



Somers Point Shopping Center Renovated

Another example of a recent shopping center renovation is the existing Somers Point Plaza center that experienced a full facade overhaul. In addition to new paint and updated exterior facade across all storefronts, a new Target store set up shop at the site of a former Kmart previously located in the strip. As part of the retail renovation, the tenant space was prepared and equipped as needed for the incoming Target store.

Grand Openings...

We were busy in 2021. Here is a sampling of the grand openings we celebrated over the past year.

- ▶ **Children of America Childcare Center** - Cinnaminson, NJ
- ▶ **Apparition Kitchen** - Cherry Hill, NJ
- ▶ **Sayville Shopping Center Renovation** - Bohemia, NY
- ▶ **Buffalo Wild Wings Remodels** - Eatontown, NJ, Watchung, NJ & Brick, NJ
- ▶ **Chick-fil-A** - Manahawkin, NJ, Barrington, NJ, Linden, NJ & Philadelphia, PA
- ▶ **Armed Forces Fit Out** - Vineland, NJ
- ▶ **Lifescance Health** - Eatontown, NJ
- ▶ **Diagnostic Radiology Imaging** - Mountain Lakes, NJ
- ▶ **Baratz Office Renovation** - Marlton, NJ

Ground Breakings...

We don't look to be slowing down anytime soon. Take a look at the projects we have in the line-up right now.

- ▶ **Total Wine** - Totowa, NJ
- ▶ **Sleep Number** - Eatontown, NJ
- ▶ **Panera Bread** - Manahawkin, NJ
- ▶ **Chick-fil-A** - Philadelphia, PA, State College, PA, Wayne, PA & Eatontown, NJ
- ▶ **EMS Building** - Mt. Laurel, NJ
- ▶ **Buffalo Wild Wings Remodel** - Toms River, NJ
- ▶ **Joann Fabrics** - Bohemia, NY
- ▶ **Target** - Eatontown, NJ



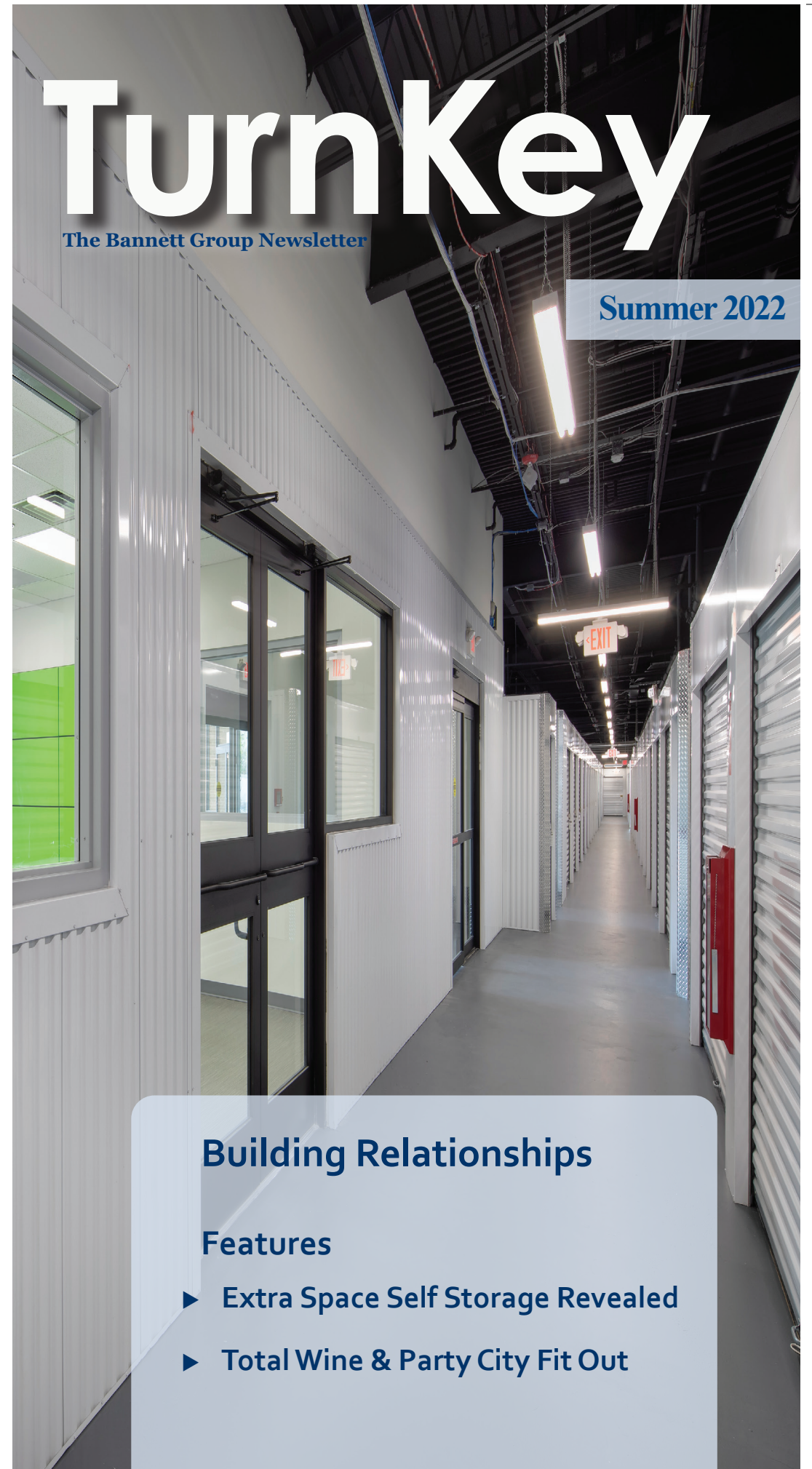
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Features

- ▶ **Extra Space Self Storage Revealed**
- ▶ **Total Wine & Party City Fit Out**

Scott's thoughts:

I think everyone can agree that one set of skills we have all honed over the past couple of years is the ability to adapt, to pivot, to overcome challenges and spin them to our advantage. It's not a secret that the landscape of retail has changed over the past decade. Previously indestructible brand names with large retail footprints have disappeared or drastically reduced their square footage. But as we have recently learned, adaptation is survival. And retail isn't going anywhere.

I have been in the construction industry for a long time, long enough to see some of these establishments turn over a couple of times. But what's happening now is different. Look at the malls, shopping centers and retail strips in your town. The names may be new or unexpected, but the lights are on. Older, weathered centers that have seen generations of shoppers come and go are undergoing facelifts and updated facades. The brick and mortars are getting paint jobs and renovated storefronts. The square footage left empty by the exiting behemoths has been divided and reallocated to fresh tenants, injecting new life and new revenue into the local areas. Retail is shifting, yes. But as they say, necessity is the mother of invention, and the shifting plates of the retail landscape are creating construction opportunities all over the place.

We have been lucky enough to partner with several clients as they take up these renovations and rehabs. From full facade replacements, landlord directed updates in preparation for new tenants, full tenant fit outs for new stores and ground up construction of new pad sites, there is all sorts of work being done in the retail arena today. And as we have for the past 50 years, TBG will continue to change with the times to keep our foot in the (retail) door.

~ Scott Bennett, *President*

Extra Space Self Storage Revealed

Converted from a large former grocery retailer, the new Extra Space Self Storage center is 122,000 square feet of updated retail space situated in a previously unoccupied section of a shopping center. The Cinnaminson, NJ location was part of a larger retail center renovation and rehab. After sitting empty for over 10 years, construction of this unique space has restored life to a dark corner of the center. In addition to the 546 units located on the 85,000 square foot first floor, a

mezzanine level was constructed featuring an additional 395 units. Utilizing the previous tenant's two-story ceilings and large upper level windows, the second floor exhibits a bright, airy atmosphere. Two new elevator banks connect the upper and lower levels. Specialized fiber mesh concrete was incorporated in construction of the second floor to provide better load bearing support. Several of the new units feature exclusive keyless access technology for customer convenience.

The exterior facade was renovated to showcase new signage.

The project overhauled a large portion of the Cinnaminson shopping center along with the self storage facility. A new stand-alone 10,000 square foot childcare center was added in the center, featuring 10 classrooms and an outdoor play area. Site work was updated throughout the center, as well. Two future retail pad sites are also in the works for the property.

"Extra Space Self Storage center"
Cinnaminson, NJ (cover, below and left)



"Total Wine Fit Out" Eatontown, NJ (above)

Total Wine & Party City Fit Out

Constructed as part of a larger renovation project for the entire Eatontown shopping center, the large interior fit out for liquor retailer Total Wine consisted of transforming a portion of a previous Babies R Us location into the new 27,111 square foot store. The project included landlord renovations to divide and prepare the space. The fit-out featured a new roof, new roof top HVAC units, loading dock ramp and doors. The exterior also received a facelift with a brand new storefront and facade renovations.

Additionally, part of the shopping center renovation included a new 12,068 square foot Party City store which was constructed utilizing a vacant section of an occupied Best Buy. The fit out also featured landlord renovations to prepare the space, new roof top HVAC units, along with facade renovations and a new storefront. These stores are just two components of a full shopping center overhaul that incorporated renovations of multiple storefront facades, construction of two new pad sites and updated site work across the entire center.

"Party City Fit Out" Eatontown, NJ (below)

