

Hernando West Spring Hill, Florida

PROJECT OVERVIEW:

- Acquired 110,000-square-foot shopping center in 2020 with redevelopment envisioned.
- Anchor tenants: Publix, Bealls
- Originally built in 1980 on 12 acres, existing 46,000-square-foot Publix and 9,800 square feet of inline shop space were demolished.



CHALLENGES:

- Negotiate new Publix lease and secure redevelopment approvals.
- Amend existing tenant leases and relocate tenants to accommodate redevelopment.
- Manage construction process in active, operating shopping center.
- Maintain tenant sales during construction process.

SOLUTIONS:

- Created detailed phasing plan to accommodate customer, tenant and delivery traffic and parking access during construction process.
- Executed capital improvement program: added LED lighting to parking lot and sidewalks, installed wayfinding signs, replaced roof, upgraded HVAC systems and repaired under-canopy soffit.
- Developed new 45,000-square foot Publix and added 3,200 square feet of new retail shop space for Jersey Mikes and The UPS Store.

RESULTS:

- Secured 20-year commitment from Publix.
- Stabilized center for long-term appreciation.
- Improved visual appeal of center to create vibrant and welcoming environment for the community
- Transformed portion of existing parking lot to a .66-acre outparcel.
- Renovated 54,800 square feet of remaining retail space with cosmetic and structural upgrades.