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**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**

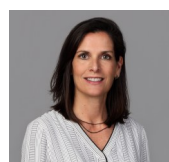


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18 employees/243 gallons per day

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.



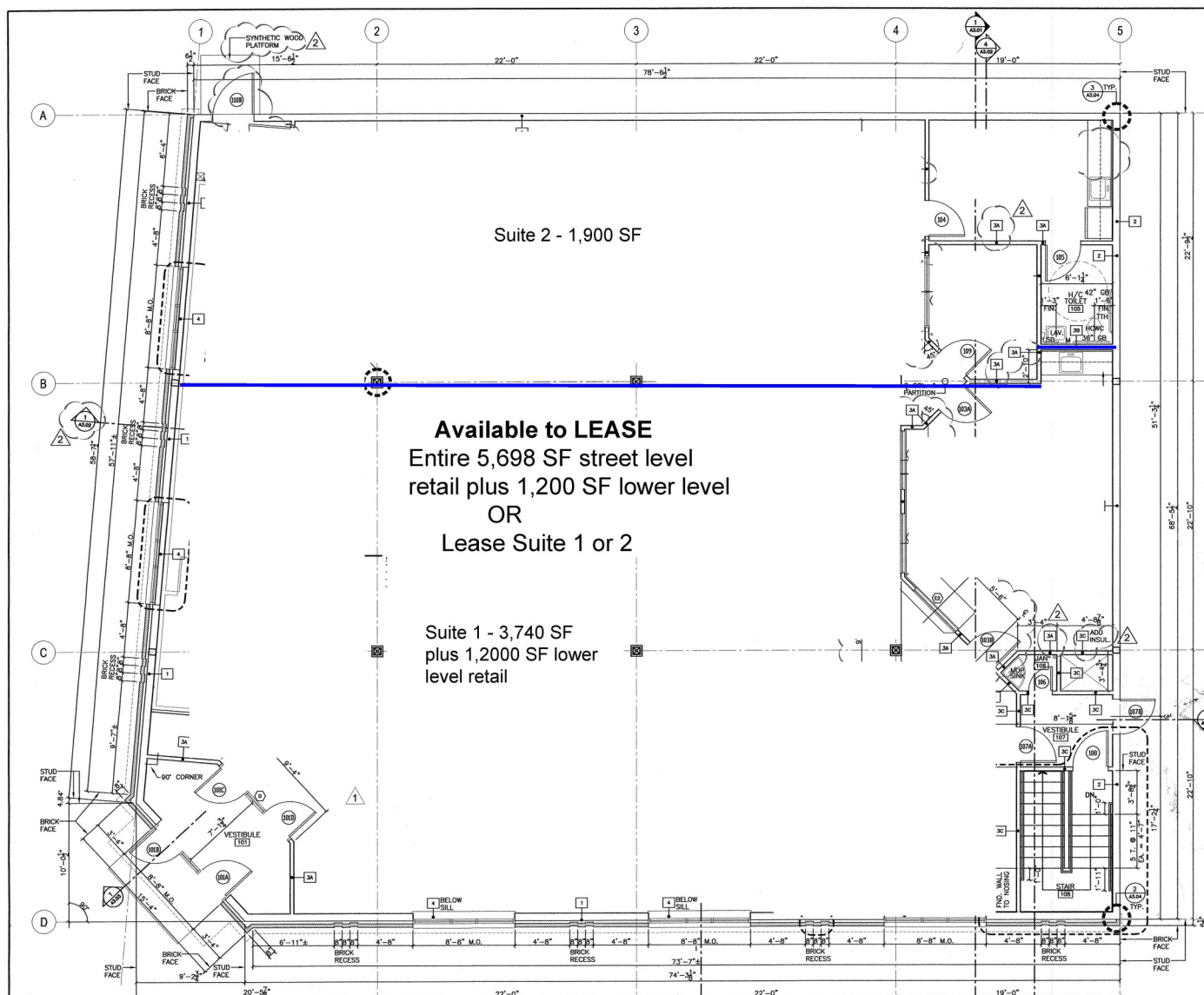
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# FOR LEASE/SALE

## STAND ALONE RETAIL BUILDING

Former McGregor's Pharmacy  
334 ROUTE 2/MAIN STREET, SOUTH HERO, VT

### FLOOR PLAN - SPACE AVAILABLE



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# FOR LEASE—STAND ALONE RETAIL BUILDING

Former McGregor's Pharmacy

## 334 ROUTE 2/MAIN STREET, SOUTH HERO, VT

### PHOTOS



★ Designed by TownMapsUSA.com

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