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Winstanley Enterprises begins work on 60,000 s/f Chelmsford Town Center

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As construction crews began to demolish the exterior façade of the old Chelmsford Town Center, the mood was focused on the exciting transformation ahead for the former Stop & Shop/Marshall's plaza at 18 Boston Rd.

In many ways, the taking down of the old façade marked a transition for the project development team towards reconstruction of the 8.5 acre 60,000 s/f site.

Winstanley Enterprises purchased the site 6 months ago and began construction on the development in late December. Winstanley has committed \$4.5 million in renovation costs to convert the site.

The new building exterior will feature a modern look highlighted by a brick façade, a clock tower, all new storefronts, pedestrian-friendly circulation, updated landscaping that includes removal of invasive plants and debris along Beaver Brook, a patio area for al fresco dining, and other ornamental features that will make the new Chelmsford Town Center a downtown destination.

"This site has great potential, so we've made a strong commitment to transforming it into an attractive retail complex that will rejuvenate the downtown Chelmsford area," said Adam Winstanley, principal of Winstanley. "We share the town of Chelmsford's enthusiasm and dedication to enhancing its downtown and making it a destination for dining, shopping, services, exercise and play. We began actively working on the renovation plans months before we purchased the center. Now we're excited to see visible signs that the project is underway, and look forward to our vision becoming a reality this year."

The transformation of the plaza, scheduled to be completed by the end of July, comes on the heels of a master plan that was unveiled by the Chelmsford Village Master Plan Committee as well the approval by the House of Representatives of \$5 million to improve the town's center. The master plan seeks to make the downtown area more user-friendly by improving parking and pedestrian circulation.

"Winstanley's Chelmsford Town Center represents a significant private investment and will set the stage for future private and public investments in the Center Village," said Evan Belansky, community development director for the town. "This project, which will feature high quality architecture and landscape components, has already resulted in attracting high quality retail, restaurant and service businesses to the Center Village."

Recently signed leases at Chelmsford Town Center include Choice Fitness, an anchor tenant that will occupy 17,000 s/f of space, and NOBO Modern Japanese Restaurant & Bar, offering Asian fusion cuisine. Several other leases are under negotiation and will be announced as they are signed. Current tenants on the 8.5-acre property include CVS, Bank of America and Friendly's. Chelmsford Town Center will be managed by Winstanley.

Located off Rte. 3 and I-495, at the intersection of Boston Rd./Rte. 4 and Summer St., Chelmsford Town Center offers for lease prime retail suites from 1,200 to 10,000 s/f.

Since the early 1990s Winstanley has acquired in excess of 80 properties totaling over 10 million s/f of commercial real estate. Winstanley currently owns and operates a portfolio of 43 real estate assets totaling 5.5 million s/f and including industrial/warehouse, R&D, retail, biotech, and office uses.

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540