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Closings

Thomas D. Wood and Co. secured \$1.4 million in construction financing for English Village Townhomes in Arlington, Texas. The loan has a 6.19 percent interest rate and a 10-year term, based on a 30-year amortization. The company also secured \$2.8 million in financing for the Mercantile Office Building in Winter Garden with a 6.75 percent interest rate and a five-year term, based on a 25-year amortization.

Leases

Mike's Tires & Auto Repair signed a three-year lease for 6200 square feet at 6223 S. Orange Blossom Trail. Laura Gray of Watson Realty negotiated the transaction.

J&D Caribbean Grocery & Bakery signed a five-year lease with 1957 Holdings, Inc. for 2,500 square feet on U.S. Highway 192 in Kissimmee Commerce Center. Cheri Hendricks-Kelly with Insite Real Estate negotiated on behalf of the tenant.

Cititrends signed a five-year lease with Hart Properties I Ltd. for 12,100 square feet of retail space in Kissimmee Square Shopping Center on U.S. Highway 192 and Michigan Avenue. Cheri Hendricks-Kelly with Insite Real Estate negotiated on behalf of the landlord and Joanna Mooney-Robinson with The Shopping Center Group negotiated on behalf of the tenant.

Teamwork Labor Services Inc. signed a five-year lease for 15,368 square feet at Exchange II in Orlando Central Park William "Bo" Bradford Jr. and Tom McFadden, principals of Southern Commercial Real Estate Advisors LLC, represented the landlord, RREEF. Wilson McDowell of Colliers Arnold represented the tenant.

The Lane Construction Corp. signed a 74-month renewal of a 10,342 square-foot office lease at 2601 Maitland Center Parkway. Damien Madsen and David Young of Morrison Commercial Real Estate represented the tenant. Tiffany Zullo of Tower Realty represented the landlord, Maitland West. One LLC. March of Dimes Central Florida Division signed a 60-month lease for 3,853 square feet at 341 N. Maitland Ave. Young represented the tenant and Jennifer Brooks of C.E. Brooks Investments represented the landlord, Nona Investment Associates. The Alzheimer's Association signed a 60-month lease for 1,516 square-foot lease. Young represented the tenant and Sean Wescott represented the landlord, Emerson International, Inc.

Hajoca Corp. of Ardmore, Pa., represented by Ray Romano of C.B. Richard Ellis, renewed a lease of 30,000 square feet from LB Sowell Corp. for three years at 2499 Mercy Drive. D&G Occasions of Orlando signed a four-year lease for 3,420 square feet from LBJ Properties of Winter Park in Herndon Commerce Center. D&G currently occupies 10,904 square feet and expanding its premises to 14,360 square feet. Purpose-Filled Ministries International Fellowship Inc signed a three-year lease for 2,000 square feet from Maitland-based COP-Goldenrod LLC at 1460 N. Goldenrod Road. Michael Heidrich, principal at NAI Realvest, negotiated all three transactions representing the landlords.

Taylor Newman Cabinetry Inc. of Longwood signed a one-year lease for 12,544 square feet at 754 Fleet Financial Court. TapeBrothers.com of Longwood signed a three-year lease for 5,000 square feet at 751 Fleet Financial Court. Shumate Mechanical signed a one-year lease from Selwo Investment Group for 6,000 square feet 801 Central Park Drive at the Central Florida Industrial Park. Michael Heidrich, principal at NAI Realvest, brokered all three transactions,

Heart 2 Heart signed a five-year lease for 1,200 square feet in addition to the 2,400 square feet it already occupies at 1100 Lexington Green Lane from Lexington Real Estate Developers, LLC. Ron Fanelli, an associate at Stirling International Realty Commercial Group, represented Heart 2 Heart.

The Helmet Shop Inc of Daytona Beach signed a 63-month lease for 2,000 square feet in the Lake Underhill Business Center. Betsy Owens and Mindy Boehm of Cushman & Wakefield negotiated the lease.

Eola Capital signed a six-year lease renewal for 6,080 square feet at Millenia Park One in Orlando. Jeff York of York Property Co. represented the tenant.

New Kingdom Dominioners Ministries signed a three-year lease for 3,000 square feet and Advance America renewed its lease for five years for 1,200 square feet Colonial Corners Shopping Center. Summit Church signed a three-year lease for 7,500 square feet at Fashion Village Shopping Center. Partnership Hollywood Fashionz signed a one-year lease for 1,400 square feet of retail space in the Northbridge Apartments building at 4902 Millenia Blvd. Earthly Habitat signed a three-year lease for 1,400 square feet at the Shoppes at Brantley Hall in Altamonte Springs. Mickey Finn's renewed its lease of 5,780 square feet for five years at Orange City Marketplace. Daniel Germano of Crossman & Co. negotiated all six lease agreements.

Cummins Corp. signed a two-year lease for 4,800 square feet in Millenia Park. Matthew McKeever, senior director of office brokerage Services at Cushman & Wakefield of Florida Inc. represented the tenant.

Big Lots signed a lease for 30,000 square feet in Colonial Plaza. The new store will open in the fall. Weingarten Realty Investors owns the shopping center.

Beya, a fashion accessories and jewelry retailer, leased 1,554 square feet at Orlando Fashion Square and plans to open by Oct. 1.

Expansions

The Brand Law Firm expanded its Miami operations with the opening of an office in downtown Orlando.

Beazer Homes will start construction of a third phase in January at The Enclave at Moss Park, located off Moss Park Road. Homes are priced from \$186,990 and town homes are priced from \$155,990.

Subway Restaurants opened a location within the Osceola Regional Medical Center in Kissimmee June 20, the first Subway in Central Florida to be located in a hospital.

Milestones

Tanya L. Burns & Associates celebrated its 15th anniversary. The employee benefit and financial services firm is based in Orlando.

Contracts

Melrose-Sovereign Companies was awarded a contract to manage Ashburn Square Town Homes, a 298-unit community in Tampa.

Johnson-Laux Construction was awarded a \$308,722 contract by the Orange County Commission for the Marks Street Senior Recreation Complex renovation in downtown Orlando. The company is building a new American Disabilities Act accessible entry and parking area.

Cuhaci & Peterson Architect LLC of Orlando won a contract to redesign the 195-room Inn on the Beach on U.S. Highway A1A in Daytona Beach. The company was also awarded contracts to remodel four Food Lion stores in Richmond and Ettrick, Va. Each of the stores averages 30,000 square feet of space.

Data Transfer Solutions LLC won four contracts from the Florida Department of Transportation for work in Fort Lauderdale, Orlando, Tallahassee and Miami Dade. The contracts are worth a combined \$500,000.

Philanthropy

The SeaWorld & Busch Gardens Conservation Fund board of directors approved \$700,000 worth of grants to 83 projects, including wildlife rescue and rehabilitation efforts, research of little-known species, protection of critical habitat and grassroots education efforts aimed at increasing awareness and changing behaviors. Grant awards range from Save the Elephants to removing derelict fishing gear from Washington state's Puget Sound to helping people co-exist with lions in Tanzania. The fund supports wildlife research, habitat protection, animal rescue and conservation education in the U.S. and more than 60 countries.

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