



From Industrial Past to Bright Present

Chattanooga's 2 North Shore shopping center is a study in reinvention.

The one-time factory site was turned into a LEED Gold-certified destination district in 2007 and boasts a Whole Foods, Rock Creek Outfitters, and a variety of boutiques, restaurants, and other merchants.

But while the property had evolved, its lighting had not. Aging metal halide fixtures left parking areas and common spaces dim, uneven, and expensive to maintain—prompting frequent tenant complaints after dark.

"We needed new lighting really badly," said John Melville of Kibo Management, the property's management firm, which took over supervision in 2024. "Most of the tenants were complaining about the lighting, especially at night."

Upgrading with Keystone

Contractor LED Solutions stepped in with a full exterior retrofit powered by Keystone area lights, Advanta recessed cans, and corn cob lamps.

With Universal Slip Fitter (USF) mounts on the area lights, the team was able to handle varying pole configurations without added complexity—streamlining the install and avoiding surprises in the field.



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Moreover, said LED Solutions' McKenzie Jones, he knew he could count not just on Keystone quality and versatility, but the company's quick service.

"We know the benefits that Keystone offers," he said. "We know that you had the stock ready. That was a big play for us—to have all we needed within one supplier to help standardize the facility."

Measurable Results, Immediate Impact

Installation was completed in just five days, quickly transforming the property with brighter, more uniform light and a safer, more welcoming nighttime environment.

Beyond the visual upgrade, the numbers tell the story. The retrofit delivers more than \$9,200 in combined annual energy and maintenance savings, including over \$5,700 in reduced energy costs alone.

A TVA EnergyRight rebate further improved project economics, lowering upfront costs and accelerating return on investment.

At 2 North Shore, the upgrade checks every box: better light, lower costs, faster installation—and a retail environment that feels as revitalized as the site it stands on.

The Chattanooga shopping center was reinvigorated by Keystone area lights in the parking lot, downlights in walkways, and corn cobs for post-top fixtures in public areas.

