

Business Services Industry

o Comments

Three cheers for Triangle Junction

Real Estate Weekly, Sept 10, 2008

[ILLUSTRATION OMITTED]

Triangle Junction, a new 460,000 s/f retail center with the potential to revitalize Brooklyn's Flatbush area, officially opened in April, 2008 when its anchor tenant, Target, moved into the top two floors of the three-story complex.

Now undergoing interior fit outs are seven smaller stores that will occupy the 65,000 s/f first floor of the trapezoid-shaped building, which is located at the junction of Flatbush Avenue, Nostrand Avenue and Avenue H.

Street-level tenants include Applebees, Circuit City, Payless Shoes, Children's Place and David's Bridal.

The center, developed by Triangle Equities and designed by Cooper Carry, is a successful public-private partnership with New York City and the Borough of Brooklyn. It began when the developer purchased from the City the land and air rights to a 3.4-acre commuter parking lot on which the retail center was built.

"After six years of planning, design and construction, we anticipate the new \$150 million center will act as a catalyst for further development in the surrounding area," said Ben Wauford, AIA, principal-in-charge at Cooper Carry.

The developer, architects and engineers overcame formidable challenges to bring the project to fruition.

For example, along the southern portion of the site, engineers had to design a special platform over the Long Island Rail Road on top of which the retail center was constructed.

"Triangle Junction is extremely well situated to attract large amounts of retail traffic and to serve as a catalyst for more commercial development in the surrounding area," said Wauford.

The retail site is literally at the junction of Flatbush Avenue and Nostrand Avenue, next to three distinct residential communities, at the terminal point of two subway lines, at the crossroads of six public bus lines and at the deflection point of the city grid.

COPYRIGHT 2008 Hagedorn Publication
COPYRIGHT 2008 Gale, Cengage Learning