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## **Fabric Place leaves KGI's Woburn Mall: 21,000 s/f now available**

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The departure of Fabric Place from the Woburn Mall, which is owned and developed by KGI Properties, has created an opportunity for a new tenant to join a growing roster of high-quality stores at the revitalized mall located at the junction of I-95 (Rte. 128) and I-93.

Over the past two years, DSW Shoe and Talbot's have led an influx of strong new tenants as the Woburn Mall has simultaneously undergone a \$25 million modernization that has been applauded by patrons and retailers alike, according to developers.

Woburn Mall officials are mourning the loss of Fabric Place, a family-owned business that has called the mall home for 29 years, but also point to the availability of approximately 21,000 s/f space in a choice location as a rare opportunity for the right tenant.

"While we are disappointed to see Fabric Place close its doors, this is an exciting new opportunity for the mall to further enhance the already strong tenant mix that is here today," said Joseph Harnan, KGI's director of leasing and marketing. "Our primary goal is to find a secure national or strong regional tenant who will complement the existing stores and build on the quality of tenants we have recently added."

The Fabric Place space, which will be available beginning February 2009, is situated in a central, high-profile location between two popular new stores - DSW Shoe, the national shoe retailer, and Talbots Outlet, a clothing retailer.

"This signature location is ideal inside the mall, with an entrance from center court and a storefront with two window displays, the space has the ability to expand from 21,000 s/f to 25,000 s/f," Harnan said.

Fabric Place thrived inside the Woburn Mall for many years, but the sluggish economy got the best of the home-grown company that grew from a 3,600 s/f Kendall St. shop to the largest fabric chain in N.E.

The most ambitious revitalization has occurred in recent years. The modernization effort is almost complete, with finishing touches underway. The recent addition of café seating at Center Court has received highly positive feedback. Patrons now have an area to enjoy a cup of coffee with friends, and professionals can conduct casual meetings in the space.

Mall officials have received positive feedback from customers. "Those who previously frequented Woburn Mall are thrilled with the improvements and find shopping here to be a more enjoyable experience," said Harnan. "With the addition of retailers such as Sports Authority, DSW Shoe, AT&T and Talbot's Outlet, and the restaurant Sarku Japan, the tenant mix is not only drawing local shoppers from the Woburn community, but also is attracting new patrons from a wider radius."

In addition to the newer retailers, tenants such as T.J. Maxx, Home Goods and Panera Bread have recently renovated their stores, and CVS plans to undergo a renovation this fall. Market Basket has

added 8,000 s/f and completely renovated its supermarket.

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