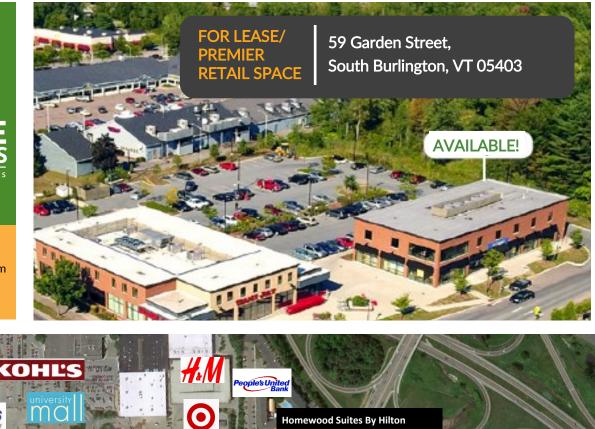


802-862-6880 www.donahueassociatesvt.com





SUMMARY

Stand alone high profile building measuring

13,518 SF on two levels with a grand open central staircase connecting the two retail floors. High and open ceilings with many large windows for display in the areas busiest, high traffic location!

Overview:

The former Pier 1 location provides a retailer with every advantage sought after with an incredibly busy Trader Joe's and Healthy Living Market as neighboring retailers while being located in the heart of South Burlington with direct lighted access off of Dorset Street and across from the Hannaford, Target, and Kohl's anchored University Mall. Lease Price: \$22.00/SF NNN (est. @ \$4.89) plus utilities.

Who are the people in the neighborhood, the people that you meet when you drive down the street

Previously mentioned University Mall with Target, Kohl's, Party City, Hannaford, Victoria Secret, H&M, Bath & Body Works, JC Penny, Rue 21, Verizon, Sleep Number, and more along with many hotels, CVS, Barnes & Noble, new mixed use development in South Burlington's new City Center, and more.

Some categories that would thrive include homewares, furniture, shoes, fashion, sporting goods and outdoor gear, books, and clothing. In other words, everything!!

Call with questions or to discuss in more detail.

CONTACT US

Donahue & Associates (802) 862–6880 www.donahuessociatesvt.com



Steve Donahue Steve@donahueassociatesvt.com



FOR LEASE/ RETAIL SPACE 59 Garden Street, S. Burlington, VT

LOCATION HIGHLIGHTS

- Easy access from Rte. I-89 (Exit 14), seconds from Rte. 2 a major route from the eastern suburbs and downtown Burlington
- Minutes away from University of Vermont (UVM), Champlain College and a short drive to St. Michael's College
- Adjacent to planned City Center project, an integrated mix of housing and retail developments.

| SITE PLAN | |
|-------------|----------------------|
| | |
| | |
| AVAILABLE! | |
| | Netural Foods Narket |
| | |
| DORSETT STR | REET |

DEMOGRAPHICS

| 2019 Demographics | 5 Mile | 10 Mile | 25 Mile |
|-------------------|----------|----------|----------|
| Population | 92,141 | 133,485 | 215,904 |
| Number of HH | 38,982 | 56,006 | 90,707 |
| Average Income HH | \$82,717 | \$91,340 | \$92,753 |

| Primary Trade Area Demographics | |
|---------------------------------|----------|
| Population | 267,784 |
| Number of HH | 111,740 |
| Average HH Income | \$90,087 |

ZONING

Transect Zone 5, part of the South Burlington Form-Based Code District. For further details see Table 8-4, Page 110 on the South Burlington LDR.



FOR LEASE/ RETAIL SPACE 59 Garden Street, S. Burlington, VT

PHOTOS





The data contained herein is for informational purposes only and is not represented to be error free. We have made every effort to obtain information regarding listings from sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Notwithstanding, any attachments of scanned and signed documents to the contrary, nothing contained herein constitutes nor is intended to constitute an offer, inducement, promise, or contract of any kind. Only signed documents are adequate to enter into a contract, or to modify, amend, change or provide any required notice to a previously signed contract.



FOR LEASE/ RETAIL SPACE 59 Garden Street, S. Burlington, VT

FLOOR PLANS

