Energy Case Study

HEITMAN

GOAL
Improve energy efficiency and realize savings through a lighting program

APPROACH
Lighting replacement

PROPERTY TYPE
Retail

LOCATION
Coral Gables, Florida, United States

BUILDING AREA
22,527 m^2 (242,485 ft^2)

Sustainable lighting solution reduces utility and maintenance costs

Miracle Marketplace is a seven-story structure composed of three levels of retail space below four levels of parking. In its second year of ownership, Heitman began reviewing a lighting upgrade program for all parking lot and garage space fixtures. Replacing these lights became necessary when they began to fail. With this upcoming replacement expense, the asset management team decided to analyze the cost of implementing various lighting options.

Cost Analysis

Although replacing parking lot and garage space lighting with LEDs cost $170,000 more than the use of standard light bulbs, Heitman calculated a $90,000 annual energy cost savings with LEDs. With a 53 percent ROI on the incremental cost, the project payback is less than two years. Heitman will also benefit from reduced maintenance fees because LEDs last several times longer than standard bulbs, resulting in direct savings.

Results

LED LIGHTS

$385,000	1 Million kWh	$90,000
TOTAL COST	ANNUAL ENERGY SAVINGS	ANNUAL ENERGY COST SAVINGS

In this case, Heitman not only selected a sustainable and energy-saving lighting replacement option, but one that also enhanced property value.

Additional Benefits

The lighting replacement improved area lighting coverage and security in the property's parking lot for tenants and visitors to the retail center.