



DONAHUE
ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

FOR LEASE/SALE
RETAIL

334 Route 2
S. Hero, VT 05486

Former McGregor Pharmacy 5,698 SF
High Exposure Stand Alone Retail Space



SUMMARY—334 ROUTE 2/MAIN STREET , SOUTH HERO, VERMONT

Overview: Built in 2005 as the home of McGregor's Pharmacy, the building has potential for many retail concepts including hardware, convenience, gift shop, boat and vacation supplies, thrift store and more.

Space Available — Lease the entire **5,698 square feet** of street level retail with an additional 1,200 square feet of lower level storage. OR lease a custom fit space for your concept.

Land Parcel/Parking —.659 acres of land with 32 designated parking spaces.

Zoning—South Hero Village District

The Neighborhood: The site enjoys a steady flow of traffic coming and going to home, work, ferry, or other. South Hero continues to grow and this site is perfect for a business that can cater to locals or the many year round visitors.

Close by are Kinney Insurance, Seb's Snack Bar, Blue Paddle Bistro, Robinson Hardware, Community Bank, and several other service providers.

Visibility = Retail= Free Advertisement—Located on the high traffic corridor of Route 2/ South Hero with over 9,000 ADT

Lease Price - \$6,900 per month plus utilities

Sale Price—\$725,000

CONTACT US



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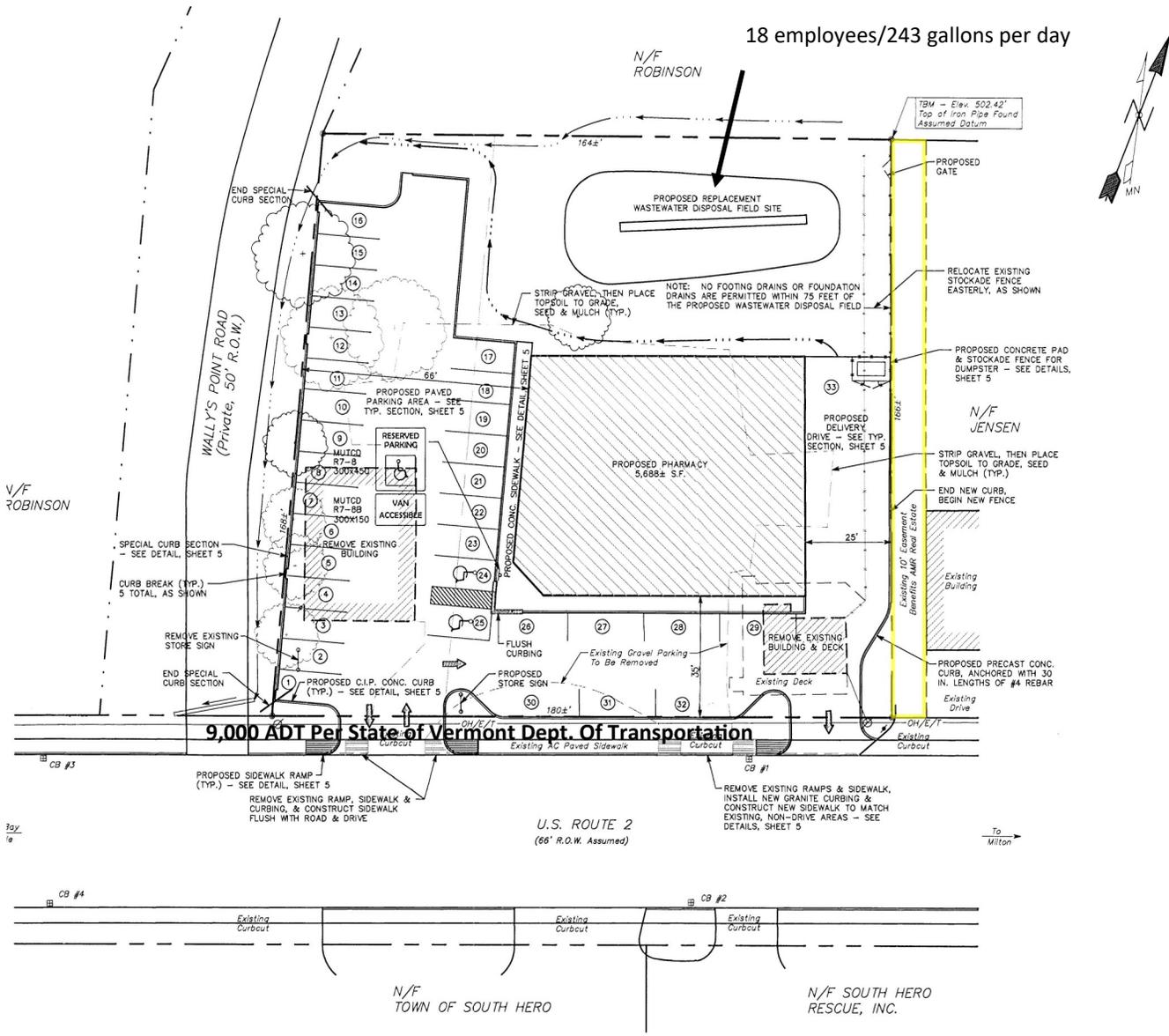
FOR LEASE/SALE STAND ALONE RETAIL BUILDING

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SITE PLAN

Wastewater Permit # WW-6-0941-1

18 employees/243 gallons per day



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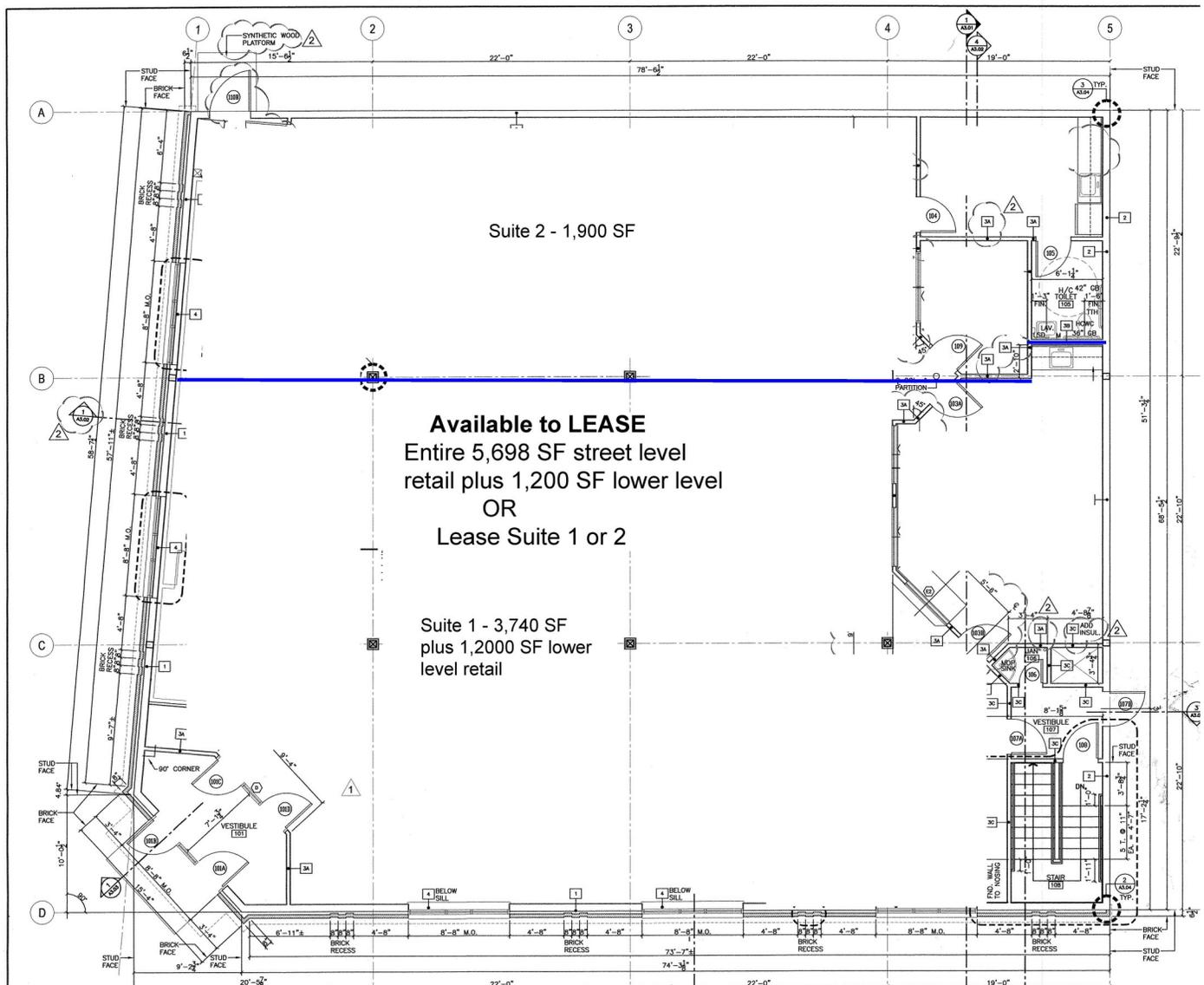
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FLOOR PLAN - SPACE AVAILABLE



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PHOTOS



* Designed by TownMapsUSA.com

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