## Orchard Lake Road malls add new tenants

The success or failure of West Bloomfield's shopping centers may be measured by their distance from 14 Mile and Orchard Lake Road — the new shopping hub of the West Bloomfield-Farmington Hills are.

Established shopping centers south of Maple — Old Orchard and West Bloomfield Plaza — are fully leased, say their spokeapeople.

Another south-of-Maple complex, The Boardwalk, which opened late last fall, has only one storefront left.

Its grand opening is slated for Saturday, Sept. 24.

Vacancies continue to plague West Bloomfield's other two major centers — Orchard Mall and Pine Lake Mail — north of Maple Road.

Both malls — which celebrate 10-year birthdays this year — have sever-al available storefronts and count a constant turnover of merchants.

Each mall recently saw a major res-taurant fold — although Orchard Mall already has leased Frisco's space to an-other restaurateur.

"ORIGINALLY, 15 Mile (Maple) and Orchard Lake Road was the hub," said William Lakritz, whose leasing compa-ny has just taken over the responsibili-

ty for Pine Lake Mall, Orchard Lake Road at Lone Pine.

He called the failure to widen Or-chard Lake Road north of Maple "a mistake." Now, "the real hub is at 14 and Northwestern."

and Northwestern."

As a result, Pine Lake Mail —
conceived as a high-fashion center —
has evolved into "more of a service
center," Lakritz said. With approximately 8 percent (three storefronts
plus the restaurant) of its space up for
lease, Lakritz said the attempt is "to
remerchandles" and bring in some high
traffig generators. But he has none currently in mind.

Orchard Mail recently lost two

tenants whose 10-year leases had expired and saw the township's only full-fledged video areade fold in early summer after one year's operation.

However, one men's after replaced another (John Kent in for Bloch's), and co-owner Arthur Sills says the longtime tenants were paying 1973-style rents.

Sills heads a coalition of owners who rescued the mail from near-hankwriter.

rescued the mall from near-bankruptcy four years ago.

GIVE ME one more year, Sills said, to fill the mail. "One has to cure the errors of its predecessors. "The successor tenant to Frisco's can

wrestling on the floor, Gardner got involved, Davis said. The altercation moved to the parking lot, where, Davis testified. Craig said to Gardner, "Shoot him, shoot him or give me the gun."

er school are two separate tenants moving in to space vacated by a woman's dress store (Lizette Mammoth) and Wells Cargo, the discount littlehemare store which moved to Orchard Place, in the "hub" area.

"Orchard Lake Road is still the only game in town, 'Sills said.

"Everything is okay," said Jack Lwaser, leasing agent and manager of Old Orchard — the township's oldest abopping enter, just south of Maple.

Olga's restaurant will open next month, in the prominent corner location vacated by Taggs (which also moved to Orchard Place). A closing (a children's store) and tenant shift will allow Farmer Jack to expand into two

children's store) and tenant shift will allow Farmer Jack to expand into two vacant adjacent storefronts, Liwaser said.

Liwaser attributed location to the shopping center's success, "I have no vacancies and so many inquiries," he said.

MOVING SOUTH on Orchard Lake, owners of West Bloomfield Plaza also report a full house. The center, which expanded from a smaller strip center, opened five years ago next month.
"The traffic light — hat's the secret," says Charles Peruski. "We have easy access compared to the rest." The traffic signal was pald for by the owners.

shoot nim or give me the gun."

Flelds was knocked bleeding to the ground, Davis said, and she saw Gardner pull a handgun from his pocket and fire it once into her fiance's cheat.

ers.
"The center, which also includes an office building, has "no vacancies right at the moment." Peruski said. A gift store (Rikki's) was quickly replaced by a cleaners, and a Korean restaurant

has taken over another restaurant's (The Wooden Nickel) space. "It seems to be holding its own," Peruski said. The Boardwalk, catty-corner from West Bloomfield Plaza, is the town-

west Bloomie Fizza, a the two ship's newst shopping center, boasting 25 stores. The most recent opening is devoted to computers. Chocolatissimo and an art gallery will open soon, sald Bluma Siegal, marketing director.

"WE'RE VERY pleased. We opened at a very hard (economic) time. And they (the stores) have got followings. The location is wonderful, and West Bloomfield is more developed than be-

Bloomfield is more developed than before."

Apparently satisfied with the Boardwalk's potential and success, its developers are moving on to another Orchard Lake Road strip center — this
time north of Maple.

Site plans for the development of a
center between Orchard Mail and the
Sign of the Beefcarver restaurant were
approved by the West Bloomfield Planning Commission Tuesday night. Tentative name for the new mail is Sugar
Tree Square.

"It may not have the same flavor (as
the Boardwalk)." Stegal said. "We have
to wait to see how it goes."

Orchard Mail's Silis hopes the
planned shopping center will generate
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## Judge's son to stand trial for murder

Randy Gardner. the son of the chief Detroit Recorder's Court Judge, will stand trial in Oak-inand County Circuit Court for allegedly killing a Detroit man Sept. 6 outside a Southfield bar. Gardner, 31, of Detroit was bound over for trial Thursday by 46th District Court Judge Norman Feder on an open murder charge and a charge of possessing a firearm in commission of a felony. He is out on \$20,000 bond. Gardner, the son of Judge Samuel Gardner, is

Continued from Page 1

Hills 'addresses' problem

accused of the shooting death of Kevin Fields, 21, during a brawl which started inside the bar of the Perfect Blend on Northwestern Highway near 10 Mile and spilled out into the parking lot.

The flight started when a companion of Gardner's grabbed Pauline Davis, Fields' flance, by the buttocks while she was dancing with Fields in the bar according to witnesses.

Feder rejected an argument by defense attoring with Fields in the bar according to witnesses.

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Feder rejected an argument that been shown, 'Hatchett attempted to Gardner hot in self-defense.'

PROSECUTOR ED.

WARD Sosnick requested Gardner's companion inside the bar with a crowbar. The green with the case.

Michigan law, according to witnesses.

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One witness said she early a Fields attack and the bar with a crowbar and a war Fields attack and the saw Fields attack and the saw

Gardner suffered an injury to his head and was treated at Providence Hospital, Southfield, shortly after his arrest. In the first day of test-mony last Tuesday, Davis sald Gardner came into the Perfect Blend lounge with two firelds, Claracce Craig and Samuel Ridges. While she was dancing with Fields, Craig grabbed my behind, Davis testified.

Fields struck Craig, and when they were



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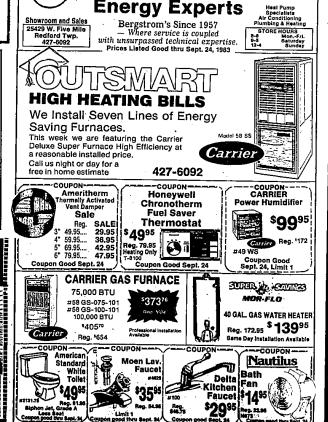
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