

## First retail tenants open at LI developer's North Carolina project

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*Sweetwater Town Center in Apex, N.C. / Courtesy of The Kalikow Group*

The first two retail tenants have opened at Long Island developer's 45-acre mixed-use project in North Carolina.

The Kalikow Group, headquartered in Westbury, and its development partner, Cary, N.C.-based ExperienceOne Homes LLC, welcomed the 2,011-square-foot Sweetwater Dental and 3,597-square-foot Fratelli's Deli to the retail portion of their Sweetwater Town Center mixed-use project in Apex, N.C.

Split into two phases, the east side of Sweetwater Town Center has four mixed-use buildings with 230 apartments and 66,000 square feet of retail space and an event lawn. The retail portion is 100 percent pre-leased with more tenants slated to open in the next few months. An additional 11,200-square-foot pad site building has been occupied by Lightbridge Academy since 2021.

The apartments above the retail and restaurant space on the east side of Sweetwater Town Center are a mix of studios, one- and two-bedroom units. Monthly rents range from \$1,500 to \$2,300.

The west side of the project, currently under construction, will bring 76,000 square feet of retail space, anchored by a 65,000-square-foot Harris Teeter supermarket scheduled to open in November.

“Seeing Sweetwater Town Center, a timeless venue, spring to life is a dream many years in the making,” Greg Kalikow, vice president of Kalikow Group, said in a company statement. “Our goal here is the same as with all our mixed-use developments – to create neighborhoods where professionals of all ages, families and friends can live together and enjoy a lifestyle they have always dreamed of.”

Cline Design of Raleigh is the architect for the Sweetwater project, CE Group is the civil engineer and Samet of High Point, N.C. serves as the general contractor. The lender for the development is American National Insurance Company.

Sweetwater Town Center is the latest in a series of mixed-use and residential developments in the Southeast that Kalikow Group has been involved in over the last two decades. Along with Charleston, S.C.-based EYC Companies, Kalikow Group has developed several multifamily projects in Charleston, Raleigh, N.C., Durham, N.C. and Mebane, N.C. The Kalikow Group also developed the Anthem Apartments, a 40-acre, 406-unit rental community in Huntsville, Ala.

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