



# Commercial | Retail

2011 YEAR IN REVIEW



Von Maur at North Point | Alpharetta, GA

The first Georgia Von Maur was opened for the recent holiday shopping season. The interior and exterior of a two-story, former Belk department store were remodeled as well as a portion of the mall adjacent to the store on both levels. Three entrances from the parking lot were renovated and a new clerestory was added to the store's center court bringing the store to 143,000 SF. Exterior schematic design was provided by Carroll Associates Architects, Prairie Grove, IL.



## Collins Road Square |

Cedar Rapids, Iowa

Collins Road Square has a great location and tenant mix. To stay competitive, its 1,281-foot façade was remodeled which improved its appearance and quickly produced added leasing activity and traffic to its tenants.



**BEFORE**



## Hobby Lobby Plaza |

Lombard, Illinois

The Hobby Lobby Plaza underwent renovations to compete with newer retail facilities in the area. Cost-effective renovations made the building attractive and enticing to new tenants. Hobby Lobby Plaza is now at 100% occupancy and includes Hobby Lobby, Harbor Freight Tools, Xsport Fitness, Fruitful Yield Health Foods and Dollar General.



**BEFORE**



## Iowa River Landing |

Coralville, Iowa

Iowa River Landing is a 120-acre mixed-use development including commercial/retail, medical office building, office, residential townhouses, arena, hospitality services, theater, intermodal facility. The location of the development is a brownfield site being converted to a mixed-use urban development.



## On the Boards

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### Retail Shops Building

New freestanding retail shops building, approximately 6,500 SF, with one drive-up window and lane for a specialty coffee shop restaurant on the end cap. The building design uses Prairie Style architecture with masonry and glass storefront with overhead lit fabric awnings, heavy duty architectural shingle sloped roof with broad cantilevered eaves, external gutters and downspouts.



## Shopping Center Facade Renovation

Existing shopping center, approximately 150,000 SF, with three freestanding strip retail shops buildings originally designed and constructed in the early 1990s. Complete façade renovation, re-tenanting and site improvements have been proposed.



## Des Moines Social Club | Des Moines, Iowa

The Des Moines Social Club is a non-profit organization seeking a venue in downtown Des Moines for performing and visual arts. Its current location of interest is the historic Des Moines Downtown Fire Station. The building would provide a dynamic space for performances, classes, local artists gallery and restaurant.



## Legacy Pointe Mid-America

Legacy Pointe Development Company, LLC | Springfield, Illinois

Legacy Pointe is a 300-acre premier retail destination. It will have an open-air lifestyle center, big box retail, local commercial, open

space, and residential components. The parcel will also include community gateway features, parks, and bike trail networks.



## Von Maur The Meadows | Lake Saint Louis, Missouri

Von Maur opened its first Missouri store at The Meadows at Lake Saint Louis. The 126,000 SF, two-story department store anchors the north portion of the lifestyle center.



River Eagle | East Moline, Illinois

This former Case New Holland site is being transformed into a multi-use riverfront destination. River Eagle is located on 4,700 feet of riverfront and will be anchored by a 200-room hotel and Disney World-inspired boardwalk. It will also include a technical center, senior housing development, student housing, high-tech office space and commercial and retail components.



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