Utilizing Prefabricated Buildings for Small Retail Businesses

Modular buildings are a type of prefabricated building that is built off site and then transported in sections, or modules, to its intended site for use. This modular construction method can result in many advantages over traditional on site construction, including cost savings, flexibility, shorter construction times, and consistent quality assurances.

Modular buildings off site building methods allow for many different financial benefits. From discounts on bulk products to more controlled labor costs to shorter building times, there are many ways that modular construction allows for greater financial savings. When thinking specifically in the retail or commercial spaces there are also further advantages that could be beneficial. Modular commercial construction provides a large degree of flexibility for a commercial space. Whether needing a temporary space for offices or pop up shops, or needing more permanent spaces with the flexibility to add on later, modular building allows a great deal of customizable options which can be ready to use in much less time than on site building would allow. Modular retail buildings also provide major benefits for a smaller retail. Modular retail construction allows a small retailer to customize their space and control costs at a much great speed allowing for a faster overall construction and an ability to open the retail space sooner. Lack of weather delays and greater control of the labor force will allow the modular retail building to be delivered and ready to operate in much less time than would traditionally be needed for on site construction. In addition, since the space in being built off site, normal issues such as truck traffic and noise pollution at the site will be greatly reduced allowing for less disruption in the area. Modular building also provides an eco friendly option as any leftover materials can be recycled by the company doing the building instead of being sent straight to a landfill. This also provides a chance for financial savings as the cost of extra materials will be reduced.

Modular building can have drawbacks. The most obvious being that last minute changes or tweaks become harder. However, this could also be seen as an advantage. Rather than being faced with decision on site that could lead to greater cost or time of construction, these decisions will be planned out ahead of time, allowing any small retailer more time to focus on their upcoming business as opposed to being caught up in construction problems late in the process.

Small retailers face great challenges. They need to know their product and their potential customers and how best to reach those customers. They need to think of overhead costs and labor and advertising and their specific market and any number of myriad factors that may affect their market and their overall success. And, of course, they need to consider their retail space. Modular construction allows that space consideration to be taken care of in a unique and advantageous way. By providing small retailers with the comfort of knowing that they will get a high quality building which they are able to create at lower cost and greater speed allows the retailer to focus on all the other factors that will determine success.

Additional sources used:

<https://www.forbes.com/sites/bisnow/2017/08/02/the-rise-of-the-prefabricated-building/#4a9b95611dd5>

<http://modularhomeowners.com/do-you-know-the-difference-between-prefab-and-manufactured-homes/>

<https://triumphmodular.com/permanent-modular/how-its-built/>