



# Buyers & Sellers

(continued from page fifty)

**Kudan Group, Inc.** is selling a 20,000 sq.ft. center located in a western suburb of Chicago, IL for \$3.8 million. The mixed-use project is situated on a land area of 83,515 sq.ft. The center contains six retail stores, four residential units and one restaurant.

For more information, contact Marcus Sullivan or Jim Martin, Kudan Group, Inc., 1807 Glenview Road, Suite 205, Glenview, IL 60025; 847-724-7454, Fax 847-724-6447; Email: [marcus@kudangroup.com](mailto:marcus@kudangroup.com) and [jim@kudangroup.com](mailto:jim@kudangroup.com); Web site: [www.kudangroup.com](http://www.kudangroup.com).

**Klarfeld Real Estate Co., Inc.** is selling a Starbucks located in St. Louis, MO for \$1.32 million with a Cap rate of 6.3%.

For more information, contact Mishaal Taqui, Klarfeld Real Estate Co., Inc. 107 South Meramec, St. Louis, MO 63105; 314-721-7021, Fax 314-721-8188; Email: [mtaqui@klarfeldre.com](mailto:mtaqui@klarfeldre.com).

**AMS Commercial** is selling a 10,204 sq.ft. outparcel at the Edinburgh Premium Outlet Malls located at the intersection of I-65 and U.S. 31 in Edinburgh, IN for \$695,000.

For more information, contact Tim Smith, AMS Commercial; 812-376-8330 Ext. 101; Email: [tim@ams83.com](mailto:tim@ams83.com).

**C&J Realty Group** is selling a 15,000 sq.ft. neighborhood center located in Fort Worth, TX for \$2.9 million. The center is situated on a land area of 1.7942 acres.

For more information, contact Jody Jones, C&J Realty Group; 972-740-2682, Fax 817-540-1569; Email: [jody@jodyjones.us](mailto:jody@jodyjones.us).

**KMO Development Group, Inc.** is selling a Popeyes restaurant located in Tulsa, OK for \$1.46 million with a Cap rate of 8.25%. Area demographics include a population of 90,000 within three miles. The company is also selling a Popeyes restaurant located in Emporia, KS for \$1.19 million with a Cap rate of 7.85%.

For more information, contact Grant Stewart, KMO Development Group, Inc.; 918-743-3456, Fax 918-743-4084; Email: [gstewart@kmodevelopment.com](mailto:gstewart@kmodevelopment.com); Web site: [www.kmodevelopment.com](http://www.kmodevelopment.com).

**The Pocklington, Pocklington & Forster Retail Investment Group of GVA Advantis** sold Buccaneer Plaza, a 21,636 sq.ft. center located on North 49th Street in Pinellas Park, FL for \$2.51 million. The seller was 1031 Exchange Services 102, LLC and the buyer was P2F Fund, LLC.

For more information, contact GVA Advantis, 255 South Orange Avenue, Suite 750, Orlando, FL 32801; 407-999-4775; Web site: [www.gvaadvantis.com](http://www.gvaadvantis.com).

**The Azarian Group, LLC** recently acquired Plaza K Shopping Center, located on Route 1 in Woodbridge, NJ.

For more information, contact John M. Azarian, The Azarian Group, The Azarian Building, 6 Prospect Street, Suite 1B, Midland Park, NJ 07432; 201-444-7111 Ext. 27, Fax 201-444-6655; Email: [jazarian@azariangroup.com](mailto:jazarian@azariangroup.com); Web site: [www.azariangroup.com](http://www.azariangroup.com).

**American Retail Properties** is selling a 61,000 sq.ft. Furniture World store located on South Broadway in Salem, NH for \$6.5 million. Area retail includes Kmart, Staples, Marshalls, Circuit City, BJ's Wholesale Club, Sears, JCPenney and Bed Bath & Beyond. The company is also selling a 103,785 sq.ft. Furniture World store located on Lowell Road in Salem, NH for \$6 million. Area retail includes AC Moore, Market Basket, Linens 'N Things, Best Buy, Macy's, Target and Home Depot. The company is also selling a 150,000 sq.ft. Furniture World store located on South Porter Street in Manchester, NH for \$20 million. Area retail includes Sam's Club, Lowe's Home Improvement, Burlington Coat Factory, Petco, Bob's Stores, Wal\*Mart, Stop & Shop and HomeGoods. Another Furniture World is for sale in Nashua, NH at an asking price of \$10 million.

For more information, contact David Nugent, American Retail Properties, 148 State Street, Suite 600, Boston, MA 02109; 617-778-6500, Fax 617-778-6533; Email: [dnugent@americanrp.com](mailto:dnugent@americanrp.com); Web site: [www.americanrp.com](http://www.americanrp.com).

**PM Realty Group** brokered the sale of Friendswood Square located at the intersection of North Friendswood Drive and Edgewood Drive in Friendswood, TX. The 77,587 sq.ft. center is situated on a land area of 7.4 acres and is covenanted by Walgreens, Dollar General, Whataburger and KoMan Furniture & Mattress. The company represented New Plan Excel Realty Trust in the sale. The company also brokered the sale of Ensenada Square, the Kroger-anchored center located on South Bowen Road in Arlington, TX for **Tabani Group, Inc.** The 62,676 sq.ft. center is situated on a land area of 5.5 acres.

For more information, contact PM Realty Group, 1000 Main St., Suite 2400 Houston, TX 77002; 713-209-5800, Fax 713-209-5784; Email: [generalinfo@pmrg.com](mailto:generalinfo@pmrg.com); Web site: [www.prealtygroup.com](http://www.prealtygroup.com).

**Texas Business Vistas, Inc.** is selling a land area of 19 acres located on Harmon Road in Fort Worth, TX for \$1.75 million. Area retail includes Cabela's.

For more information, contact Frank Klein or Jim Klein, Texas Business Vistas, Inc.; 817-874-4807/214-803-2335, Fax 817-326-4900; Email: [tbv1983@alltel.net](mailto:tbv1983@alltel.net).

**Partners Investment Properties** is selling a 12-unit shopping center in Seekonk, MA for \$3.02 million. The company is also selling a four-unit center in Brighton, MA for \$2.65 million. The company is also selling an eight-unit, Dunkin' Donuts-anchored center in Providence, RI for \$1.35 million.

For more information regarding the Seekonk, MA and Providence, RI centers, contact Joe Cawley, Partners Investment Properties; 617-877-0945. For more information regarding the Brighton, MA center, contact Tom Cawley; 617-780-1773; Web site: [www.pipre.com](http://www.pipre.com).

**ERS Investments** is looking to acquire anchored shopping centers in major metropolitan markets throughout the eastern U.S. Preferred sites are anchored by a supermarket, discounter or a drug store. The company focuses on brownfields and redevelopment opportunities.

For more information, contact ERS Investments, 34 East Main Street, Suite 295, Smithtown, NY 11787; 631-676-6360; Email: [info@ersinvest.net](mailto:info@ersinvest.net).

**Grubb & Ellis** is selling a Haynes Furniture store located on South Orange Blossom Trail in Orlando, FL for \$3.85 million. The 24,350 sq.ft. store has an average daily traffic count of 47,000 vehicles. Area demographics include a population of 43,761 within three miles earning \$62,014 as the average household income. The company is also selling The Gardens, a lifestyle center located on Interstate 45 North in Houston, TX for \$15.9 million with a Cap rate of 7.4%. The 58,500 sq.ft. center is situated on a land area of 9.84 acres and is anchored by Budget Car Rental, Wells Fargo, Marble Slab Creamery, Slick Willie's and Taco Tote. The site has an average daily traffic count of 284,000 vehicles. Area retail includes Salt Grass Steakhouse, Joe's Crab Shack, Zito's Italian Restaurant, Lupe Tortilla and Mamacitas Mexican Restaurant. Area demographics include a population of 60,742 within three miles earning \$52,886 as the average household income. The company is also selling West Oaks Shopping Center located at the intersection of Highway 6 and Park Hallow Drive in Houston, TX. The 13,484 sq.ft. center is situated on a land area of 1.02 acres and is anchored by Verizon Wireless and shadow-anchored by Office Depot, Conn's and Burlington Coat Factory. The asking price is \$3.91 million with a Cap rate of 7.4%. Area demographics include a population of 102,495 within three miles earning \$70,867 as the average household income. The company negotiated the sale of a Checkers restaurant on North Mitchell Street in Cadillac, MI for \$1.04 million. The 1,049 sq.ft. restaurant is situated on a land area of 0.9 acres. **Marian Patricia Seller Trust** was the buyer and **Maple & Main Redevelopment, LLC** was the seller. The company represented **Gulf Coast Commercial Group** in the sale of the 85,729 sq.ft.

(continued on page eighty-four)