DUKE REALTY TO BUILD PRIMARY CARE ANNEX FOR DEPARTMENT OF VETERANS AFFAIRS
TAMPA, FLA. — Indianapolis-based Duke Realty will break ground this week on a 106,000-square-foot Primary Care Annex at 13515 Lake Terrace Lane in Tampa to house primary care services for the Department of Veterans Affairs. These services are currently provided by the nearby James A. Haley Veterans’ Hospital. The Primary Care Annex’s construction is expected to be completed in February 2014. The Department of Veterans Affairs will lease the space from Duke Realty. Minneapolis-based HGA is the project architect.

KENNEDY CONTRACTORS COMPLETES $8M SAWGRASS MILLS MALL RENOVATION, EXPANSION
SUNRISE, FLA. — West Palm Beach, Fla.-based Kennedy Contractors Inc. has completed an $8 million, 160,000-square-foot renovation and expansion of Sawgrass Mills Mall in Sunrise. The Mills Co., an affiliate of Simon Property Group, owns the retail property. The renovation included demolition of Wannado City, a children’s educational and play facility, and construction of a new mall entrance as well as expansion of the mall’s primary promenade. Two dozen new tenants were added including Columbia Sportswear and Calvin Klein, and the existing Forever 21 was expanded by 30,000 square feet. The new wing is part of Sawgrass Mills’ ongoing expansion, which includes a 35,000-square-foot addition to The Colonnades, which is the mall’s outdoor lifestyle center.

JOINT VENTURE PURCHASES MULTIFAMILY UNITS WITHIN THE BROOKHAVEN
ATLANTA — A joint venture between Admiral Capital Real Estate Fund and Wood Partners has acquired 209 apartment units within The Brookhaven, a Class A 17-story building located at 3833 Peachtree Road in Atlanta’s Buckhead submarket. The property was built in 1985. Interior renovations, including hardwood floors, new cabinetry and enclosed sunrooms, were completed in 2008. Wood Partners plans to further renovate the Brookhaven with a new fitness center, outdoor bar and bocce ball court, as well as expanded parking. Amenities already featured at the property include a heated pool, saunas and a lighted tennis court. Admiral Capital Real Estate Fund, based in San Antonio, Texas, is a joint venture between USAA Real Estate Co. and Admiral Capital Corp. David Gutting and Derrick Bloom of Jones Lang LaSalle’s Capital Markets represented the joint venture in the transaction.

CALIFORNIA JV ACQUIRES ATLANTA INDUSTRIAL PROPERTY FOR $8M
ATLANTA — A joint venture between Los Angeles-based Carlaris Capital, an affiliate of Charles Dunn Co., and Beverly Hills, Calif.-based ARKA Properties Group has acquired a multi-tenant industrial property at 4099 Old Dixie Hwy. in Atlanta near Hartsfield-Jackson International Airport for $8 million. Jack Haden and Brad Pope of NAI Brannen Goddard represented the seller, I&G Henry Ford LLC. Jones Lang LaSalle’s Capital Markets represented the joint venture in the transaction.

DOLLAR GENERAL SELLS FOR $1.6M IN ORLANDO
ORLANDO, FLA. — A Dollar General store at 3081 Curry Ford Rd. in Orlando has traded for $1.6 million. The Gainesville, Fla.-based developer sold it to an Apollo Beach, Fla.-based investment company. Bryan Belk of Franklin Street represented the seller in an all-cash transaction. The store is a new construction Dollar General with a 15-year triple net lease.
Crystal River Plaza
Crystal River, FL
$3,600,000 USD
46,831 SF
Neighborhood Center

Sean Glickman and Coldwell Banker Commercial NRT are
proud to present the Crystal River Plaza. This grocery center
that is shadow anchored by Sweetbay

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