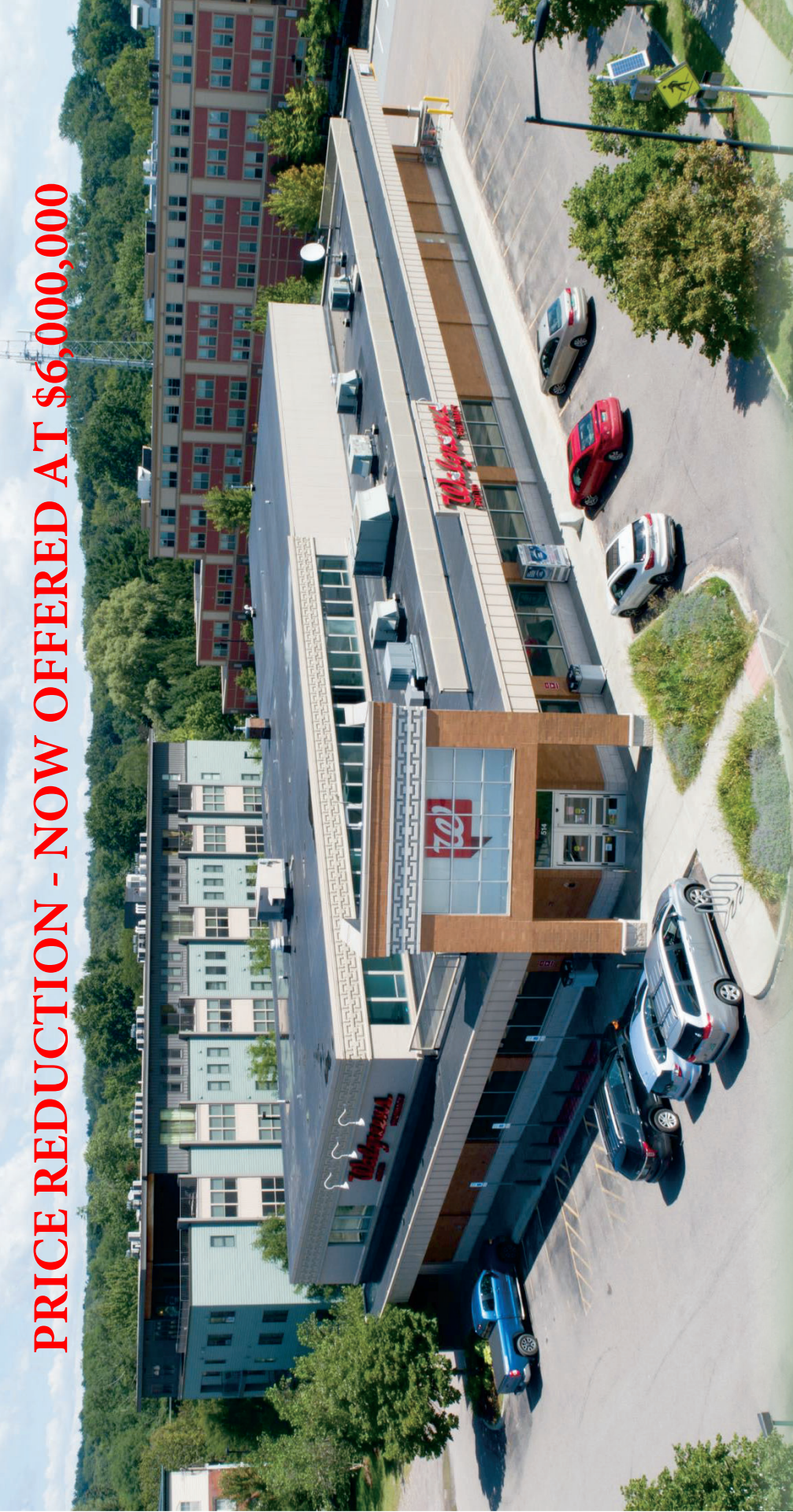


Exclusive Offering

Walgreens

High traffic, Route 7, South Burlington, Vermont location available for Retailer or multiple Retail concepts.

PRICE REDUCTION - NOW OFFERED AT \$6,000,000



514 Farrell Street | Burlington, VT 05401



**DONAHUE
& ASSOCIATES**
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Offering Summary

514 Farrell Street, Burlington, Vermont 05401



Donahue & Associates, LLC (“DA”) is pleased to offer for sale the fee simple interest in a freestanding building (the “Property” or “Asset”) located on the outskirts of downtown Burlington on a high traffic retail corridor in South Burlington, Vermont. The Assets future potential benefits from a high-visibility location, just 0.25 miles of Interstate 189, within Burlington/South Burlington’s highly active retail trade area. The Property’s location at a lighted intersection on high traffic retail corridor make this an ideal location for multiple retail concepts and conversion into an exciting redevelopment of the property.

Investment Highlights

The Asset is currently under lease on an absolute net basis to Walgreens. Seller intends to deliver the Property vacant and tenant free, providing an opportunity for the Purchaser to pursue a redevelopment or re-tenanting of the Property with a single retail concept or multiple retailers.

Strong Retail Positioning and Submarket

The Asset is located within the Burlington/South Burlington retail trade corridor, on the lighted intersection of Farrel Street and Shelburne Road (Route7), which sees 30,900 vehicles per day. In close proximity there are three grocery store anchored shopping centers and a number of national and regional tenants that help to drive additional traffic to the area. This list includes Shaw's Supermarket, Dollar Tree, Starbucks, Five Guy's, Chipotle, Orange Theory, Price Chopper, Home Goods, Sierra Trading Post, TJ Maxx, Hannaford's Supermarket, Lowe's, HomeGoods, and numerous other restaurants, finance, medical, and entertainment businesses.

Redevelopment Opportunity

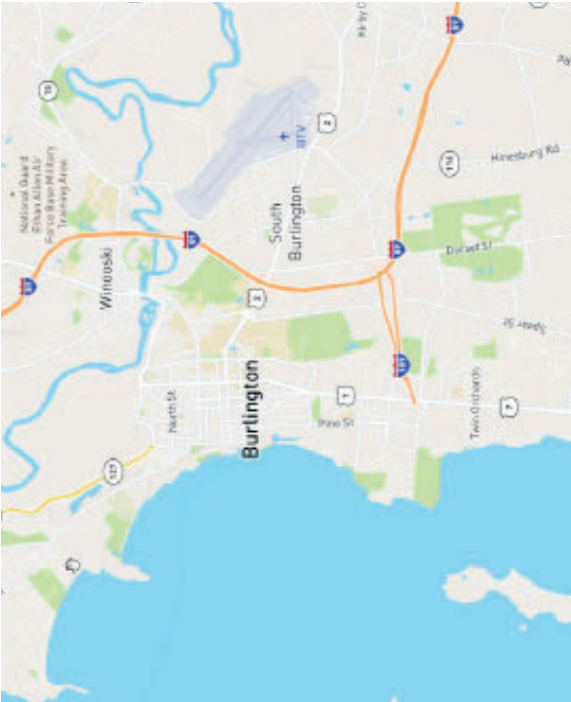
This property presents an opportunity to redevelop this Asset via a re-tenanting plan for the first floor 15,682 square foot street level space including a drive through, and the 10,658 square foot 2nd floor. The local areas food service, soft goods, and general retail demand remains high and opportunities will arise for an investor.

Offering Overview

INVESTMENT DETAILS	
Address	514 Farrell Street Burlington, VT 05401
Building Type	Freestanding Retail
Offering Price Cap	\$6,000,000
Ownership Interest	Fee Simple
Building Size	26,340 SF
Parcel Size	.92 + .75 leased land

Property Highlights Continued

514 Farrell Street, Burlington, Vermont 05401



High Barriers to Entry

The local area is saturated with office and retail space with low vacancy factor within a 1-mile radius from the Property. There is over 1.5 million square feet of office and retail inventory in the same radius, making this an extremely desirable submarket with minimal opportunity for new developments. Additionally, there are a total of 733 multi-family units within a 1-mile radius and just a 2.3% vacancy rate.

Strong Corporate Presence

South Burlington has a strong presence of major national corporations including the headquarters of Burton Snowboards, which is located just 0.75 miles from the Property and contains over 400 employees. Other major companies nearby include Rhino Foods, Farrell Distributing, Ben & Jerry's, GE Healthcare, University of Vermont and the University of Vermont Medical Center, UBS, and Dealer.com

Close Proximity to West End of Interstate 189

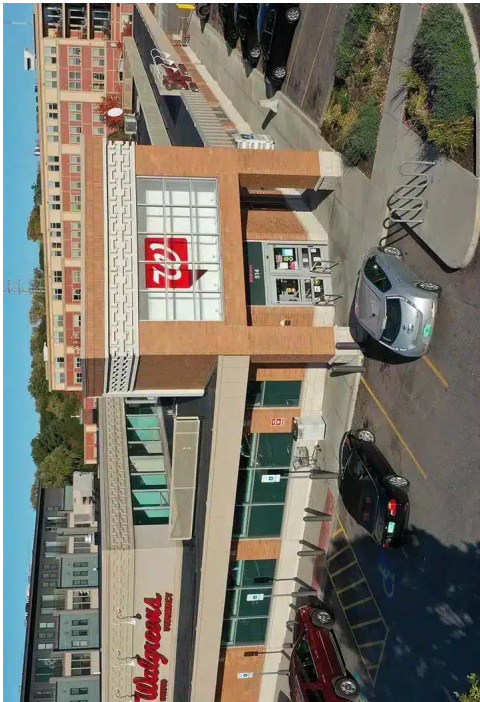
The Asset is located 0.25 miles from the west ending point of Interstate 189, which ends at Route 7/ Shelburne Road and sees 39,100 vehicles per day. This creates a large volume of traffic passing by the Property on their way to downtown Burlington to work, enjoy some shopping or returning to their homes.

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. The Property is walkable from many residential, senior housing, and office properties.

Unique Local Zoning Ordinances

Under South Burlington's zoning regulations, new construction in the area PUD requires a building to be at least two operable stories, including retail buildings. The Property is a two-story building compliant with this ordinance.



Burlington Market Overview

514 Farrell Street, Burlington, Vermont 05401



Burlington, VT

Burlington is the largest city in the state of Vermont with a population of approximately 43,000 residents and over 210,000 in the metropolitan area. Burlington is known for its highly educated population and progressive values. The city is located along Lake Champlain, just 45 miles south of the Canadian/U.S. border and the city of Montreal.

Burlington serves as a regional college town, home to the University of Vermont and Champlain College, containing 12,000 and 2,000 students, respectively.

Burlington is rich in outdoor activities, cultural events, and local attractions. The city's historic downtown is home to a thriving arts scene, great shopping, dining and year round events and activities. The city is served by the Patrick Leahy Burlington International Airport, having direct flights to many major US Cities, under 2 hour drive to Montreal, and 3 hours to Boston, MA.. AMTRAK'S Ethan Allen Express brings passengers to New York City while a Champlain Transporations ferry service connects to the upstate New York region. The city's economy centers on education, health services, trade, transportation, and utilities. The largest employers in Burlington include the UVM Medical Center, the largest hospital in the state, and the University of Vermont. Other well known employers include US Citizenship and Immigration Services, Homeland Security, Dealer.Com, and Ben & Jerry's Ice Cream. Burlington has developed a growing tech scene, with several startup companies and established businesses in industries like software development, green technology, and biotechnology.



Demographics

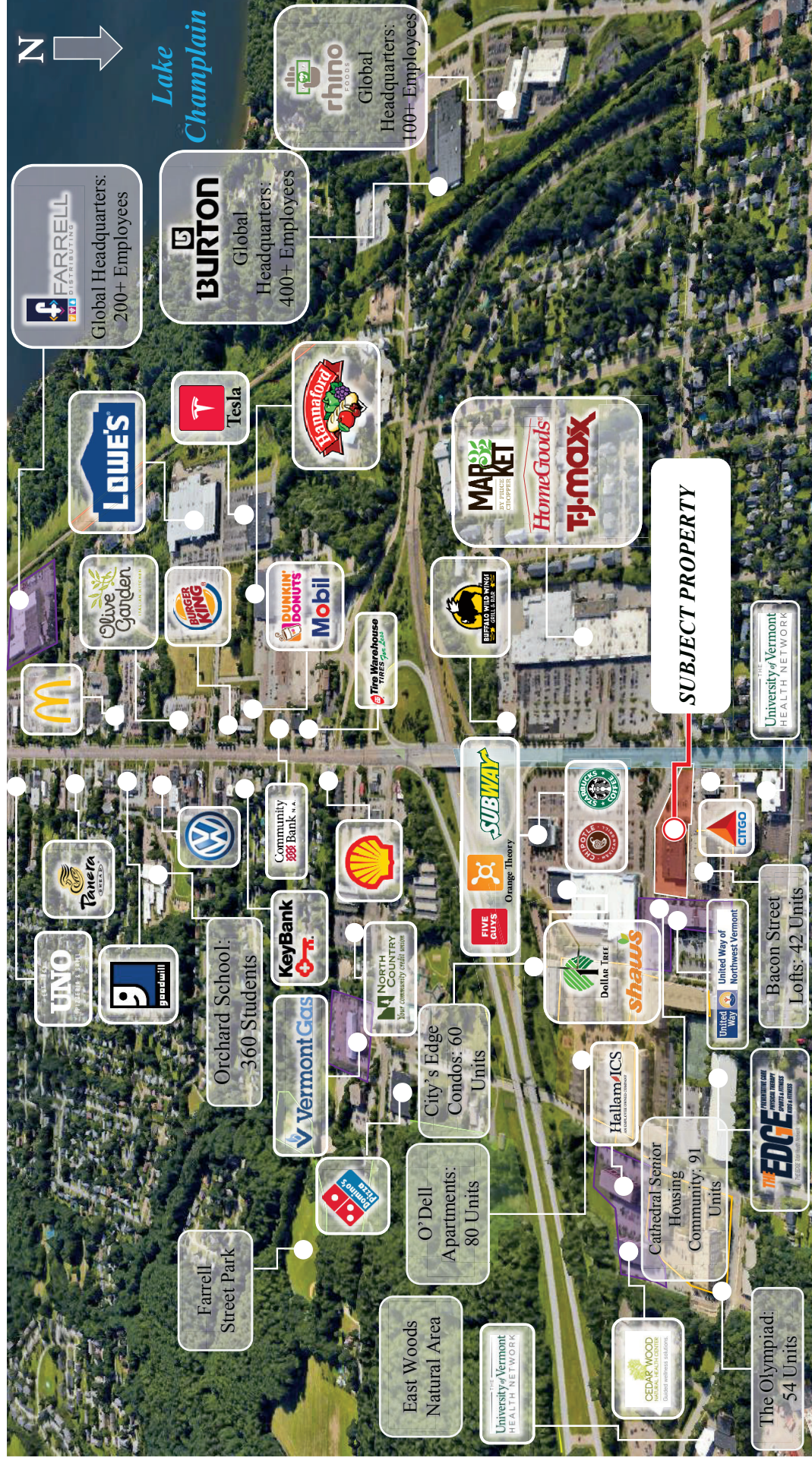
	1-mile radius	3-mile radius	5-mile radius
Population:	7,474	55,220	80,230
Households:	3,437	21,468	32,143
Median HH Income:	\$63,742	\$52,094	\$56,244
Average HH Income:	6.00%	\$87,248	\$77,876
% of Population w/ Income Over \$100k:	30.2%	22.5%	25.8%
Total Daytime Employment:	8,828	56,594	82,452



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Retail Aerial South View

514 Farrell Street, Burlington, Vermont 05401

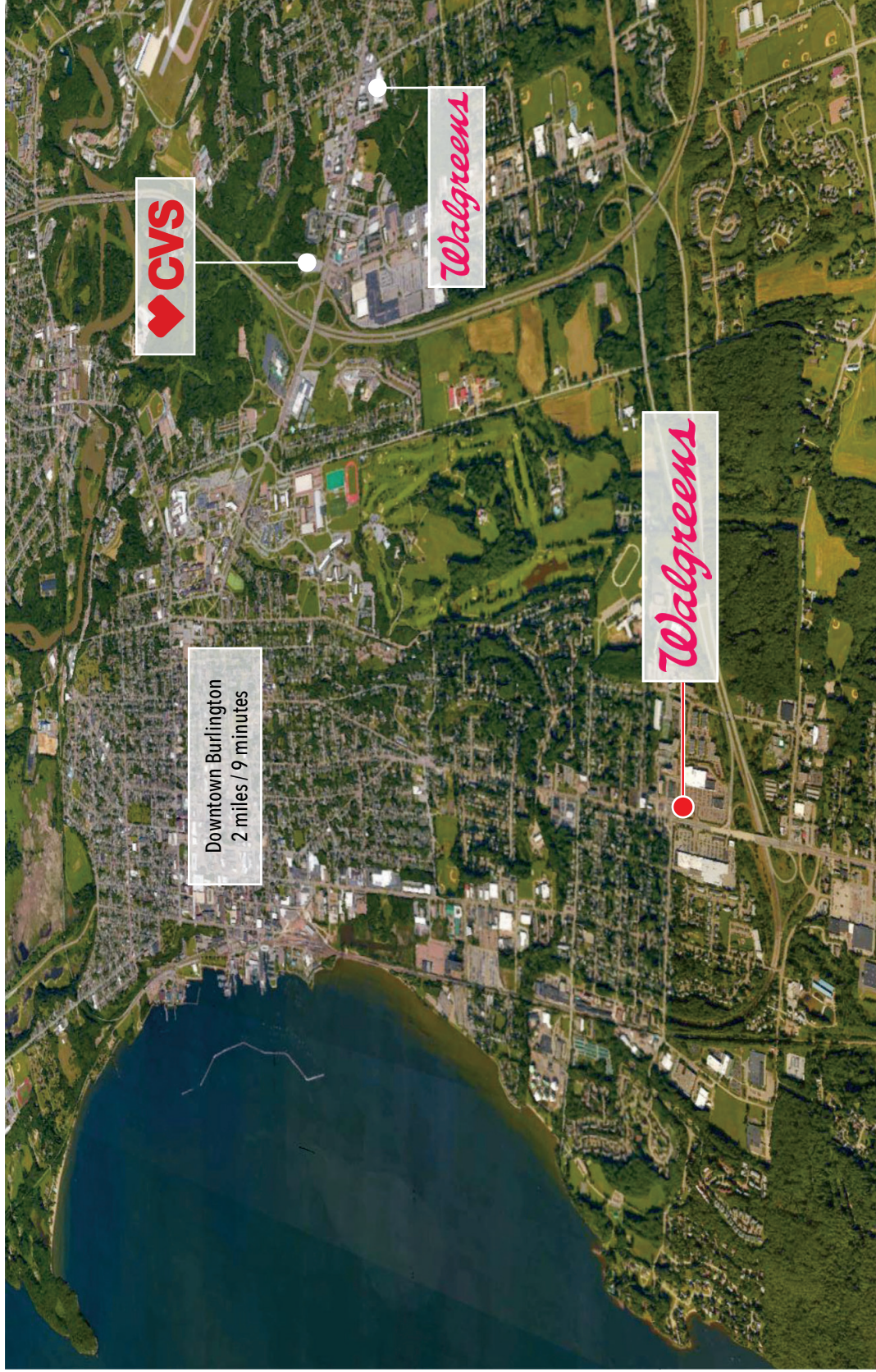


1- Mile Radius Multi-Family Housing Statistics

- 316 Flynn Ave: 100% Occupied – \$3.07/SF
- City's Edge Condos: 100% Occupied – \$1.54/SF
- O'Dell Apartments: 99.1% Occupied – \$1.31/SF
- Bacon Street Lofts: 95.0% Occupied – \$1.70/SF
- The Olympiad: 94.8% Occupied – \$1.86/SF

Pharmacy's In Area – Burlington, VT

514 Farrell Street, Burlington, Vermont 05401



Walgreens Subject Property

Walgreens 2.9 Miles / 8 Minutes

 3.0 Miles / 8 Minutes

Property Overview

514 Farrell Street, Burlington, Vermont 05401

PROPERTY DETAILS

Address: 514 Farrell St
Year Built: 1954
Building Size: 26,340 Square Feet
First Floor: 15,682 Square Feet
2nd Level: 10,658 Square Feet
Lot Size: .92 Acres

