

REAL ESTATE TRANSACTION & MANAGEMENT

WHY ATWELL?

- Local expertise, national reach
- Industry knowledge
- Dedicated experts and teams
- Full-service resources
- Aggressive, passionate professionals
- Nimble, flexible structure

CAPABILITIES

- Phase I Environmental Site Assessments
- Phase II Environmental Site Assessments
- Property Condition Assessments
- Asbestos, Lead-based Paint, Indoor Air Quality & Mold Programs
- Peer Review

DATA TO DRIVE DECISIONS

Buying or improving property starts with decision-making data necessary to make a sound investment and minimize exposure to risk. Atwell packages transaction and management services to efficiently provide reports, evaluations and recommendations based on the objective, property and investment.

SOLUTIONS THAT SURPASS

Revitalizing through Retail

Spanning 20 acres and assembled from 104 parcels, creative redevelopment solutions enabled the transformation of an environmentally impacted, blighted area into one of Greater Cleveland's largest retail developments.

To support the parcel assembly, acquisition and purchase negotiation, Atwell aggressively pursued completion of Phase I and Phase II Environmental Site Assessments, a ground penetrating radar survey, asbestos surveys of 104 buildings, and assessment of the impact of 14 historical oil and gas wells on the proposed project site.

After the client negotiated the purchase of the necessary property, Atwell also provided zoning/entitlement support, site design, civil engineering, contractor oversight and surveying components for the development, which includes a 123,800-square-foot Target store, 87,100-square-foot Giant Eagle, 5,000-square-foot Get-Go gasoline/convenience store, and 3,800-square-foot Key Bank.

