

COURTESY ART

Derby's Spring Creek Center, at Rock Road and Madison, will open its second-phase addition in October.

Derby prepares for October opening of new strip mall

BY ADAM KNAPP

Spring Creek Center Phase II, a 28,900-square-foot strip mall, is expected to open in October at the corner of Rock Road and Madison Street in Derby.

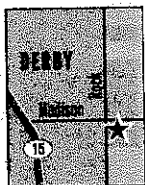
The mall is already 60 percent leased with four tenants, including the Derby Sports Grill, a smokeless bar that will feature an outdoor patio. It will also include a liquor store, a nail salon and a gift shop.



Moeding

Allison Moeding, Derby's director of economic development, says she has "a long, long list" of other tenants she and the city would like to move into the mall.

"I'll keep my personal preferences out of it, but I'm very excited," Moeding says. "Retail is starting to get a lot of people excited in Derby, and a lot of times retail businesses can complement each other in a place like this."



Spring Creek Center Phase II
Address: Rock Road and Madison in Derby.
Completion: October.
Lease rate: \$14 per square foot.
Contact: Occidental Management.
Phone: 262-3331.

It will be Occidental Management's third shopping center at the intersection, joining Spring Creek I and Bristol Square.

"It has become an excellent shopping mecca for Derby," says Michael Monteferrante, president of Occidental Management. "We believe in this community and feel it is underserved. ... The citizens of this community are very loyal to the local product, they just need more of it."

For his new mall, Monteferrante has a wish list of tenants that includes a donut shop, an ice cream

shop, a clothing boutique and an insurance agency.

Seth Reed, 23, is opening his first business, a liquor store, in Spring Creek II. The mall's neighbors include Rock River Rapids, Dillon's Super Store and Derby High School.

"You sit on that corner at any given

time, and it's busy," Reed says. "There's a lot of traffic there and we think it'll be beneficial to the mall."

Monteferrante is leasing space in the mall for \$14 a square foot. Occidental estimates the average household income within one mile of the mall is \$81,176.

Spangenberg Phillips Architects designed the mall, and Sauerwein is building it.



Monteferrante

Scott Dwyer, whose family owns four Dwyer's Hallmark stores, will be opening Nifty 50 in the mall. He says it's a concept he came up with because of an opportunity to buy overstock and discount items from vendors. The name represents a 50 percent discount on all items in the store, which include jewelry, purses, collectibles and seasonal items.

He already has a Nifty 50 open in Andover.

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