DONAHUE & ASSOCIATES
COMMERCIAL REAL ESTATE ADVISORS

- FOR SALE / LEASE

153 S Main Street (former KFC)

- Rutland, Vermont, 05701



• Rare Purchase or Lease Opportunity

AVAILABLE SPACE	SALE / LEASE PRICE	AVAILABILITY
2,208 SF	**$1,975,000 / $50 SF NNN**	**Available!**
One Floor		

PROPERTY OVERVIEW

- A rare opportunity to secure a freestanding, drive-through property at 153 S. Main Street in the heart of Rutland's premier retail corridor. This 2,208 SF single-story building, rebuilt between 2021 and 2023, sits on approximately 0.45 acres with a prominent pylon sign. The site welcomes a wide range of users, including restaurant, retail, bank and medical.

PROPERTY HIGHLIGHTS

- Prime U.S. Route 7 exposure with approximately 28,100 vehicles per day, near Green Mountain Shopping Plaza and Rutland Regional Medical Center
- Existing commercial kitchen layout and flexible GB-SMS zoning support a food concept, retail, bank, or a different use.

PROPERTY DETAILS

Property type	Restaurant
Building size	2208+- SF
Land area	0.45
Parking	29 onsite parking spaces.
Zoning	GB-SMS
Lease terms	NNN + Utilities
Other	Drive Through Included.

Schedule a tour with Steve Donahue

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Steve Donahue
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(802) 324-0937



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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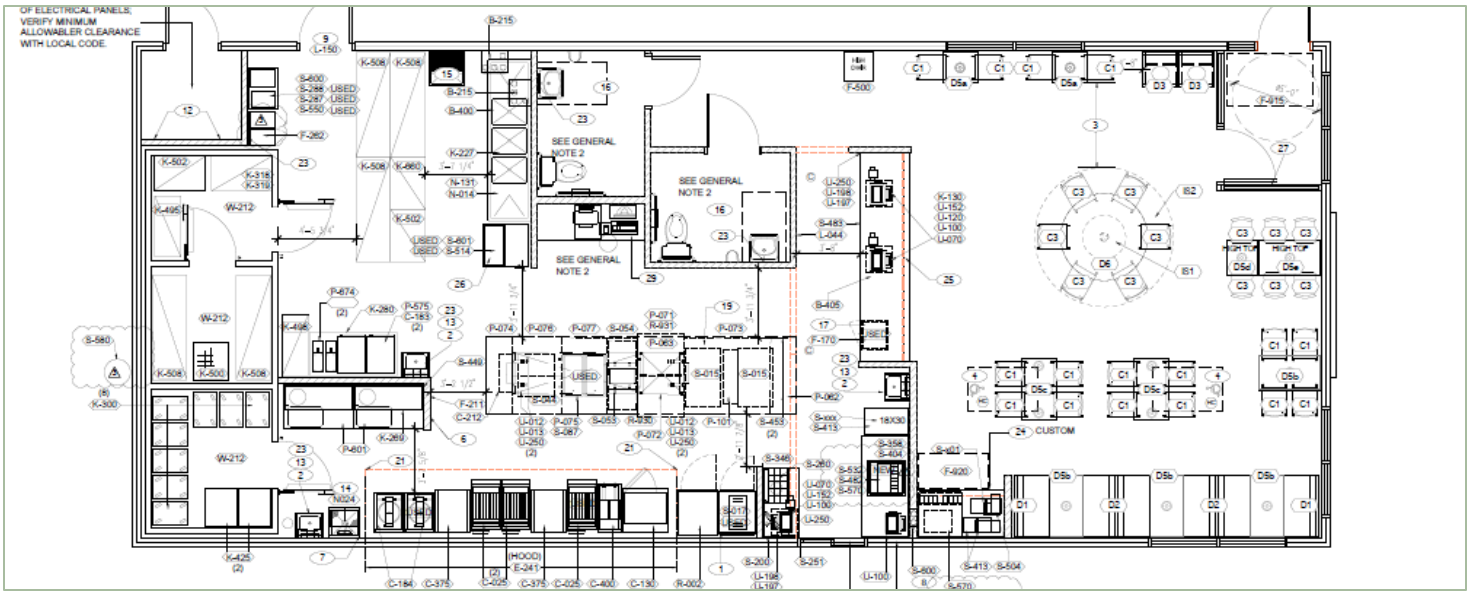
FLOOR PLAN / SITE PLAN



Restaurant Floor Plan.



- Drive Through Layout.

ADDITIONAL PHOTOGRAPH



- Aerial Picture.

- Ample customer parking.
- Pre-existing drive through.

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Tenant Map



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