

# Applebee's, Domino's join Wal-Mart Neighborhood Market south of downtown

Orlando Business Journal by **Anjali Fluker, Senior Staff Writer**

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After a three-year search near downtown Orlando, Applebee's has settled on the Market at Southside shopping center at Michigan Street and Orange Avenue — right next to a planned new Wal-Mart Neighborhood Market.

Compton Properties LLLP, a related entity to Orlando-based developer Pineloch Management Corp., has started its redo of the 250,000-square-foot shopping center just south of downtown.

Applebee's signed a 20-year lease for a 6,300-square-foot space that formerly housed a Blockbuster Video store and plans to open by next month, said [James Caruso](#), president of Pineloch Management. Along with that, Domino's Pizza signed up for 1,500 square feet for seven years next to an existing Subway restaurant, in the former Wine World Outlet space.

[Pineloch last year inked the Wal-Mart Neighborhood Center](#) to take on 48,000 square feet at the plaza, replacing a former 60,000-square-foot, three-decade-old Albertsons. That store is expected to open by the end of next year's first quarter.

Additionally, an existing Office Depot is reducing its size from 33,000 to 18,000 square feet — leaving some additional space open for a new junior anchor — and Peach Valley Cafe signed on for 10 years in 5,000 square feet of space around the corner from the Office Depot, making it the chain's third Central Florida location.

A new local tenant, Otown Tan, already opened in May after signing a five-year lease for 1,600 square feet of space near an existing GNC store.

[Jorge Rodriguez](#) of Colliers International is Pineloch's leasing representative.

Meanwhile, Pineloch is working on facade improvements and a roof replacement for the entire center, which is expected to be completed by year's end. McCree General Contractors & Architects Inc. is the general contractor, Cuhaci & Peterson Architects LLC handled design, Ardaman & Associates Inc. handled materials testing and DRMP Inc. was the civil engineer.

The tenants, however, will have their own contractors for the interior buildout.

What are your thoughts on the new face of the south downtown shopping center? Leave a comment below or e-mail me.

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