

# Commercial Construction Projects Advancing

By Eugenia Estes Staff Writer Feb 9, 2019



With exterior walls and other facade features going into place, the Aubrey's restaurant under construction on West Andrew Johnson Highway is beginning to resemble the East Tennessee chain's other locations. The new eatery is one of several commercial construction projects underway in Greeneville.

Sun Photo By Eugenia Estes

Warm weather is generally considered the best time for construction, but this winter has been an active one for building projects in Greeneville.

A new Aubrey's restaurant on the West Andrew Johnson Highway continues to take shape; work to transform empty storefronts in the Greeneville Commons Shopping Center has begun; and both the Hampton Inn on the U.S. 11E Bypass and the Capitol Theatre downtown are getting new looks.

## AUBREY'S PROGRESSING

General contractor Christopoulos & Kennedy and a number of subcontractors are busy on the Aubrey's restaurant site, which in recent weeks has started to take on the familiar appearance of the East Tennessee chain's locations.

Christopoulos & Kennedy have built several of the chain's restaurants and use the same subcontractors, which has helped hone the construction process, said Chasan LLC Vice President Ricky Shepherd.

Through a partnership with Randy Burleson, the owner of Aubrey's, Chasan helps finance and construct new restaurants for the chain. The restaurant will be operated by Aubrey's, and after a period of time, the chain purchases the restaurant from Chasan.

The Greeneville restaurant, on the West Andrew Johnson Highway next to the AMC Town Crossing 8 movie theater, is the fourth in which Chasan has been involved, Shepherd said.

Crews have continued building exterior walls and interior framing throughout the winter. The transformer for the restaurant was set in place on Thursday. Windows are expected to be installed in four weeks, which will begin another fast-paced stage of the construction process, according to the contractor.

Shepherd said an opening in late April or early May is expected for the restaurant, which features a menu of steaks, seafood, pasta dishes, chicken entrees, burgers and sandwiches served in a family dining atmosphere.

## GREENEVILLE COMMONS

Weather has also not been a major issue for crews installing a new stucco exterior on the Hampton Inn on East Andrew Johnson Highway. In addition to a new facade for the building, crews are also updating the interior of the hotel, according to Greeneville Building Official Bert Seay.

While passersby can easily see the progress at Aubrey's and the Hampton Inn, work at the Greeneville Commons is not as visible.

Crews began working in January in the former Kmart storefront, according to Kristen Moore, senior vice president of marketing for Brixmor Property Group.

The crews are building interior walls that will create the footprint for three stores that are planned in that space, Moore said.

What is now one large store will be three once the work is completed: Hobby Lobby, Five Below and Marshalls. Five Below will be in between the two larger stores. Hobby Lobby will fill the side nearest ~~the~~

Maurice's store and Marshalls will be on the opposite end, where the former Kmart's lawn and garden center was located.

Hobby Lobby will have 52,347 square feet, making it not only the largest of the new stores, but the most sizable one in the shopping center. Marshalls will occupy a 21,000-square-foot space and Five Below will be in a 9,000 square-foot storefront.

As February began, so did work on a new Ross Dress for Less store that will be located in the former JC Penney storefront, Moore said. That store will cover 22,016 square feet.

Brixmor will do the initial work to prepare the basic structure of the new stores and their facades, and then will turn it over to the individual stores to complete the interiors and signage based on their own design scheme, she said.

Part of Brixmor's work at the Ross location is replacement of the roof, Moore said, but roofing will not be part of the scope of work at the former Kmart storefront.

Two smaller storefronts will also have new tenants, Brixmor announced in December. Rack Room Shoes will be locating in a storefront next to the Belk store, the former Carolyn's Hallmark location. A Farm Bureau Insurance office will move into the space between Pal's Sudden Service and Radio Shack.

Six storefronts remain available for leasing in the shopping center. These are smaller retail spaces, with the largest at 4,500 square feet.

## CAPITOL THEATRE, NEW HOTEL

Work has started recently on renovations to the facade at the Capitol Theatre of Greeneville. Crews from Idell Construction and subcontractors have been working on the South Main Street theater to give the facade an art deco-styled look. Events continue to take place in the theater. A temporary entrance now in place allows visitors to easily come and go while the work is underway.

One other major project inside the town's limits is construction of a new hotel on Morgan Road between Walmart and the Animal Medical Center of Greeneville.

Site preparation work for the five-story hotel was completed prior to cold weather. The facility will be approximately 62,585 square feet in total size. Construction work is expected to begin again once the weather warms. The hotel chain that will operate the facility has not yet been publicly named.

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