



CELEBRATING
55 YEARS

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D.F. Pray completes expansion of 18,000 s/f CVS and revitalization of Main Street Shopping Center

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WALPOLE, MA After more than 7 years of planning and negotiations, the expansion of the new CVS and the revitalization of Main Street Shopping Center. The Main Street Shopping Center is anchored by an 18,000 s/f CVS, and home to 7 Eleven, Launderette, J and A Cleaners, Headway Hair Salon, Ginjo Habachi Grille, Supreme Pizza, Westbury Farms Family Restaurant and other retailers.

"It took remarkable efforts from an incredible team of professionals and the town of Walpole to finally put this project together," said Steven Boccelli, principal of Central Property Management. "Without the persistence of all parties involved this project would have never left the paper it was printed on, I'm thrilled to see this become a reality"

The decision to close CVS in the Walpole mall on Rte. 1 in January of 2009 and expand at the Main Street Shopping Center was the first step in the entire project, backed by a professional consulting team that included Paul Beck of Gershman Brown Crowley (project manager), Phil Henry of R.J. O'Connell (engineer), Russ Benassi of D.F. Pray (contractor), BKA (architect), Steven Boccelli of The Central Group (property manager), Walpole Realty L.P. (property owners), David Goldman of Property Pros (management) as well as Phillip Macchi of Macchi and Macchi (attorney).

Over the next year, the team focused on its vision of bringing a new feel to Main Street Shopping Center by CVS more than doubling its square footage to include a full expanded pharmacy with drive-thru, re-structuring the parking lot for easier access as well as an addition of new signage (Poyant). With the approvals from the town of Walpole with a population of 22,824 and the median household income of \$72,113 along with numerous site plans, traffic counts, parking requirements, as well as adhering to zoning bylaws, the need to obtain special permitting and adding a landscaping component the project team completed the multi-million dollar improvements in September 2010.

"What great satisfaction it is to see many years of planning and negotiations come to life," Boccelli said. "I want to thank everyone for a job well done; if it wasn't for the talented consultants and management team the Main Street Shopping Center Project and CVS expansion would not have left the design stage."

Main Street Shopping Center is now considered one of the staples to downtown. Its new restructured parking lot, new facades and significant CVS expansion and drive-thru pharmacy, brings the shopping center up to date and revitalizes the feel of downtown Walpole. Main Street Shopping Center is most certainly hard to overlook.

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