

Retail/Shopping Center

Flaster Greenberg handles retail/shopping center real estate transactions on a national basis. Our attorneys have completed development, redevelopment and leasing transactions for both owners and major retail clients in Connecticut, New York, Pennsylvania, New Jersey, Delaware, Michigan, Illinois, Washington DC and Maryland.

We have extensive experience in retail development and redevelopment of shopping centers including conceptualization and entitlement of new shopping centers; acquisition and disposition of existing shopping centers; construction and structured financing of shopping centers; tenant relocation; real property management; leasing and lease administration; construction administration; use restrictions and tenant exclusives; parking, access, visibility and signage rights; operating covenants; percentage rent requirements; complex construction, operation and reciprocal easement agreements; joint development agreements; and recapture/acquisition rights agreements.

Our attorneys have worked on all types of retail shopping center transactions, including:

- Target and Wal-Mart anchored shopping centers
- Community grocer anchored shopping centers
- Power centers, mixed-use projects and urban shopping centers
- Free-standing drug store projects
- Free-standing fitness centers for national tenants
- De-malling transactions
- Landlord and tenant retail leasing, ranging from anchor and junior anchor leases, to pad leases, to urban location leases, to mall leases, to leases of in-line space
- Restaurant leasing and liquor license transactions
- Sale of retail assets out of bankruptcy
- Redevelopment transactions involving significant public inducements, PILOTS and incentives
- Joint ventures with retail shopping center REITs
- Structured finance, construction and mezzanine financing of shopping centers
- REIT formation and TICS

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