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Project of the Month: Advantage Construction and John D. Murphy Co. continue work on 20,000 s/f retail development

May 29, 2014 - Front Section

Advantage Construction, Inc. broke ground on a 20,000 s/f retail development located on Rte. 1 at 555 Boston Providence Hwy. last summer and is almost complete. This is the second project that Advantage Construction is providing construction management services on for the J.D. Murphy Company.

The center is located across the street from the newly expanded Walmart store and has tremendous visibility.

The center is being developed on a speculative basis but it will benefit from the convenient location. The building, designed by W.A. McKinnon Associates located in Weymouth, Mass., was designed to offer flexible spaces for a variety of different retailers including a possible restaurant.

J.D. Murphy has signed and construction is underway on the following:

- * Milan Nail and Spa, will be occupying 2,400 s/f and will be opening in June.
- * Salon Bene' will be occupy 2,400 s/f and will be opening in June.
- * Piezoni's Pizza will occupy 2,400 s/f and will be opening in July.
- * Bay State Endodontics, Matt Fisher DDS, will also be occupying 2,400 s/f and will be opening in August.

J.D. Murphy also has a letter of intent on a wireless provided and the lease is out for signature. They will also be occupying 2,400 s/f and will be opening in August. They also recently obtained, by a private petition, a full liquor license and a beer and wine license.

There are also proposals out to a jeweler, a bank, and two restaurant uses for the remained of the space.

The project team included:

- * General Contractor: Advantage Construction, Inc.
- * Financing: Walpole Co-Operative Bank
- * Exclusive Leasing Agent: Wluka Real Estate Co.
- * Fire Systems: New England Fire Systems, Inc.
- * Roofing: New Century Roofing LLC.

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