



**DONAHUE
ASSOCIATES**
COMMERCIAL REAL ESTATE ADVISORS

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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

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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



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.



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PHOTOS



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FLOOR PLANS

