



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE/
RETAIL / OFFICE SPACE

3 Maple Street,
Essex Jct, VT

Brand New Construction at Five Corners in Essex offers 1,400 +/- SF Retail or Office Space for Lease!



Overview:

BlackRock's development "Chittenden Crossing" in Essex Junction aims to become the hub of activity in the area with a focus on supplying affordable residential housing units to the average working single person.

Become neighbors with The Bagel Place and Nomad Coffee, two well known and loved businesses.

Plenty of visibility and new residential developments.

Lease Price:

\$19/SF NNN, (CAM \$2.50/SF) plus utilities
+ % tax, % insurance

Parking::

15 parking spots available outside the building with more available in close proximity.

Zoning:

VC—Village Center. Approved uses are, but not limited to, financial services, medical clinic, restaurant, business services and retail sales.

CONTACT US

Donahue & Associates

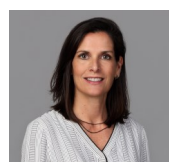
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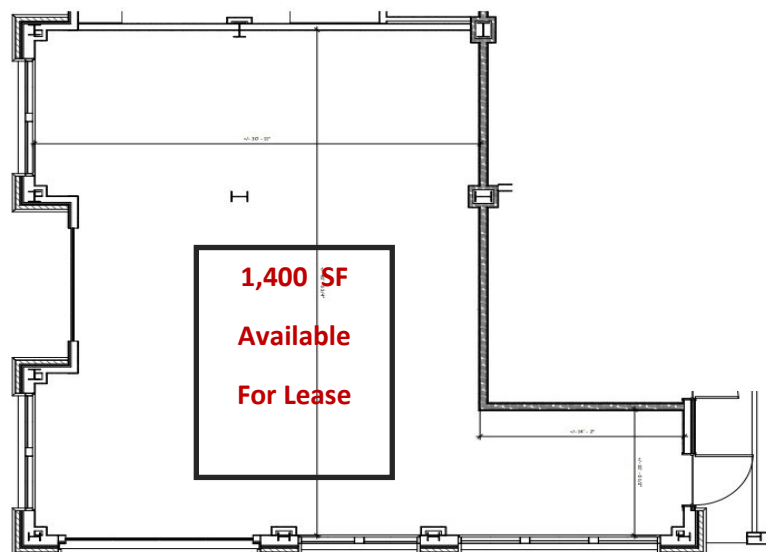
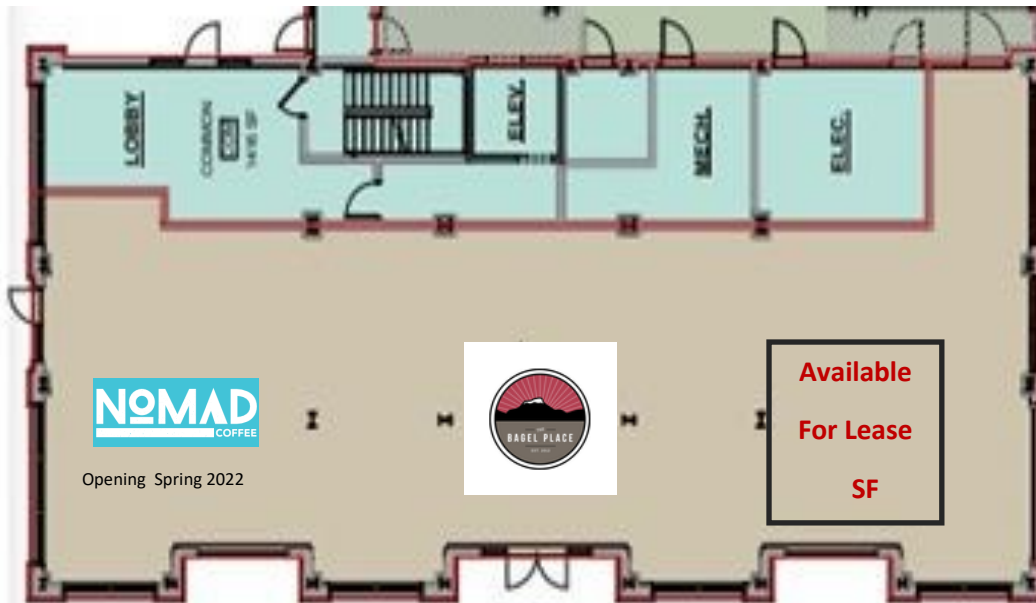
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FOR LEASE— RETAIL / OFFICE

3 Maple Street, Essex Jct, VT 05452

FLOOR PLAN



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.



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PHOTOS



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