



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

**FOR LEASE/
RESTAURANT SPACE**

**3 Maple Street,
Essex Jct, VT**

Brand New Construction at Five Corners in Essex offers 2,400 +/- SF Restaurant/Retail Space for Lease!

Available September 2021



Overview:

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

The space for lease is a part of the first floor on 3 Maple, and has been constructed to fit a restaurant space. With 22 planned tables, this space will become an attractive location for the residents in the new buildings. If desired, the space can be used Subdivided for retail, service, or office.

Lease Price:

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

Parking::

15 parking spots available outside the building, but 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

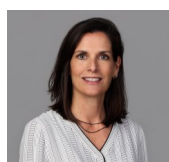
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FOR LEASE—RESTAURANT

3 Maple Street, Essex Jct

FLOOR PLAN





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PHOTOS



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