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PLANS MAJOR RENOVATION WITH BL COS. AS ARCHT./ENGINEER SF Properties acquires 36,000 s/f Twelve Corners S.C. for \$4m

BRIGHTON, NY Jerry Cohen, manager of SF Properties, LLC of Brookline, has acquired Twelve Corners Shopping Center at 1900 Monroe Ave. for \$4 million. The existing 36,000 s/f shopping center is located at the intersections of Winton, Monroe and Elmwood Aves. and is considered the downtown center for Brighton.

According to Cohen, “We were attracted to the shopping center by its excellent location, visibility, traffic count (over 40,000 cars per day) and quality tenant mix. SF Properties’ specialty is to create value by repositioning and retenanting properties. Twelve Corners meets our criteria.”

As soon as SF signed the Purchase and Sale Agreement, they submitted plans to the local governmental authorities to eliminate approximately 6,000 s/f of the rear space, construct a brick rear



store front, new signage along Chelmsford St., create additional parking, enhance the landscaping, and improve the onsite traffic flow. SF received all the necessary approvals from the Town of Brighton in record time because SF received input from the neighborhood association and worked closely with town of-

officials. BL Companies of Connecticut is the architect and engineer for the project.

SF has hired Building Renovation Group of Rochester to undertake the \$1 million renovation which started recently and scheduled to be completed in early October. When the renovation is finished, the center will have approximately

30,000 s/f of retail space with a total of 195 parking spaces in both the front and rear of the plaza. “The interest from both national and local tenants has been extremely strong. In fact, we have just signed leases with Panera Bread and Starbucks. Starbucks is relocating within the plaza to a more modern and larger store,” according to Cohen. With the execution of these two leases, Twelve Corners will have only three spaces available ranging in size from 1,540 s/f to 2,400 s/f.

The current tenants at Twelve Corners Shopping Center are HSBC Bank, Starbucks, Chi Wah, Great Northern Pizza, Supercuts, Traditions, B. Younique, Montana Mills, and Bagel Land.

SF Properties has hired a local property management company, Mayzon Corp., to oversee the day-to-day management of the plaza.