



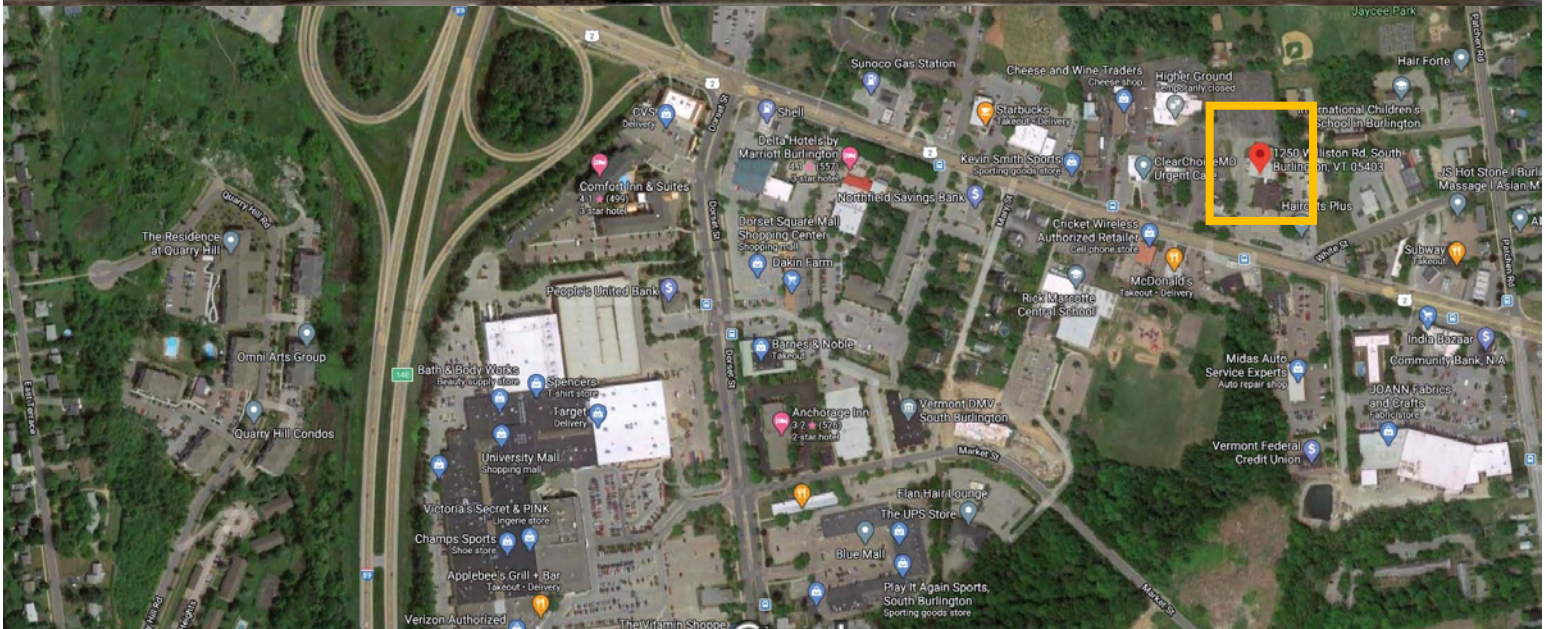
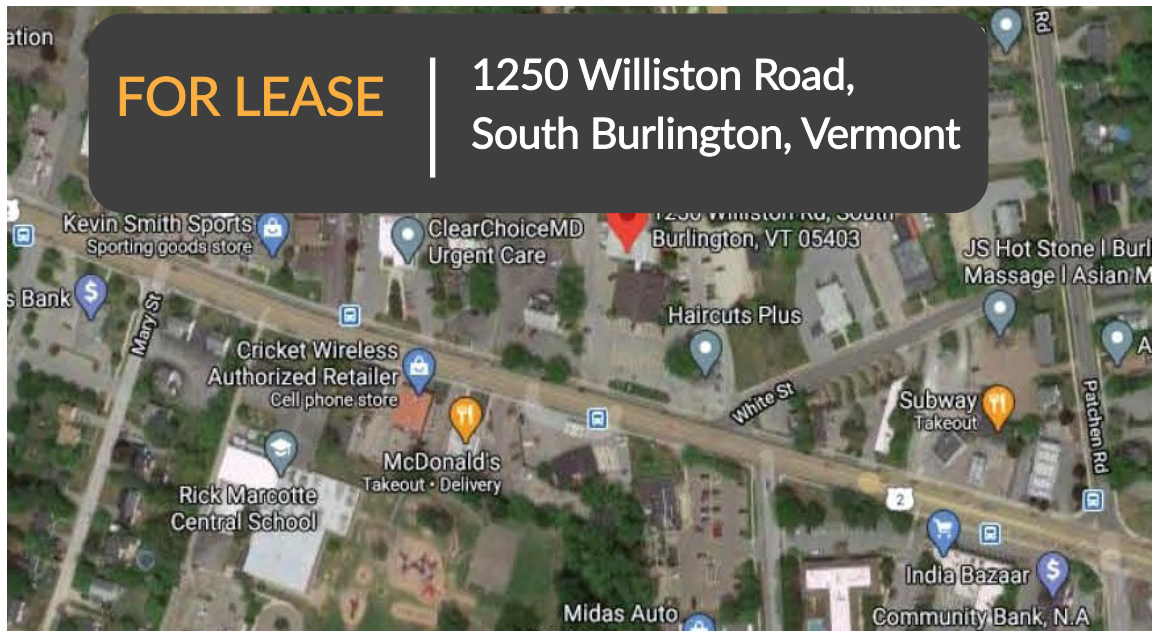
DONAHUE ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

www.donahueassociatesvt.com

FOR LEASE

**1250 Williston Road,
South Burlington, Vermont**



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Contact:
(802) 862-6880
www.donahuessociatesvt.com



Steve Donahue
Steve@donahueassociatesvt.com



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LEASE OFFERING

The former Zachary's Indoor Entertainment Center being offered for lease with signage on front pylon, high traffic counts, and an open floor plan for many uses.

Lease Space Size—6,500 SF - Several options to create a space for your needs as existing uses are able to be adapted to accommodate new tenant.

Lease Price—\$15/SF—\$21/SF NNN plus utilities.

The 1250 Williston Road property has over 300' of frontage, multiple access points, and over 17,000 cars a day going by.

Zoning—City of South Burlington has moved to a form based code in this district providing clear guidance on any use or redevelopment.



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

Average Daily Traffic	24,529 Cars/Day
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SITE PLAN/ ROUGH TAX MAP





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EXTERIOR PHOTOS



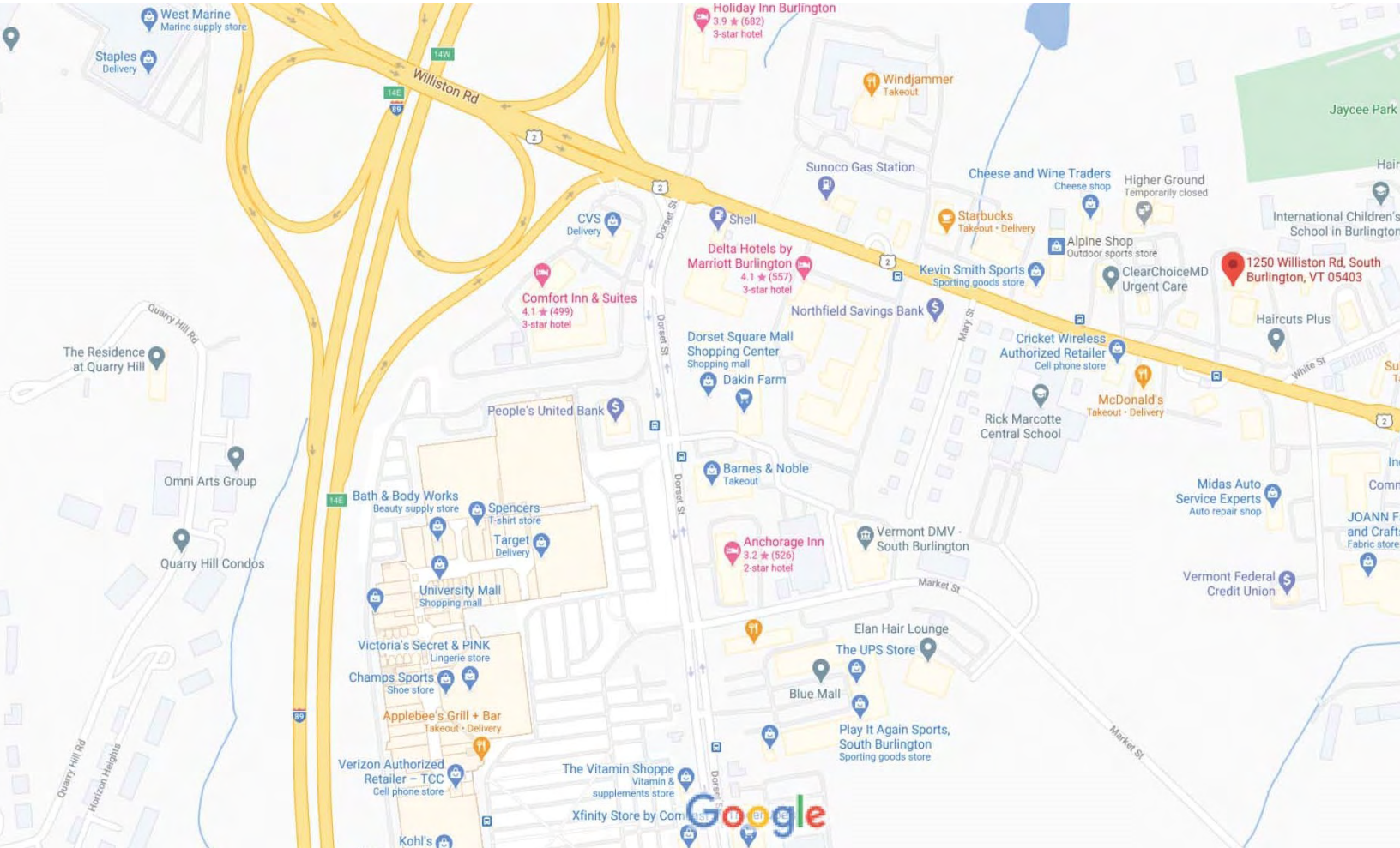


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GREATER SOUTH BURLINGTON AREA MAP





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NEIGHBORING LAND/ BUSINESSES



REAR LOT



HIGHER GROUND CONCERT VENUE



8 WHITE STREET