



Premium Retail Space Available!

1200 Williston Road
South Burlington, Vermont

- | | |
|----------------------------------|-------------------------------------|
| ♦ 3,888+/- square feet available | ♦ 162 feet Williston Road frontage! |
| ♦ 35,000+/- VPD traffic count | ♦ Available Winter 2014 |
| ♦ Currently seats 110+ | ♦ Commercial 1 Zoning District |
| ♦ Ample On-Site Parking | ♦ Multiple approved uses |

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Information contained herein is believed accurate but is not warranted. This is not a legally binding offer to lease or sale.

Disclaimer: This offer to lease is subject to errors and omissions and change or withdrawal without notice. The acceptance of any offer is solely at the discretion of the owner.

Prices: This property is exclusively offered for lease at **\$35/sf NNN**.

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Property Information Sheet

Property Identification:

Property Owner: Furst Management Ventures, LLC

Property Address: 1200 Williston Road, South Burlington

Parcel ID: 16-015-000

Land Size: 0.65 acres

Zoning: Commercial 1 Residential 12

Assessment: \$1,099,652 includes CLA ratio

Property Taxes: \$20,364

Building Improvements:

Size: 3,888+/- square feet including greenhouse

Year Built: 1973

Construction: Steel & Masonry

Roof: Asphalt, new silicone cover 2012

Foundation: Concrete slab

Heating & Cooling: HVAC, 12-15 years old

Windows: Insulated fixed, aluminum frame

Electrical: 200 amp service

Rest Rooms: 2 handicap accessible restrooms

Site:

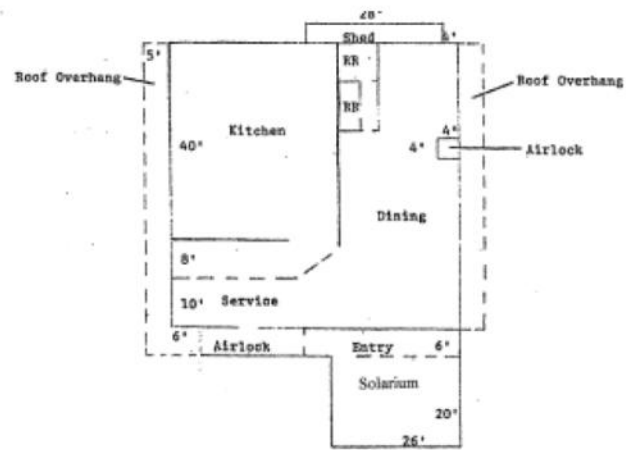
Frontage: 162+/- on US Route 2/Williston Road, two curb cuts

Visibility: Excellent

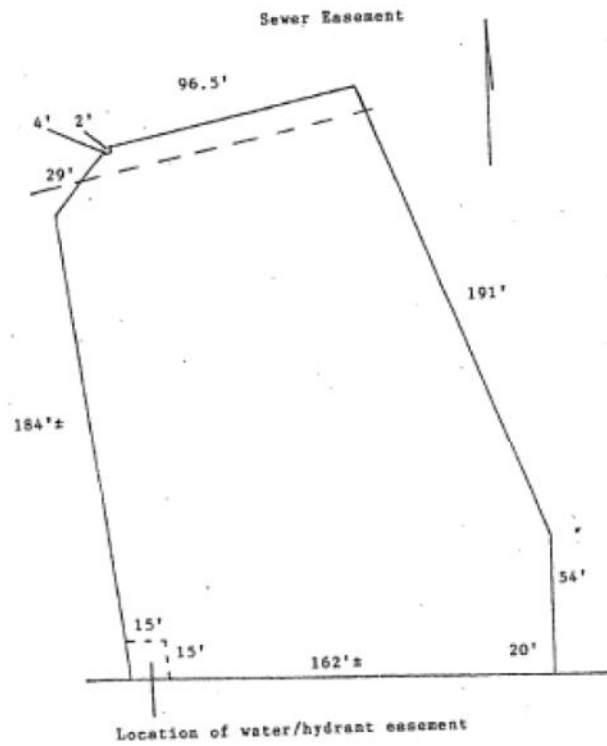
Utilities: Electric: GMP Corporation
Water/Sewer: Municipal
Natural Gas: Vermont Gas Systems

Improvements: Paved parking for 45-50 vehicles
Concrete pedestrian walkway
Typical landscaping & lighting





Building Footprint



Site



Retail and service businesses in the immediate neighborhood include the Holiday Inn, Best Western Windjammer & Conference Center, La Quinta Inn & Suites, the Doubletree, Comfort Inn & Suites, McDonald's, Dunkin Donuts, Starbucks, Moe's Southwest Grill, Eastern Mountain Sports, Barnes & Noble Booksellers, JC Penney, Sears, Bonton, and many, many more! This site is strategically located almost adjacent to Interstate Exit 14, approximately 1.6 miles from Burlington International Airport, approximately 1.3 miles to Fletcher Allen Health Care and the University of Vermont, and approximately 2.2 miles from the Church Street Marketplace.

Growth rate in South Burlington between 2000 & 2012 was amongst the highest in Vermont at 16.6%. Estimated 2012 population for South Burlington is 18,274 with a population of almost 160,000 in the Greater Burlington Area. Median household income for 2012 was \$66,230.





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