



For Lease
Staples Plaza

Retail Space
861 Williston Road
South Burlington, VT
05403



High Exposure
4,758 SF
Available



PROPERTY OVERVIEW

Staples Plaza Lease Space Available—4,758 SF

- * Frontage— 40'
- * Pylon signage
- * Signalized Access
- * Interstate 89 Visibility*

Staples Plaza enjoys one of the highest trafficked areas in all of Vermont. Retail tenants enjoy high and direct street exposure to the over 41,000 cars daily.

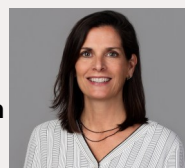
Co-Tenants includes Staple's, Michael's Arts and Crafts, Petco, Verizon, West Marine, Mattress Firm, Advanced Auto Parts, and Green Mountain Camera.

Enjoy the best in RETAIL with direct access to Interstate 89 via Exit 14 with nearby **University of Vermont** 13,340 Students 4,125 Faculty/Staff and **University of Vermont Medical Center**.

- High density of college students, hospital employees and visitors, hotel guests, conference centers, and a mix of dining, shopping, and entertainment.
- Traffic Count:
 - Route 2: 41,297 ADT
 - Route 89: 53,889 ADT



Steve Donahue
Steve@donahueassociatesvt.com



Meg McGovern
Meg@donahueassociatesvt.com



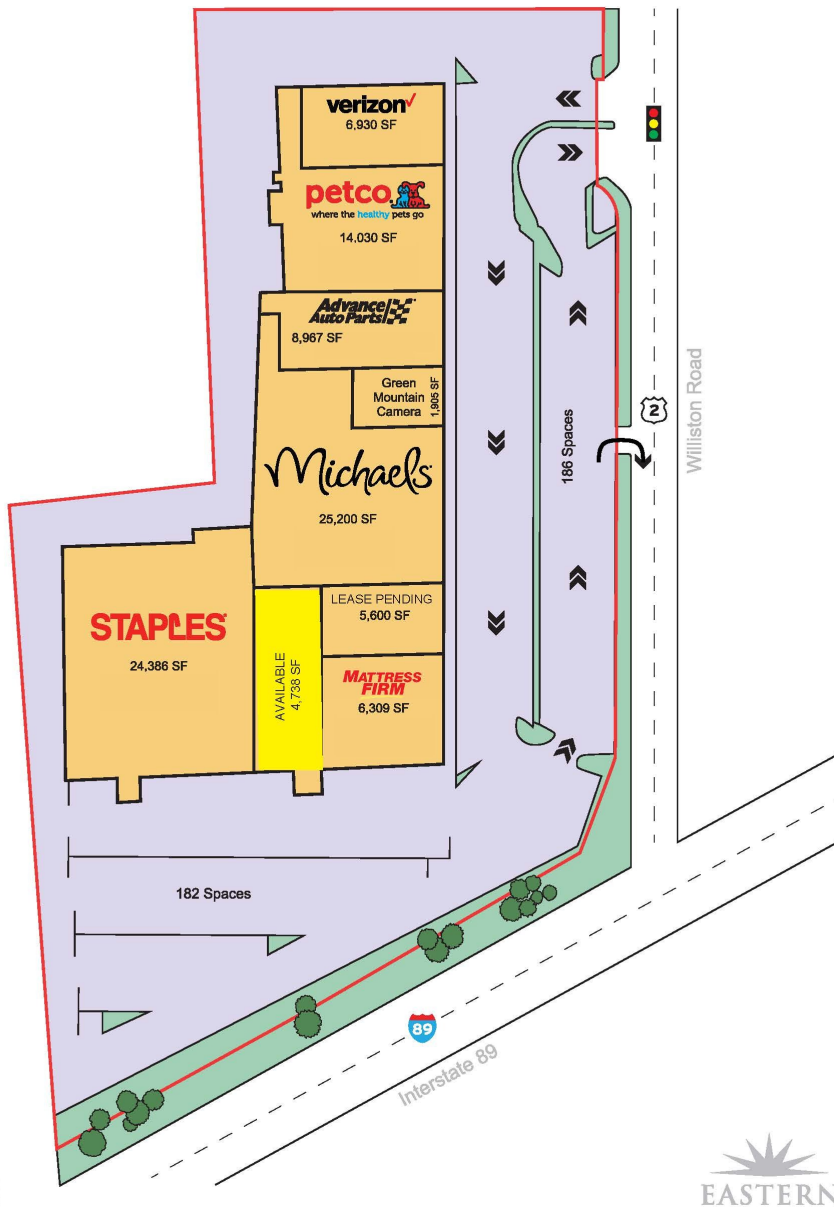
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ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

802-862-6880

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Plaza Plan/Demographics



Demographics

- Total Households

1 Mile	3 Miles	5 Miles	7 Miles
3,327	26,464	42,276	52,406

- Total Population

1 Mile	3 Miles	5 Miles	7 Miles
13,509	64,293	100,309	125,344

- Median Household Income

1 Mile	3 Miles	5 Miles	7 Miles
\$68,939	\$67,152	\$77,312	\$82,098



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Aerial



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