



EXCLUSIVELY LISED FOR LEASE

Williston Corner Retail at Busy Signalized Intersection

**2033 ESSEX ROAD (ROUTE 2A)
WILLISTON, VERMONT**

Build to Suit or Re-skin Building in Place

Size: 5,500+/- square feet
Previous restaurant space
Outdoor patio
Dedicated entrance
Multiple restrooms

Location: Corner of Zephyr Road and
Route 2A in Williston

Amenities: Great visibility
Tremendous frontage
Lots of parking
Can be build-to-suit

Available: Immediate
Depends upon needs and
qualifications of the user
1.13+/- acres



Contact:

Tony Blake, x 13

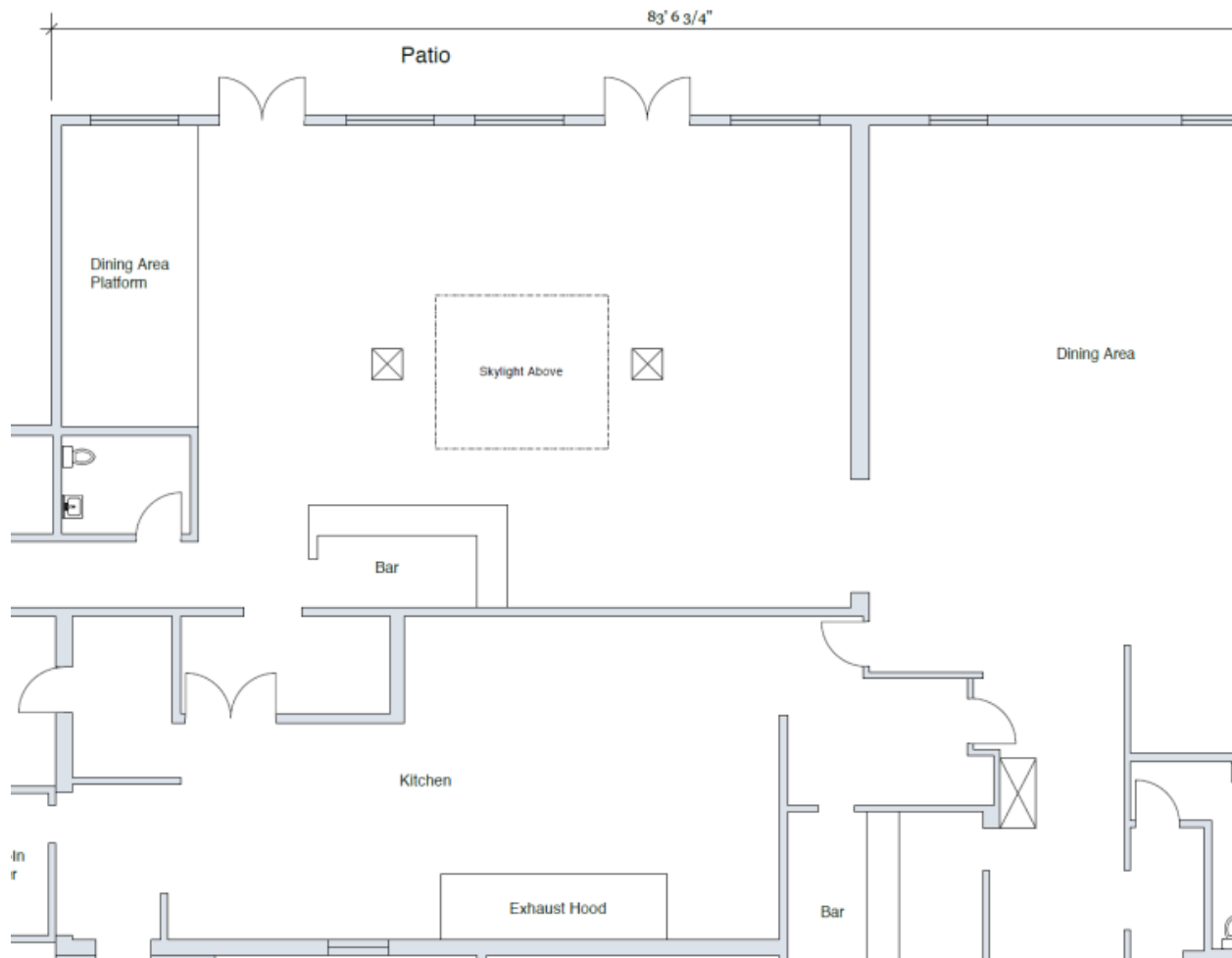
John Beal, x 11

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



Existing Floor Plans





Soil Key	Soil Description	Ag Value	Hydric	Hydrogroup	On Site
MyC	Munson and Raynham silt loams, 6 to 12 percent slopes	7d	Y	C/D	III d
ScB	Scantic silt loam, 2 to 6 percent slopes	6d	Y	C/D	IV a

Location



Legend

- Project Area (1.08 ac)
- Contours (1')
- NRCS Soil
- NRCS Hydric Soil
- VHD Open Water
- State Wetland Advisory

*Layer does not occur within map extent.

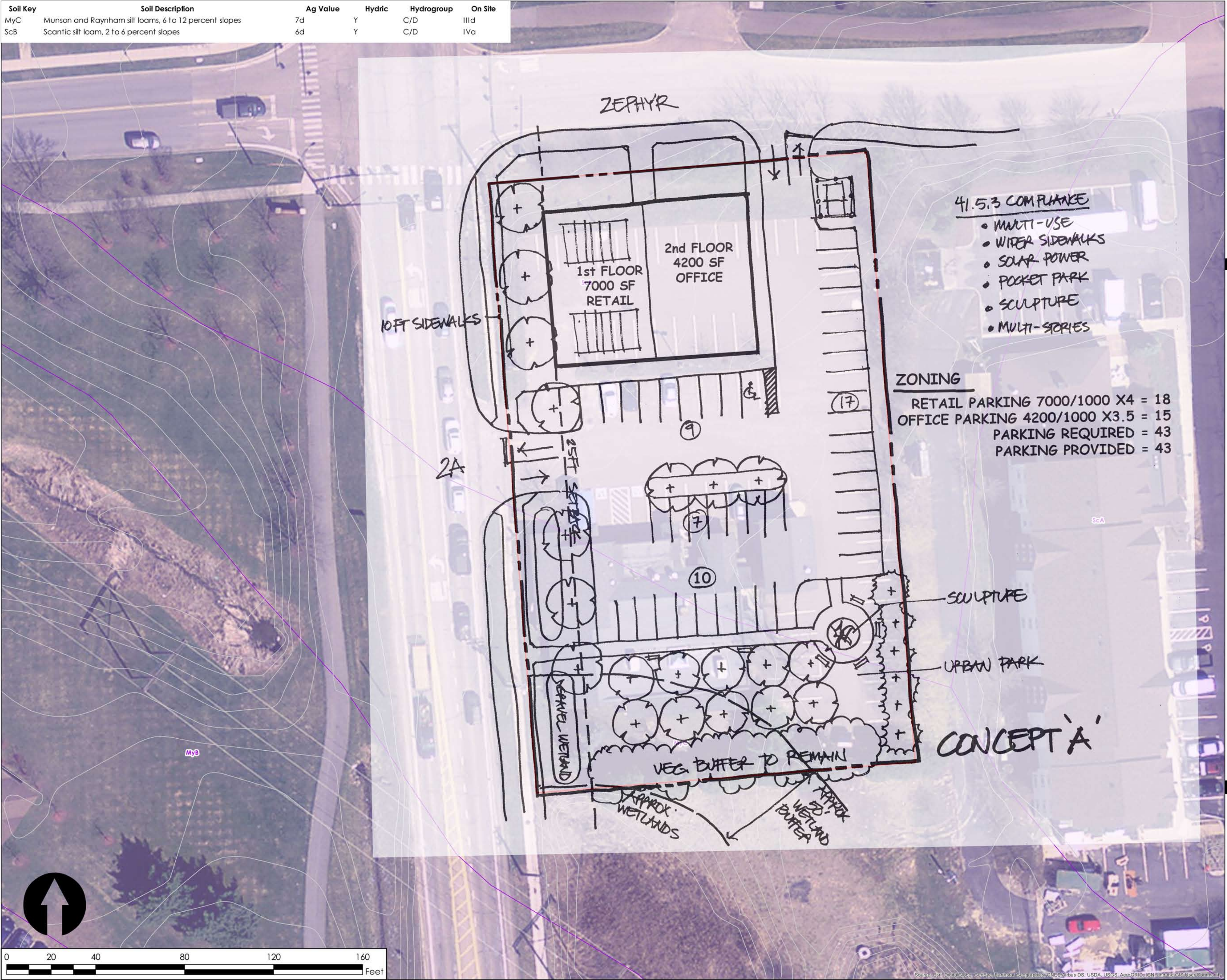
Sources: Bing Basemap Imagery (2015); Streams by VHD (2013); Project Area by TCE (2017); VT E911 Roads (2015); VT Significant Wetland by ANR (2015); Soils by NRCS (2015); Contours by VCGI & CCRPC (Various dates); RTE Species and Natural Community by VT Fish & Wildlife (2015); Uncommon Species by VT Fish & Wildlife (2015); Tax Parcel Boundary compiled by VCGI; Deer Wintering Area by ANR (2011); River Corridor by ANR (2015); Groundwater & Surface Water Protection Areas by ANR (2011/2010); Outstanding Resource Waters by ANR.

Disclaimer: The accuracy of information presented is determined by its sources. TCE is not responsible for any errors or omissions that may exist. Questions of on-the-ground location can be resolved by site inspections and/or surveys by a registered surveyor. This map is not a replacement for surveyed information or engineering studies.

Jacobs
2033-2035 Essex Rd
Williston, VT

Natural Resource Map

Project: 18-024
Prepared By: BJL
03/05/2018
1 inch = 20 feet



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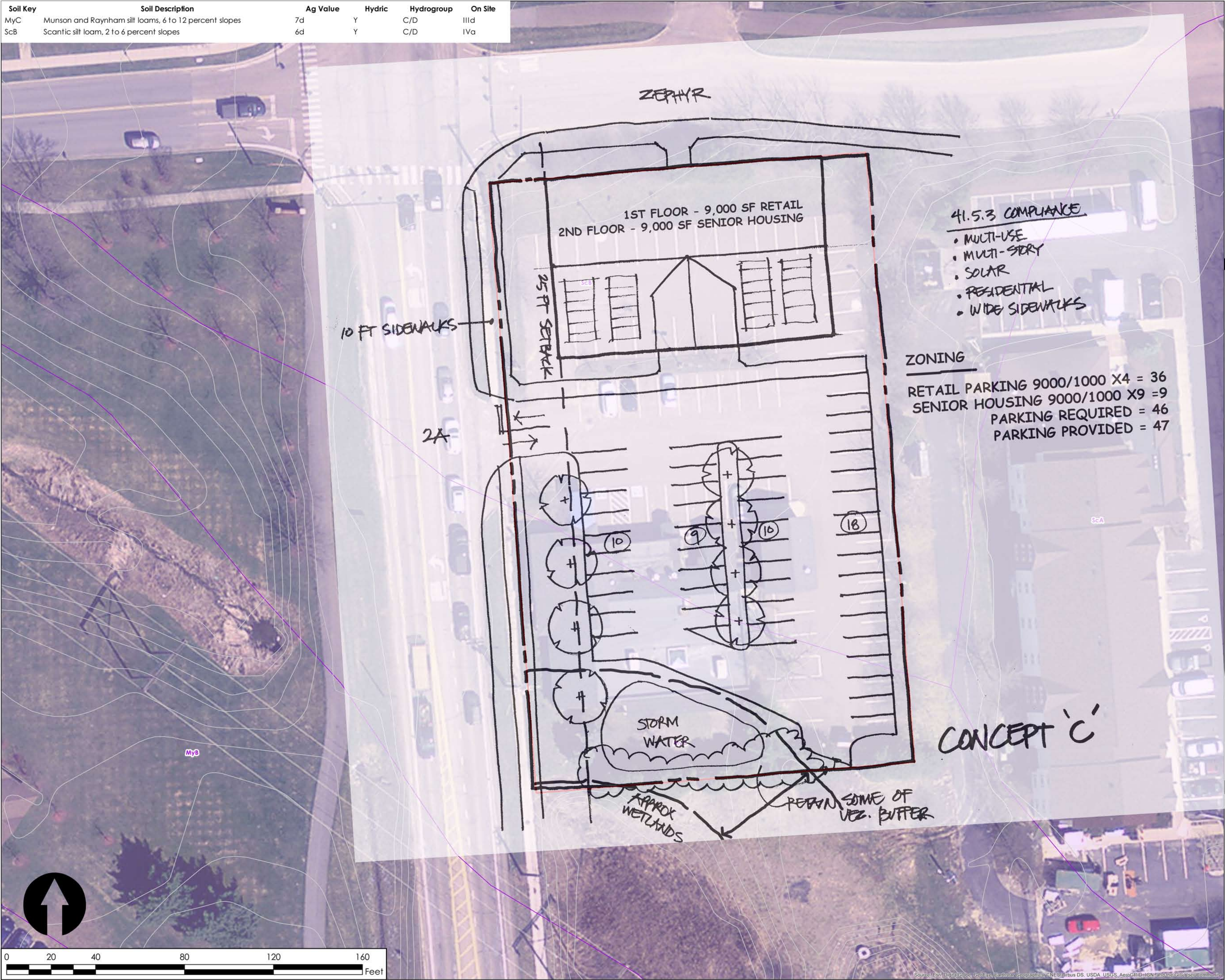
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41.5, 3 COMPLIANCE

- MULTI-USE
- WIDE SIDEWALKS
- SOLAR POWER
- SCULPTURE
- MULTI-STORIES

ZONING

BANK PARKING 5000/1000 X 4.75 = 24
 OFFICE PARKING 8000/1000 X 3.5 = 28
 PARKING REQUIRED = 52
 PARKING PROVIDED = 50

CAN REDUCE THE REQUIRED PARKING BY AS MUCH AS 20% IF THE MAJOR EMPLOYERS COMMIT TO CCTA DISCOUNT BUS PASS PROGRAM.

CONCEPT 'B'

Labels on plan: ZEPHYR, SCULPTURE, 10FT SIDEWALKS, 2A, 9, 6, 25, 10, 25FT SIDEWALK, RENOVATE EXISTING BUILDING (5000 SF) OFFICE, GRAVEL WETLAND, VEG. BUFFER TO REMAIN, APPROX. WETLANDS, APPROX. WETLAND BUFFER.

