

# The Herald News

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## Owners seeking to redevelop vacated Shaw's building

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First Bristol Corp. is about to take back control of the plaza that held Shaw's supermarket and Cardoza's Liquors.

FALL RIVER — The largest commercial vacancy in the South End will come back to life soon.

First Bristol Corp. is about to take back control of the plaza that held Shaw's supermarket and Cardoza's Liquors.

"The lease ends at the end of August," said Jamie Karam, First Bristol's vice president. "We've been quietly pushing the property all along. We have the full court press on now.

"We were at a retail show in Boston last week and we began marketing it."

Shaw's announced in July 2013 that the store was closing, one of six in Massachusetts and Rhode Island that the parent company decided to close.

The 60,000-square-foot store has been vacant since August 2013. Real estate signs on the property offered it for lease.

Two other stores, of 7,500 and 2,500 square feet, also closed. The only store remaining open on the 9-acre parcel is Delken, a dry cleaner and laundromat.

Eastern Retail Properties is marketing the property now. Its fliers promise:

"Property undergoing complete renovation."

The flier also states the Shaw's market can be broken into smaller stores. It notes that the property will be right near the Market Basket store and the new Twin River casino.

As part of the marketing package, Eastern Retail shows census figures listing a population of 79,656 within a 3-mile radius, with a median age of 38.6 and a median household income of \$41,268.

"The changes will be customer specific," Karam said. "We'll upgrade the facade of the building and re-stripe the lot. We will improve the lighting."

Developers expect to see two to five businesses moving into the former Shaw's building.

"I don't see there being a demand for a supermarket there," Karam said. "We expect it will be attractive to other businesses."

Stop and Shop operates a market at 333 Mariano Bishop Blvd., less than a quarter mile away. Market Basket is building a supermarket diagonally across the street, at the east end of the former New Harbour Mall. That complex is being rebuilt as the South Coast MarketPlace. Market Basket announced it would open in August. Developers said the rest of the plaza will open in the fall.

The former Shaw's site housed a Valle's Steak House until 1984, when First Bristol purchased the land and signed a lease with Shaw's for a store. The initial lease was for 20 years, beginning when the store was opened. The lease specified Shaw's could renew the lease in 5-year increments for up to 30 years.

Shaw's remained current on its lease payments even after the store closed, store officials said.

Work will begin at the site as soon as First Bristol takes over, Karam said.

"We might just clean it up a little bit," he said.

"I'm hoping, by the end of the year, we'll have some tenants in place and get going with this."

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