



# nerej

## **Project of the Month: Flagstone Crossing - The Lannan Company's new 17,900 s/f retail plaza to be built in Hudson, NH**

February 28, 2020 - Retail



Rich Lannan and Harry Dumont of The Lannan Company and I explored for many years the possibility of redeveloping the coveted signalized three-acre site at Flagstone Dr., Lowell Rd. (Rte. 3A) and the Circumferential Highway into a retail/professional plaza. On February 4th, with all permits in hand, The Lannan Company purchased 2 Flagstone Dr. on which to construct Flagstone Crossing, a 17,900 s/f center in two buildings for an inviting variety of highly respected financial, food and beverage, medical and other retail and personal services marketplace. “As a local investor and developer, we’ve had our eye on this site for several years due to its location ... luckily, we were in the right place at the right time,” said Lannan.

DCU, New England's largest credit union, with over 800,000 members and \$8 billion in assets, and Starbucks, the world's most famous beverage chain with nearly 30,000 stores, will anchor Flagstone Crossing and open later this year. Additionally, Jersey Mike's Subs has chosen to open their second NH restaurant location at Flagstone Crossing.

Town planner Brian Groth was a strong supporter of the new center. "Flagstone Crossing is a transformative project in a highly visible location, redeveloping a collection of dilapidated under-utilized buildings into an attractive site that will provide desirable amenities and services for our community. The Lannan Company was nothing short of professional, efficient and cooperative throughout the planning process ... facilitating an important project between the town and NH DOT, saving cost and time for all parties involved," he said.

Engineering was spearheaded by Bohler, who designed the building layout for clear and maximum visibility. Traffic flow was designed to assure ample, safe, convenient parking and easy storefront customer access. "It is a pleasure partnering with such an engaging and professional development team" said Matt Bombaci of Bohler.

Architectural vision was provided by Landry Architects to feature an inviting storefront design using a wide variety of materials and colors in creating a lively shopping and service environment. Rich Landry said, "Also, integrating brand elements of DCU and Starbucks with the goal of a 'gateway' feel by the town, was a key design objective that I believe Flagstone beautifully achieves."

With site demolition now completed, construction of Flagstone Crossing will commence on March 1st by general contractor TCD Construction. "The superior location and exciting architecture will create a new gateway to Hudson ... our attention to detail and win-win attitude will create success for all," said Randy Cheyne of TCD.

In achieving its goal for maximum high profile convenience, The Lannan Company targeted 2 Flagstone for its dramatic frontage, high traffic count (43,815 vpd), positioning at a signalized intersection and immediate proximity to local supermarkets (Market Basket, Sam's, Walmart) and the regional marketplace of Daniel Webster Highway (Rte. 3) and F.E. Everett Turnpike.

The lender for Flagstone Crossing is Enterprise Bank. "Financing to develop a site like this one, with the positive impact it will have on the town, has been my pleasure," said Debbie Novotny, senior vice president of commercial lending. Space delivery is planned for September 1st.

Dusty Burke is president at American Commercial Real Estate, LLC, Wrentham, Mass.

The project included:

The Lannan Company.....Developer

American Commercial Real Estate..... Retail Leasing Agent

Landry Architects.....Architect

TCD Construction.....General Contractor

Bohler.....Land Development Consultant

Enterprise Bank .....Commercial Lending

CBS.....Environmental Contractor & Demolition

Osgood Construction.....Site Contractor

New England Real Estate Journal - 17 Accord Park Drive #207, Norwell MA 02061 - (781) 878-4540