



## Developer eyes Vineland Shopping Center

Daniel J. Kov - May 4, 2016

VINELAND - The western gateway to the downtown will get some renewed attention later this year with the planned revitalization of the Vineland Shopping Center on Landis Avenue.

The city recently approved lending \$1.8 million to a Philadelphia-based developer who has plans to buy and spruce up the large but underperforming shopping center that sits on more than 8 acres at 22-48 West Landis next to Sears.

PH Retail, the developer, has plans to purchase the property and renovate it with hopes of attracting a new national tenant to the area, according to the city's loan document.

"Thereafter, the plan is to make capital improvements into the center which will allow the company to attract regional and national businesses which will make long-term lease commitments," the loan states.

The overall project cost is about \$6 million, and City Council approved a 20-year, \$1,815,227 Urban Enterprise Zone loan to help with the \$3.75 million acquisition cost of the center.

The purchase is expected to occur this spring, and a 12- to 18-month period of renovations is expected to follow soon thereafter, according to the loan document.

Immediate plans call for replacing roofs throughout the center and then relocating the existing 6,500-square-foot Family Dollar store to a newer renovated space in the center, the loan states.

Then, the developer and city hope, a new national tenant may move into 36,000 square feet of newly created space.

A separate 2,720-square-foot building on the property may also be demolished should a major tenant request it, the loan states.

Tuesday, May 3, 2016 in Vineland. (Photo: Sean M. Fitzgerald/Staff Photo)

Mechanical and electrical system upgrades are also planned.

As far as jobs go, about 50 are estimated with the revitalized center, along with 25 construction jobs during its renovation period.

“Significant capital investment will substantially improve the center to attract a broad range of possible national and regional tenants which in turn will lead to construction jobs and permanent jobs over the next 12-18 months,” the loan states