



**FOR IMMEDIATE RELEASE:**

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**MUCH-ANTICIPATED REDEVELOPMENT PLANS FOR BUCKHEAD EXCHANGE ANNOUNCED**

*New tenants announced for FCA Partners' entre into Atlanta's retail market.*

ATLANTA – FCA Partners, an employee-owned real estate investment management company headquartered in Charlotte, NC, announces its redevelopment plans for Buckhead Exchange, one of Atlanta's longest-standing retail centers in the heart of Buckhead. The renovation is set to transform the existing 48,500-square foot structure into an updated, pedestrian-forward center expected to attract best-in-class local and regional soft good, dining and service options.

"We were attracted to the property because of its extremely high-quality location in the heart of Buckhead, which continues to become even more dense and urban due to multi-family and other high-density development currently underway," states Albert Lindemann, managing partner of FCA Partners. "We believe there is strong tenant demand for interesting, renovated, retail space in Buckhead. The visibility and accessibility of this location, combined with our renovation, will attract unique tenants who want to be in Buckhead's emerging modern, urban streetscape but at a more reasonable price point than currently available at the surrounding projects."

Redevelopment plans entail an architectural redesign and renovation of the exterior storefronts and pedestrian environment including a new façade and updated sidewalks and landscaping. Additionally, a portion of the building is set for demolition in order to create a paseo connecting the east-facing storefronts with those fronting Peachtree Road and Grandview Avenue, thereby enhancing pedestrian circulation, creating an outdoor dining opportunity and adding storefront to the "elbow" space to make it more attractive to tenants. Plans also call for a renovated lower level to house two or three tenants. Departing from the center's dated elevation, architectural designs blend a clean, modern façade featuring a variety of textures and materials with updates to the parking lot and site. Demolition is scheduled to begin in May with the majority of renovations completed in phases by early 2016.

"We aim to create a collection of diverse, tenant-specific storefronts that will help to highlight each tenant's presence and visibility in an interesting way," explains Lindemann. "Al fresco dining and casual public spaces engage the surrounding neighborhoods by creating an attractive and inviting environment filled with high-quality tenants. This is an excellent opportunity for new or relocated Buckhead retailers looking to make their mark in a highly visible Peachtree location."

Storico Fresco Pasta ([storicofresco.com](http://storicofresco.com)) recently finalized a 4,000-square foot lease in the lower level along Grandview Avenue. The Buckhead Village pasta producer and gourmet food provider famous for its eclectic pop-up dinners and farmer's market stands, is opening Storico Fresco Alimentari

(more)

Ristorante e Mercato in July. Inspired by the unique food traditions of Old Italy, the restaurant and store will feature more than 100 seats for fast-casual lunches or gourmet dinners and offer prepared foods and grocery items for take-out.

YEAH! BURGER (yeahburger.com) leased the 3,200-square foot restaurant space formerly home to Locos Grill & Pub. Named as one of *Bon Appetit's* 10 "Favorite Burger Spots" in the United States, the upscale fast-casual eatery uses natural and organic ingredients for its custom, made-to-order burgers that are free of antibiotics, growth hormones, pesticides and other unwanted additives. YEAH! BURGER's customizable menu and casual environment make the burger spot ideal for the Buckhead neighborhood.

FCA Partners acquired the 48,500 square foot retail center in 2013 for \$15.2 million from Principal Financial; Urbana Holdings and Jamestown previously owned the property.

### **Investing in Value-Add Retail**

While Buckhead Exchange may be FCA Partners' first retail acquisition in Atlanta, the firm's predecessor organization, Faison Enterprises, has been active in metro Atlanta for decades. Other local FCA Partners properties include 131 Ponce (280-unit multi-family; completed in 2014), 100 Ashford Center North (160,000 sq. ft.; office) and Peachtree Ridge (160,000 sq. ft; office). The company is currently seeking to acquire retail properties in the mid-Atlantic, Southeast and Texas.

### ***About FCA Partners***

Originally conceived as a division of Faison Enterprises, FCA Partners LLC has invested over \$600 million in equity on behalf of institutional capital since its mid-1990s inception. Operating as Charlotte, NC-based FCA Partners since 2014, the employee-owned real estate investment management company currently manages a \$1 billion portfolio of 26 retail, office and multi-family assets across eight states. The firm focuses on creating value for its clients by investing directly or with partners in commercial real estate in the high growth markets of the Mid-Atlantic, Southeast and Texas. More information is at [www.fcapartners.com](http://www.fcapartners.com).

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