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## Squire Boone Plaza Gets a New Lease on Life

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The Squire Boone Plaza in Mocksville is getting a new lease on life with a new owner, a new name, and a fresh coat of paint.

But these changes are just the beginning. David Tsui, the new owner, has already replaced the roof, and plans to continue remodeling the newly-named Eastgate Shopping Center, as well as improve the parking lot and walkways.

### **Creating the perfect atmosphere at the right price**

“I want to make the Eastgate Shopping Center a place that tenants are proud of and customers will want to shop, while also keeping the rent at a reasonable price,” said Tsui, who prides himself on being a hands-on property owner. “I want to make sure the tenants are happy and feel taken care of,” he added. “I gave each of the tenants my cell phone number and told them to call me if they need anything.”

### **License Plate Agency Reopening this Spring**

New tenants are coming to the shopping center. The NC License Plate Agency will reopen this spring in the former Central Carolina Bank building; Mary Esparza, who is famous for her “taco trailer,” is opening the El Taco restaurant where Perk a Latte used to be sometime this spring, as well.

Fastenal, which sells industrial, safety, and construction supplies and offers services including inventory management, manufacturing, and tool repair, celebrated its grand opening on March 18th.

Pebbles, Davie Jewelers, Unique Hair Care and Glamourous Nails will remain in the shopping center, and the Internet Cafe has returned.

“We have experienced tremendous success with industrial growth,” said Terry Bralley, President of the Davie County Economic Development Commission. “The Davie County economy in general has rebounded, and we hope the rising tide will bring additional retail shops and small businesses.”

### **Retail Space Still Available**

Several spaces of different sizes are still available for lease, and Tsui is willing to work with potential tenants to create the perfect space. He would love to see a grocery store return to the center.

Tsui, a former doctor turned real estate investor, credits his entrepreneurial spirit and strong work ethic to his father, who emigrated from China in 1983 with nothing, and now owns two Chinese restaurants in Chapel Hill. Tsui and his wife also own a medical supply company in Mebane that specializes in orthopedic bracing.

### **From Mebane to Mocksville**

Tsui discovered Mocksville in a rather round-about way. He worked with Don Moss, a vice-president with the Charlotte office of Colliers International, several years ago while searching for a location for his medical supply company. When he became interested in purchasing a shopping center, he again called Moss.

Moss, a site-selection specialist who worked with Joe Hollingsworth and the Hollingsworth Companies to bring Gildan and Dunlop Tyre to Davie County, had driven by Squire Boone Plaza many times and knew it was available. It was a match made in Heaven.

After one visit to Davie County, Tsui and his wife were hooked. "We found wonderful people wherever we went," he said. "This is a great community with a great location. We are excited to be here, and look forward to continuing to invest in this community in the future."

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