



FOR LEASE RETAIL

GATEWAY SHOPPING CENTER South Burlington, VT 05403

Prime Retail Space - Grocery Anchored Shopping



SUMMARY—570 SHELBURNE ROAD , SOUTH BURLINGTON, VERMONT

Space Available—

Newly available retail spaces in high traffic grocery anchored shopping center on busy Route 7!

Unit 3—2,000 SF—Formerly TD Bank, this space can be for your service or retail sale space.

NEW TO MARKET

Unit 11 A—1,790 SF High exposure retail space next to Starbucks, Five Guys, Chipotle, Orange Theory!

The Neighborhood—Gateway Shopping Center is located in a strategic intersection of US Route 7 and I-189 in one of South Burlington and Chittenden County's busiest commercial corridors. Area retailers include Market 32, Hannaford's, Lowe's, TJ Maxx, HomeGoods, Sierra Trading Post, TESLA, banks, auto, and more.

Lease Prices - Unit 3—\$35/SF NNN (\$6.02/SF) plus utilities

Unit 11A—\$50/SF NNN (\$6.02/SF) plus utilities

Parking— Over 590 parking spaces available provide ample parking for the varied mix of tenants.

Zoning— Commercial 1/Residential 15

Demographic Overview— Over 80,769 households within a 5 mile radius with average income of over \$100,000 within 1 mile radius.

The Center—The Gateway Shopping Center features Shaw's Supermarket as the anchor tenant bringing in a high volume of daily shoppers along with other nationally recognized businesses including Starbucks, Chipotle, Five Guys, Orange Theory, Subway, Dollar Tree, LaundroLab, and Supercuts.

CONTACT US

Donahue & Associates

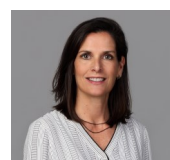
(802) 862-6880

www.donahuessociatesvt.com



Steve Donahue

Steve@donahueassociatesvt.com



Meg McGovern

Meg@donahueassociatesvt.com

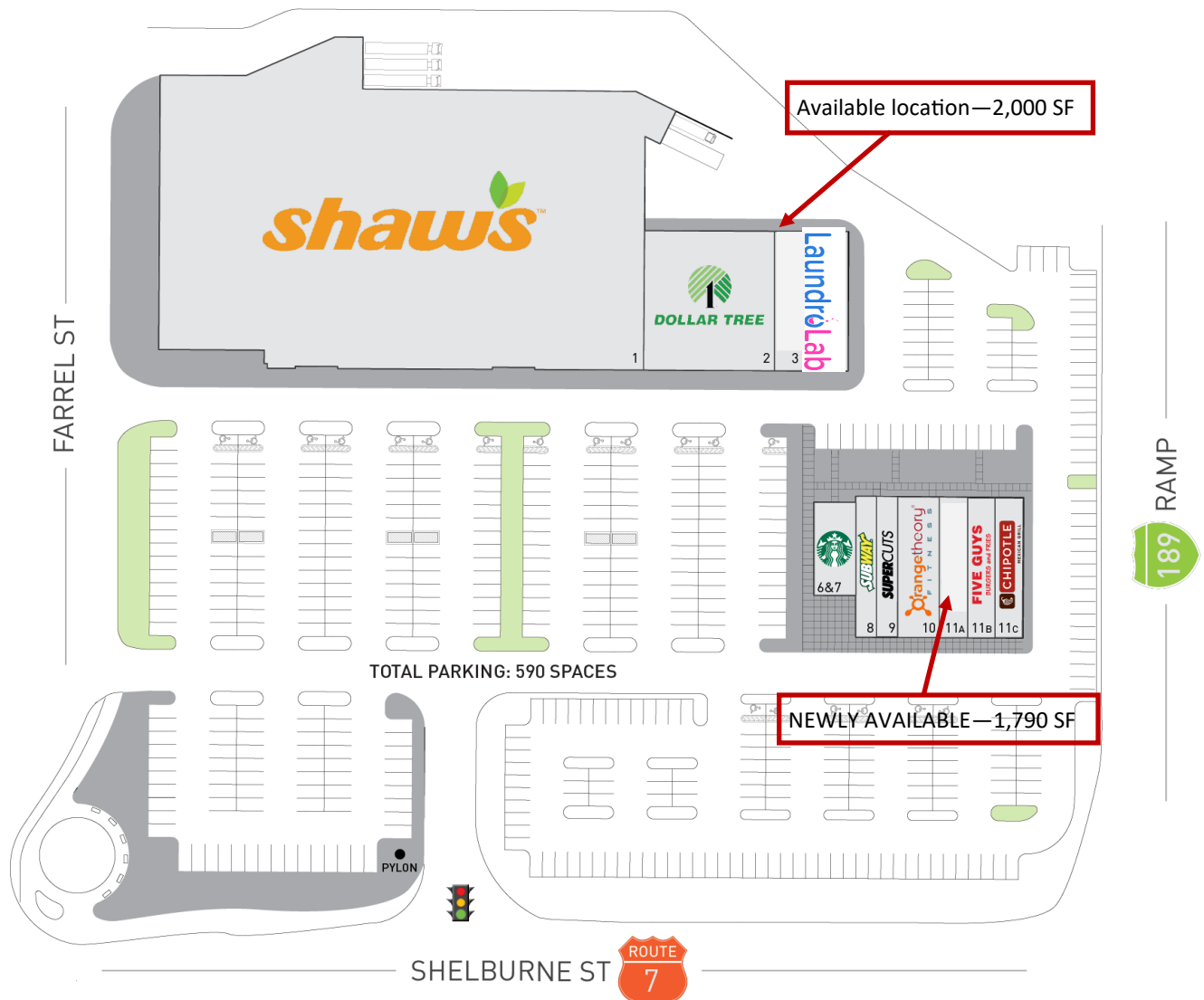


FOR LEASE—RETAIL SPACE

Gateway Shopping Center

570 Shelburne Road
South Burlington, Vermont

GATEWAY SITE 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.



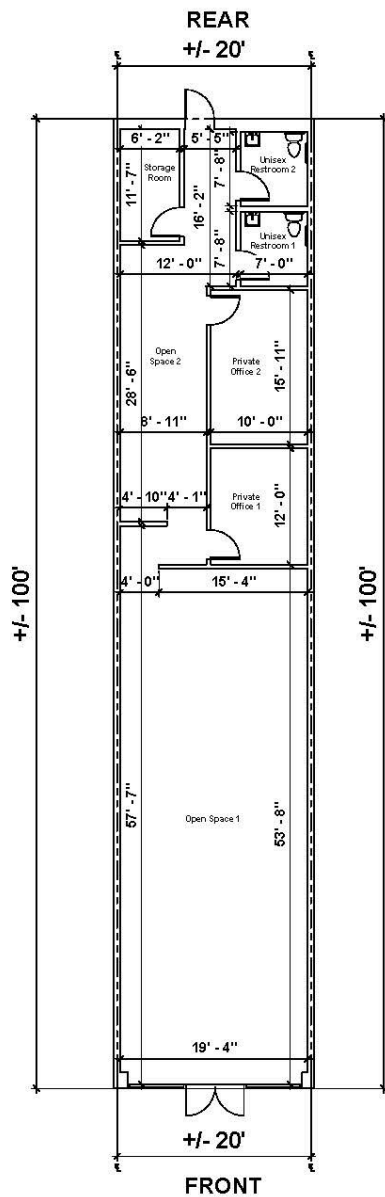
FOR LEASE—RETAIL SPACE

Gateway Shopping Center

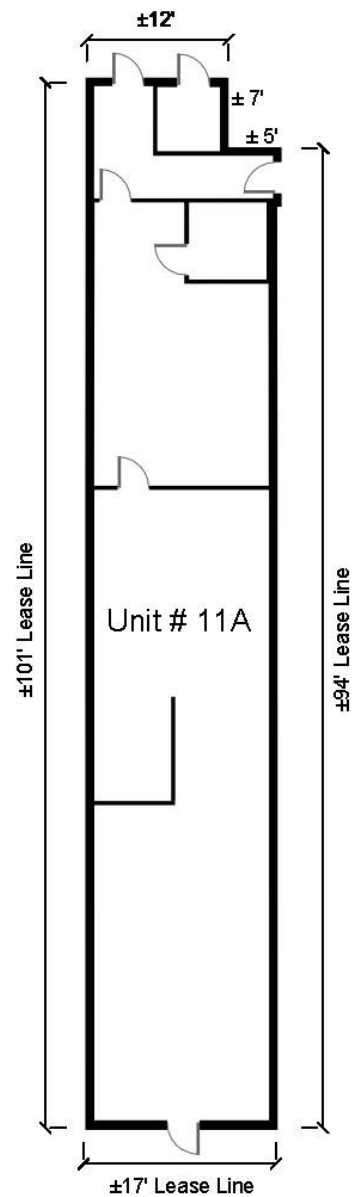
570 Shelburne Road
 South Burlington, Vermont

Floor/Site Plans

Suite 3— 2,000 SF



Suite 11A— 1,790



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.

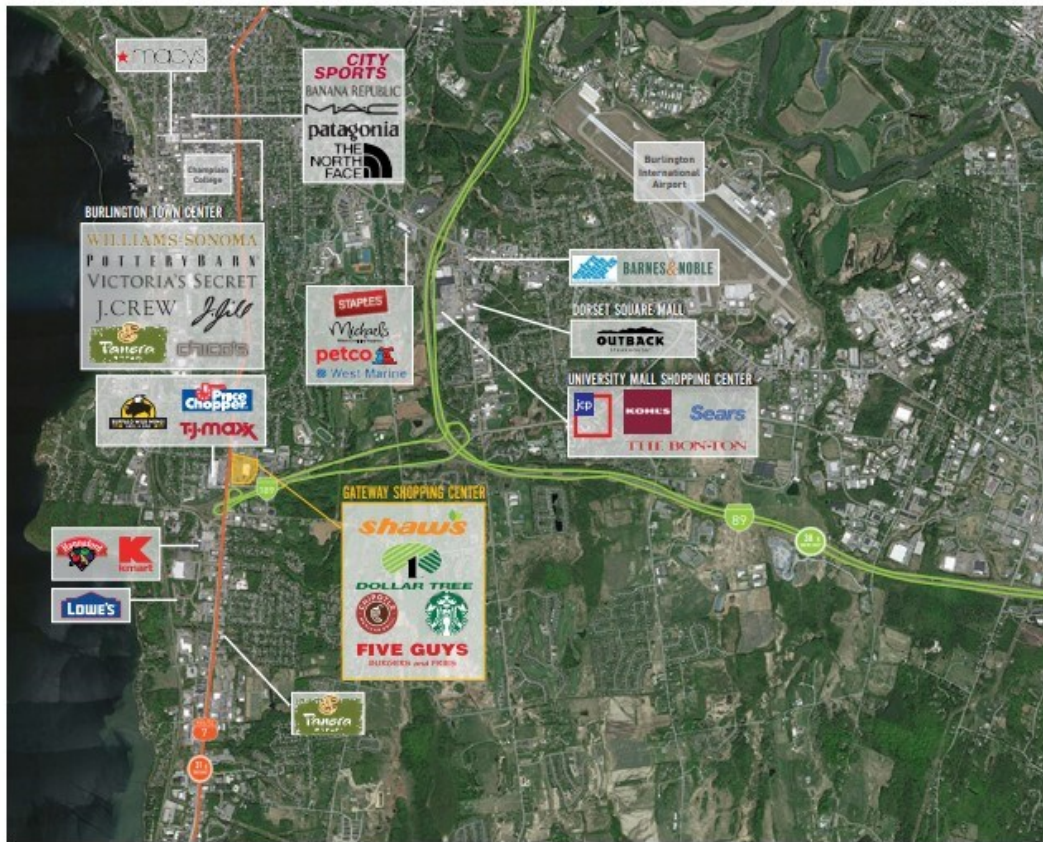


FOR LEASE—RETAIL SPACE

Gateway Shopping Center

570 Shelburne Road
South Burlington, Vermont

AREA MAP AND DEMOGRAPHICS



DEMOGRAPHICS

		1 MI.	3 MI.	5 MI.
POPULATION		7,296	54,872	80,769
HOUSEHOLDS		3,441	22,596	33,260
AVERAGE HHI		\$102,825	\$83,808	\$86,757

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.