daycare provider and a coffee shop. The center will be built with a sustainable design concept including natural shading, wood from sustainable forests, eco-friendly paints and low-water native vegetation. Construction was slated to begin this summer.

## CARY, NORTH CAROLINA

### TRYON VILLAGE BREAKS GROUND

Midland Atlantic has begun construction on Tryon Village, an 80-acre mixed-use development located at the intersection of Walnut Street and Tryon Road in the Crossroads area of Cary. The development will include 150,000 square feet of retail space as well as apartment units and office space. Anchored by a 49,000-square-foot Harris Teeter grocery store, Phase I of the retail component will comprise approximately 115,000 square feet, including a 15,000-square-foot freestanding Walgreens. The master plan calls for 40,000 additional square feet of retail and restaurant space, which will be added in accordance with its demand. Greensboro, N.C.-based Triad Design Group and Raleigh, N.C.-based Cline Design are serving as the project architects, while Mt. Airy, N.C.-based John S. Clark Co. is the general contractor. Tryon Village will open in early 2008.