



# Gwinnett Place Mall, other suburban projects are top stories to watch in 2023

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COURTESY OF GWINNETT PLACE COMMUNITY IMPROVEMENT DISTRICT  
One rendering of a reimagined Gwinnett Place Mall site created by Gwinnett Place CID through the Atlanta Regional Commission's LCI grant.



By [Tyler Wilkins](#) – Reporter, Atlanta Business Chronicle

*What was 2022 like for Atlanta Business Chronicle reporters? Tyler Wilkins, who covers growth, transportation and the suburbs, weighs in.*

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**Favorite story I covered this year:** I've had the opportunity to cover the potential [redevelopment of Gwinnett Place Mall](#). Figuring out what to do with that massive building has been discussed for such a long time. It appears something could finally happen.

Gwinnett Place Mall has suffered the fate of so many other [regional shopping centers in the U.S.](#) What was once the de facto downtown for the county is now an empty shell of suburbia's past surrounded by asphalt parking. A team of county officials and consultants have dreamed up a plan to turn it into a mixed-use district with apartments, restaurants, shops, offices, trails and parks.

It's emblematic of the ongoing effort to replace outdated real estate with something that works in today's world. People increasingly want to live, work and shop in dynamic areas without needing to drive everywhere. If the transformation of Gwinnett Place Mall is pulled off, it could be a model for redeveloping other malls.

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**Notable encounter with a source this year:** Josh Rossmeisl took me on a tour of the building he has since turned into [Your 3rd Spot](#), an entertainment concept intended to help people make friends over games, food and drinks. He developed an app that pairs guests up with one another, all in the hopes of spurring connections that last beyond their stay at the venue.

I left that interview wondering how Rossmeisl would turn that hollow building into a lively place in such a short period of time. Somehow, he did it. It's now open, with weekend reservations that book up fast. But I also recall how he discussed his business model and the city in which he's rolling it out. It's always nice to see someone passionate about what they do and where they do it.

Plus, he referred to alcohol as "social lubricant." I now jokingly call it that to my friends.

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**What I'm following in the Atlanta business community in 2023:** I think we're going to continue to see real estate firms try to take properties with unrealized potential, especially in the suburbs, and try to turn into something else entirely. That could be shopping malls, old office buildings or surface parking lots. I'll also be watching how development congregates around the Atlanta BeltLine and MARTA stations, especially on the Westside.