



## RETAIL DEVELOPMENT

### WHY ATWELL?

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

### CAPABILITIES

- Due Diligence Services
- Property Transaction Support
- Land Planning
- Landscape Architecture
- Land Surveying
- Environmental Consulting
- Natural Resources
- GIS & Mapping Services
- Entitlements
- Civil Design
- Stormwater Management
- Utility Coordination
- Sustainable Design
- Water Resource Management
- ADA Compliance
- Infill Redevelopment
- Construction Management
- Property Condition Assessments
- Facility Management Support

### MOVING AT THE SPEED OF RETAIL

Atwell's deep retail portfolio ranges from large- and small-format retail centers to mixed-use developments and urban infill projects. Our industry relationships and knowledge bring a competitive edge to your project. A dedicated project manager can take you from due diligence through opening day with less cost and coordination on your part. The combination of retail expertise, program knowledge and full-service capabilities in one consultant creates an effective edge in the market.

As an organization, Atwell has completed hundreds of power, lifestyle and shopping center projects nationwide, becoming a trusted advisor to investors, developers and managers in the retail sector. The firm strives to provide value to competitive retail brands through aggressive acquisition due diligence services that deliver the data and strategy from which an effective development plan or program can be built.

### PROOF POSITIVE

#### Revitalized Retail Development

Atwell's retail development team is helping to bring a mothballed project back to life. Located in northwestern Indiana, the previously planned lifestyle center has been redesigned for current market conditions. It now consists of 200,000 square feet of gross leasing area and four outlot parcels. Current tenants represent grocery, restaurant and consumer goods brands that will attract shoppers throughout the region.

Services provided for the developer and outlot retailers include: site planning and engineering; land surveying; landscape architecture; permitting and entitlements; and tax incentive acquisition support. The project was also designed with sustainable elements, and will likely pursue LEED® certification.