

PARCEL 10/Tropical Foods Supermarket

CHANGING DUDLEY SQUARE FROM A FOOD DESERT TO A FOOD OASIS



Parcel 10 Project

The mixed-use Madison Tropical Parcel 10 project (“Parcel 10”) is the culmination of 8 years of effort by the Roxbury community and the City of Boston to bring economic diversity and private investment to Dudley Square. The project is being developed in partnership between Madison Park Development Corporation and Tropical Foods International, with MPDC as the lead Master Developer. The Parcel 10 project consists of:

- A new Tropical Foods supermarket, with a full 28,000 SF of sales area plus storage and offices above
- Common parking, access and infrastructure improvements including a new curb cut onto Melnea Cass Boulevard
- Adaptive reuse of 2101 Washington Street, the former home of Tropical Foods, into housing and retail
- New construction of the Dudley Gateway building, 59,000 SF of commercial and retail at the corner of Washington and Melnea Cass Boulevard

Tropical Foods Supermarket

Tropical Foods construction started in January 2014, as the first phase of the Parcel 10 development, and was the first privately led development on any of the large City-owned parcels in the Roxbury area.

TROPICAL FOODS PROJECT STATS:	
Square Feet:	44,000
Construction Jobs:	270
Worker Hours:	55.1% minority 41.2% Boston residents 3.7% Women
Permanent Jobs:	100 (30 new)
DEVELOPMENT SOURCES AND USES:	
Total Development Cost: (Supermarket + Site Improvements)	\$15.5 MM
Private Investment: (debt, equity and New Market Tax Credit investment)	\$12.15 MM
MassWorks Infrastructure Grant: (Infrastructure/Site)	\$1.47 MM
MassDevelopment: Brownfields Grant (Infrastructure/Site)	\$1.1 MM
Office of Community Services US Dept of Health and Human Services (Tropical Foods)	\$788,000

The Tropical Foods historic food operation was initially started by Pastor Medina after his emigration from Cuba three generations ago. In 1988, Medina sold the store to his son-in-law, Ronn Garry Sr. Ronn Garry Jr. and Randy Garry bought the store from their father in 2006. The third-generation of family operators have continued Pastor’s initial emphasis on hiring local community residents and moving them up the career ladder, while serving the community demand for specialty and traditional products. The new venture triples the sales floor area; allows the supermarket to provide increased and varied offerings in bakery, deli, and fresh fish; and will create approximately 30 new positions.

The project brought a desperately needed, full-sized supermarket for the heart of the Roxbury neighborhood in Boston, a designated “LAS,” Low-Access to Supermarkets/food desert area. The new Tropical Foods will also serve as the anchor tenant for future development phases at Parcel 10, spurring additional economic development and jobs for Dudley Square and Roxbury.