



COMMERCIAL

Real Estate
Business Brokerage

NEW PRICING!



THE RALPH B. GOODRICH PROPERTY CORNER OF KENNEDY DRIVE AND HINESBURG ROAD 625 HINESBURG ROAD, SOUTH BURLINGTON, VT

Lot Size:	1.38 acres	Zoning:	RES 7- Neighborhood Commercial
Property Dimensions:	493' Total Road Frontage	Possible Uses:	Residential Medical/Dental General Office Pharmacy Restaurant Bank Church
Traffic Count:	22,340 cars per day VTrans June 2004 Traffic Registration Div		

Offered for Sale at \$750,000

Long Term Ground Lease Offered at \$75,000 Annually

- Unique opportunity at busy South Burlington intersection.
- This property is only minutes to Burlington's International Airport, The University of Vermont, Fletcher Allen Medical Center, University Mall, Church Street Market Place, Maple Tree Place and Interstate 89.
- Phase I Environmental Risk Assessment available for review.
- Highest and best use suggest a re-development of this property.

High Visibility Landmark Location! Call for More Details!

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LAND FOR SALE OR LEASE

For more
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