



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE

Ethan Allen Shopping Center
1127 North Ave
Burlington, Vermont

Prime Service/Office/Retail Space
In Grocery Anchored High Volume Shopping Center



SUITE 41—2,600 SF (Former Clay Associates) AVAILABLE

Space Available—

Newly available in line retail space 2,600 SF +/- spaces. Great exposure and store frontage, and the potential for a tenant to occupy for Summer 2025 shopping season.

The Neighborhood—

Ethan Allen Shopping Center is perfectly situated on North Avenue, the main traffic artery in the northern part of Burlington. This is the only mixed use commercial shopping center serving this part of the city.

Lease Price: - \$1,550 NNN (Est. \$4) plus utilities

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

Zoning— Commercial

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 Ethan Allen Shopping Center features Hannaford Supermarket, Timberland Dental, Timberlane Pediatrics, Ace True Value Hardware, Key Bank, The Bagel Café & Deli, and more.

CONTACT US

Donahue & Associates

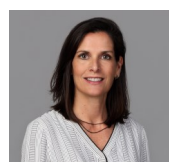
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Burlington, Vermont

The floor plan illustrates the layout of a mobile medical unit, totaling 2605 GSF. The layout includes the following rooms and areas:

- OFFICE 1** and **OFFICE 2**: Located at the top of the unit.
- TOILET**: Located between the two offices.
- TRIAGE** (55 SF): Includes a counter and scale, with a note "Door here" pointing to its entrance.
- EXAM RM. 3** (9' x 9', 83 SF): Located to the left of the triage area.
- LAB** (9' x 4', 36 SF): Located below the triage area, featuring a counter.
- EXAM RM. 5** (7'-8" x 11', 84 SF): Located to the right of the lab.
- POST OFFICE**: A large area on the far left.
- EXAM RM. 1** and **EXAM RM. 2**: Located on the left side, below Exam Room 3.
- NURSE** (145 SF): Includes a desk, located below the lab.
- RECEPTION** (93 SF): Includes two chairs, located below the nurse's station.
- CHECK-IN**: Located below the reception area.
- PLAY AREA**: Located at the bottom right, featuring several chairs.
- NEW WINDOWS**: Indicated at the top of the unit.
- 1/2 WALL**: A yellow highlighted area at the bottom center.

Dimensions and areas are provided for each room, and the total area is 2605 GSF.

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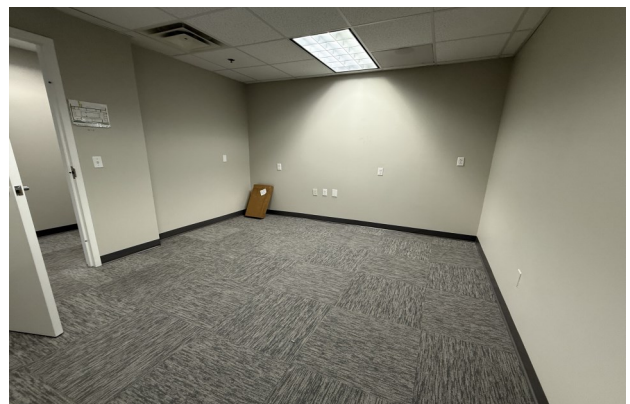


FOR LEASE—RETAIL SPACE

Ethan Allend Shopping Center

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Photos



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