



**DONAHUE**  
**ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

# For Lease

158-164 Cherry St.  
Burlington VT



Up to 10,300 SF plus 6,000 SF lower level



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# For Lease—Retail

158-164 Cherry St. Burlington VT 05401



## FORMER WALGREENS PHARMACY

Exciting opportunity to join Burlington's downtown transformation! Property is positioned at busy, high exposure lighted intersection, and boasts an existing drive thru and ample on site parking!

Offered as single tenant opportunity, or as a subdivided property.

### PROPERTY SPECIFICATIONS:

Single story with 20,092 SF of gross area combined on street and lower levels with existing drive through.

### LEASE SPACES AVAILABLE:

**STREET LEVEL RETAIL**— 3,500 -10,000 SF + existing drive through.

**LOWER LEVEL STORAGE** — Up to 6,000 SF of storage.

### PARCEL SIZE:

0.817 Acres.

### PARKING:

40 + on site parking spaces

### DRIVE-THRU BAY:

On-site

### SIGNAGE:

Pylon and Building—High Exposure

### LEASE PRICE:

\$30-\$45/SF NNN plus utilities

RE Taxes(2023/2024)—\$60,804 Annually

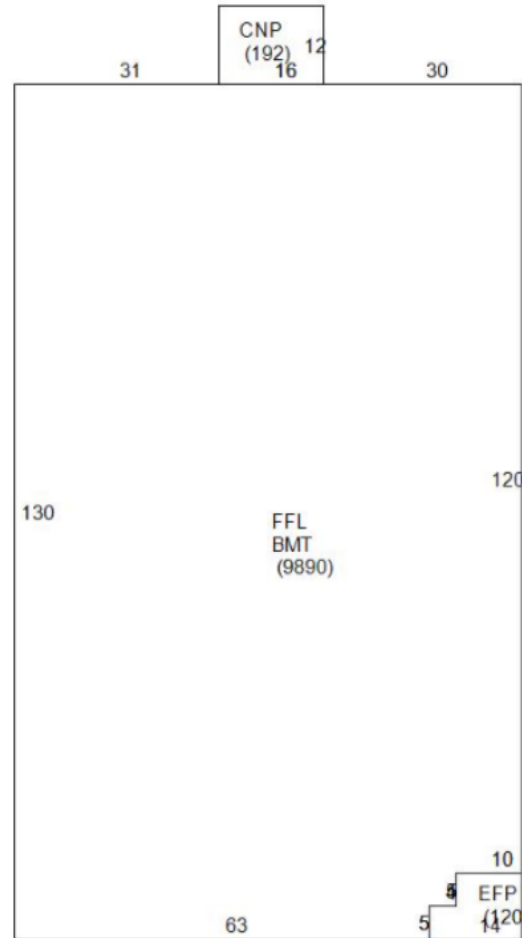


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# Property Overview

158-164 Cherry St. Burlington VT 05401

SKETCHED AREA	DESCRIPTION	GROSS AREA	FINISHED AREA
BMT	Basement	9,890 SF	0 SF
CNO	Canopy	192 SF	0 SF
EFP	Enclosed Porch	120 SF	0 SF
FFL	1st Floor	9,890 SF	9,890 SF
TOTALS		20,092 SF	9,890 SF

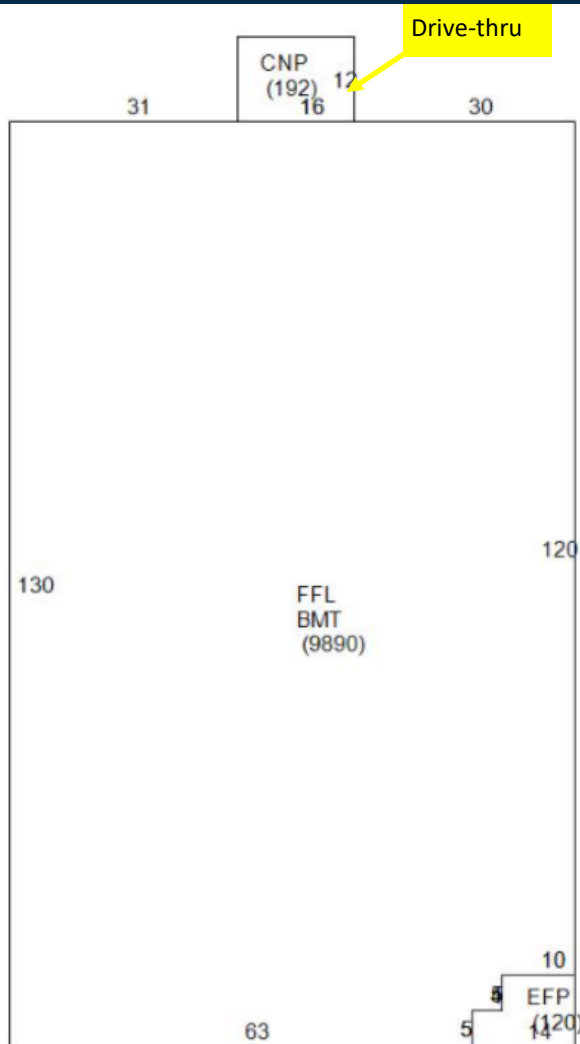


PROPERTY DESCRIPTION	
BUILDING SIZE	20,092 SF Gross 9,890 SF Finished
PARCEL SIZE	0.817 Acres
YEAR BUILT	1965
DESCRIPTION	1 Commercial/ Retail Unit w/drive through
BATHROOMS	2, Half Baths
CLASS	"A" Commercial
PARCEL SPAN #	044-4-037-000
ZONING	Downtown—FD-6
WATER/SEWER	Municipal
HEAT	Natural Gas
LOADING DELIVERY	Overhead Door
PARKING	On-Site 40 +/- Public on Street + Municipal Garage

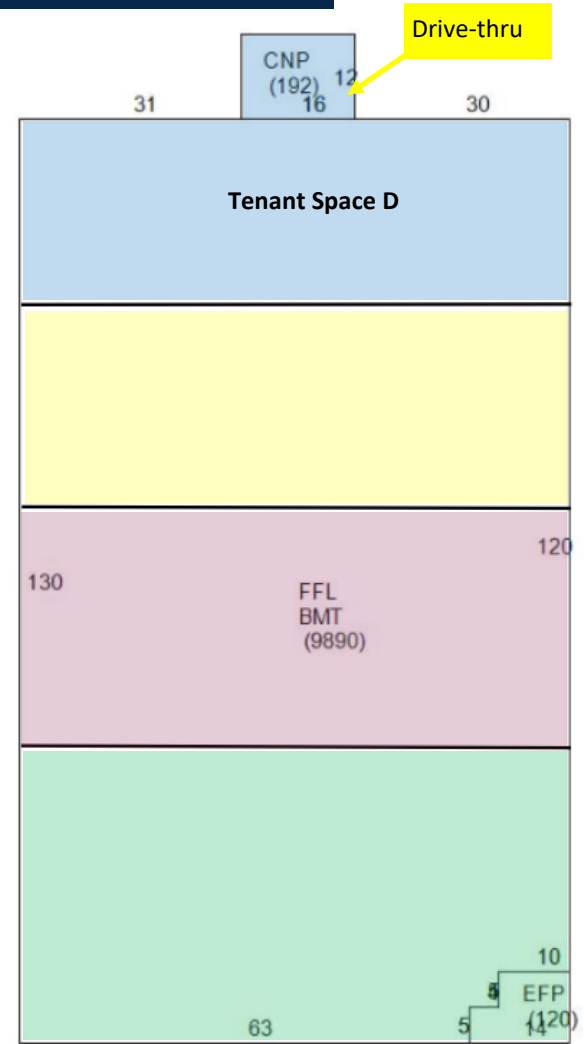




## Current Street Level Floorplan



## Potential Subdivided Floor Plan



### AVAILABLE SPACES

FIRST FLOOR RETAIL: 10,300 SF  
3,500–10,300 SF + existing Drive-thru.

LOWER LEVEL STORAGE: 6,000 SF





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# Area Overview

158-164 Cherry St. Burlington VT 05401

## BURLINGTON

- Estimated population: 55,000
- Number of Households: 17,174
- Median HH Income: \$59,500

City Place Development

## CHITTENDON COUNTY

- 2022 Population: 170,000 +/-
- Number of Households: 68,150
- Median HH Income: \$82,000
- Total Households: 68,146

CHURCH STREET MARKETPLACE

158-164 Cherry St



## INVESTMENT HIGHLIGHTS

### Strong Market Position

The Burlington market continues to rank high as a strong market in which to invest. New development projects include housing, hospitality, waterfront tourism, office, and retail.

### High Barriers to Entry

The Burlington market has limited opportunities for development; the availability of centrally located parcels is at a premium.

### Outstanding Local Demographics

The Asset serves a dense and wealthy local demographic with over 55,000 residents in a 3-mile radius. 22.5% of the population in this radius have an average household income of over \$100,000 per year.



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# Downtown Burlington & City Place

## DOWNTOWN BURLINGTON

An historic and vibrant college town, Burlington offers its incredibly beautiful waterfront, the award winning Hotel Vermont & Hen of the Wood Restaurant, Marriott Courtyard, several marina's, lakefront dining, the Burlington City Marathon, bars and breweries, and multiple art and music festivals throughout the year.

Burlington is home to the University of Vermont and Champlain College, with 12,000 and 2,000 students, respectively. Just up the road in Colchester, St. Michael's College hosts an additional 2,500 students.



## CITYPLACE

City Place is a fully permitted mixed-use project currently under development. The project includes 750,000 square feet in upwards of 10 stories, including street level retail and food service spaces, and 400+ units of residential housing.

This development is underway with South Tower on line for fall of 2024, North and West Towers to follow.





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# The Church Street Marketplace

158-164 Cherry St. Burlington VT 05401

158-164 Cherry Street is located at the intersection of Cherry Street and South Winooski Avenue and is just around the corner from Burlington's Award Winning Church Street Marketplace.

This property presents a unique chance to capture a wide variety of retail customers from University of Vermont, UVM Medical, local residents, businesses, and the over 1.5 million tourists which visit the Church Street Marketplace every year.





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# Code Descriptions

158-164 Cherry St. Burlington VT 05401

## OPPORTUNITY ZONE

### WHAT IS AN OPPORTUNITY ZONE?

In 2017, the Tax Cuts and Jobs Act designated new “Opportunity Zones” designed to funnel investment to distressed communities. Historically, when an investor wanted to reinvest funds without paying taxes on any gains from the sale, they would engage in a 1031 Tax-Deferred Exchange. This was a provision in Federal Tax Code that allowed for the reinvestment of funds, without any tax implications.

### WHAT IS AN OPPORTUNITY FUND?

In order to invest in an Opportunity Zone, investors need to create an Opportunity Fund. Funds will enable a broad array of investors to pool their resources in Opportunity Zones, increasing the scale of investments going to underserved areas. As noted in Code Sec. 1400Z-2, as long as taxpayers reinvest their capital gains within 180 days, taxpayers may defer paying tax on these capital gains until the earlier of December 31, 2026, or the date they sell their investment in the Opportunity Fund.

### WHAT IS MEANT BY SUBSTANTIAL IMPROVEMENT?

The whole idea of the Opportunity Zones tax law is to connect investor capital with low-income areas of the country that may have the greatest need for reinvestment. Going along with the spirit of the law, IRC Sec. 1400Z-2(d)(2)(D)(i) states that qualified opportunity zone property held by a qualified opportunity fund must satisfy one of the following requirements:

1. The original use of qualified opportunity zone property commences with the qualified opportunity zone fund, or
2. The qualified opportunity zone fund *substantially improves* the property.

### HOW DOES AN OPPORTUNITY ZONE BENEFIT THE INVESTOR?

There are three major tax incentives for investing in Opportunity Zones.

1. Temporary deferral of capital gains.
2. A step-up in basis for capital gains reinvested in an Opportunity Fund. If the investment in the opportunity fund is held for at least 5 years, the basis is increased by 10%. This jumps an additional 5% if held for at least 7 years.
3. Permanent exclusion from taxable income of capital gains if the investment is held for at least 10 years.

## FORM BASED CODE

### WHAT IS FORM BASED CODE?

A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form, rather than separation of uses, as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted as part of a city, town, or county development regulation.

### WHAT IS FBC'S FOCUS?

A form-based code offers a powerful alternative to conventional zoning regulations because they address the relationship between building facades and the public realm, the form, and mass of buildings in relation to one another, and the scale and types of streets and blocks.

### HOW IS FBC DIFFERENT FROM PRIOR ZONING REGULATIONS?

This approach contrasts with conventional zoning's focus on the micromanagement and segregation of land uses, the control of development intensity through abstract and uncoordinated parameters (e.g., FAR, dwellings per acre, setbacks, parking ratios, traffic LOS), and the neglect of an integrated built form.

Not to be confused with design guidelines or general statements of policy, form-based codes are regulatory, not advisory.

### WHEN DID BURLINGTON IMPLEMENT FBC?

The City of Burlington adopted a new Form-Based Code on November 13th, 2017. See the new zoning map above.