

**By Mike Sherman**  
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Leasing agents expect the new Carmichael Place shopping center to open by mid to late January.

The 17,500 square foot complex, valued at \$1 million to \$2 million, is located north of the intersection of Carmichael Road and Central Parkway near the American Red Cross headquarters.

Carmichael Place is 60 percent leased, said Robert Jolly, Jr. of Eason, Graham & Sandner in Birmingham and David Potts of Aronov in Montgomery, who are signing tenants for the complex. Three who have signed on include Wells Fargo Financial Acceptance, which will occupy the suite closest to Carmichael Road; the and office security firm; and Motherly Care child day care, Jolly said.



Construction continues Friday on the new Carmichael Place shopping center in Montgomery. The center is expected to open in January

“Location, location, location. It is not far from Lowe’s, Sam’s and East Boulevard,” said Maurice Stinson, general manager of Protection Solutions, when asked why his company will move into the center.

The company Stinson manages, formerly known as Best Security, monitors security systems for homes and small businesses. Other service-related small firms such as family hair care, national food franchises and drop-off dry cleaning companies are considering locating at Carmichael Center, said Jolly, a former resident of Montgomery.

Jolly said he expects the complex to be completely to be completely leased within 90 days of opening.

“Boutique and local retailers like to see a development before they pull the trigger”, he said.

Jolly said traffic counts on Carmichael Road are above 20,000 a day, ranking below major thoroughfares such as Vaughn Road.

Jolly said the architect is Jeffrey Brewer, a vice president in the Goodwyn, Mills & Cawood, engineering office and an owner of Carmichael Place.

Potts said he expects additional motel development immediately east of Carmichael Place and other growth in the area to continue. Employment at the center will be about 50 when it is fully leased, Potts estimated.

He said lease rates are \$13.50 per square foot with \$1.75 added for taxes, common area maintenance and insurance. The \$15.25 per square foot total compares well with \$22-\$24 per square foot rates in the newest major eastern Montgomery commercial developments.

“Carmichael is a busy thoroughfare from 7 a.m. until 5 p.m. to 6 p.m. at night. It is appealing to the retail user”, Potts said.

Although Schlotzky’s Deli is east of the complex and Joe’s Deli is west of it on Carmichael Road, Jolly said there will be room for more eating places in the area.

“The area around Carmichael is becoming high-density office space. Everyone needs a convenient place to eat and nobody wants to eat at the same place”, he said.

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