



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE

**1330 Shelburne Road
South Burlington,
Vermont**

**Former Pizzeria Uno Location
5,390 SF with seating for up to 170**

Built out kitchen, bar, refrigeration, seating, and 224 parking spaces



SUMMARY—1330 SHELburne ROAD , SOUTH BURLINGTON, VERMONT

Property Available—

This 3,300-5,390 SF former Pizzeria Uno restaurant space includes a fully built out sit down 170 seat restaurant and bar, open style kitchen, hood, some restaurant equipment, ample on site parking and great Route 7 exposure. Available immediately.

The Neighborhood—Located in on Route 7 on one of Chittenden County's busiest commercial corridors with over 33,300 ADT. Already established food service with Panera Bread, Bliss Bee, McDonalds, Burger King, Olive Garden, along with grocery, banks, auto, and several other service providers within close proximity.

Lease Price - \$22-\$7/SF NNN plus utilities

Parking— Over 225 parking spaces available provide ample parking.

Property Type - Retail and Restaurant

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

The Location —Located on the high traffic corridor of Route 7/ Shelburne Road this site was a high volume national chain restaurant in an area with a high volume of daily shoppers in the area visiting several large box retailers , service and places of work. Unusual turn key opportunity!!

CONTACT US

Donahue & Associates

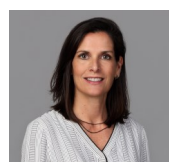
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FOR LEASE—RESTAURANT SPACE

Former Pizzeria Uno

1330 Shelburne Road, South Burlington, Vermont

AERIAL



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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INTERIOR PHOTOS



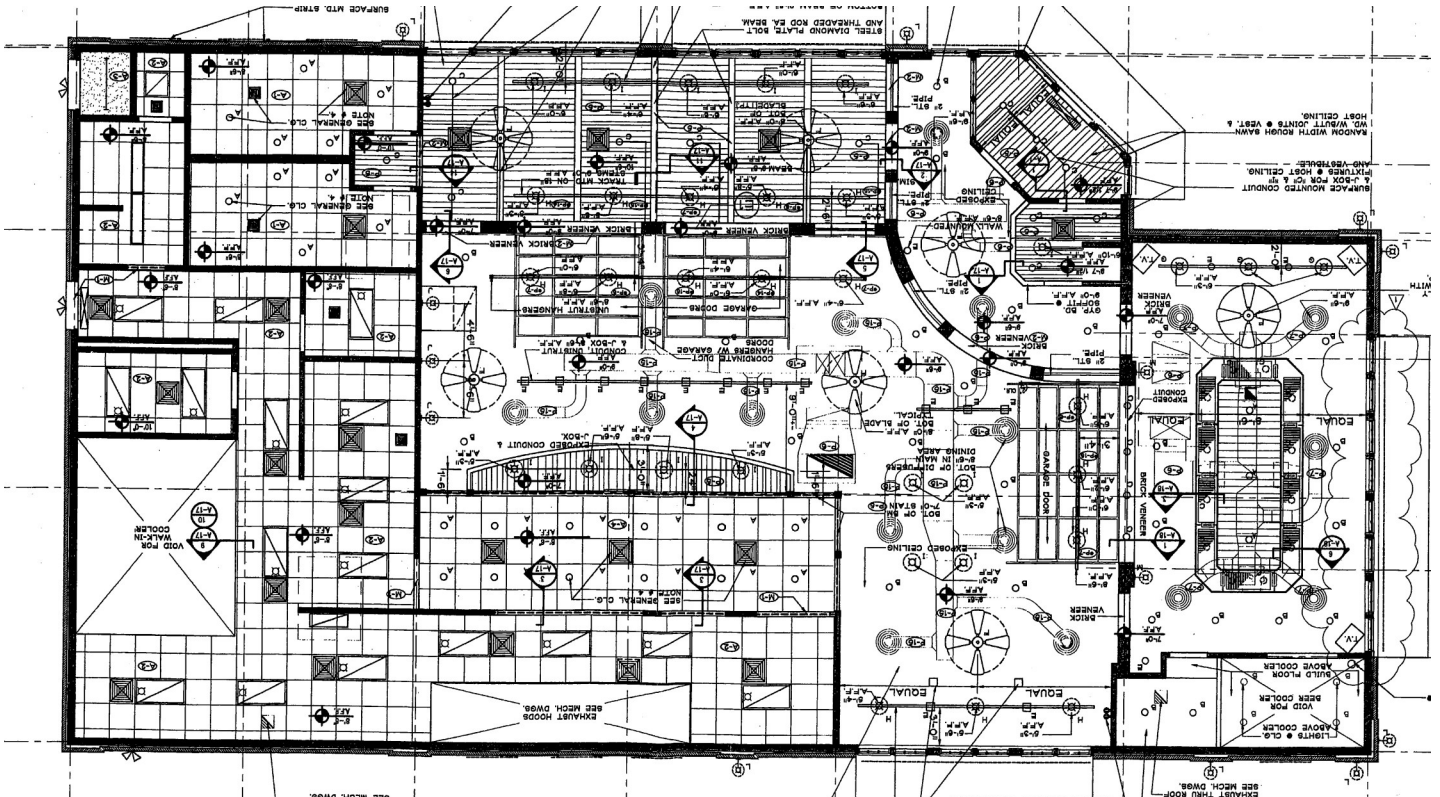
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FLOOR PLAN



DEMOGRAPHICS

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		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

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AREA MAP WITH TRAFFIC COUNTS



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