

FOR LEASE

HIGH TRAFFIC ROUTE 7 RETAIL

5597 Shelburne Road, Shelburne, VT



V/T Commercial is pleased to offer this high traffic retail opportunity located in the Village of Shelburne. With 17,000+ cars going by daily, this retail location is one of the best in Vermont. Directly across from Shelburne Museum and next door to the Harrington's, this location is surrounded by tourist destinations. Great timing to take advantage of this coming spring season! 2 Spaces Available - Possible Combo! Residual traffic from neighboring businesses including Harrington's and Peg & Ter's Restaurant. 17,000+ Cars Passing on Average Per Day. Option to combine with space in the rear to make a total of 2,970 sf. Shared bathroom with Harrington's.

SIZE:

Space A: 1,874 SF | Space B: 1,096 SF

ZONING:

Office/Retail

PRICE:

Space A: \$18/sf NNN | Space B: \$8/sf NNN

AVAILABLE:

Immediately

PARKING:

On-site

LOCATION:

Shelburne Village

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



For more information, please contact:

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Comments

Shelburne, VT is located approximately 7 miles south of Burlington, VT and route 7 comes directly through the Village. The town has some well visited tourist destinations including Shelburne Farms and Shelburne Museum.

The town has a population of approximately 7,500. In 2016, the median income for a household in the town

was \$98,898, and the median income for a family was \$118,492. Males had a median income of \$50,085 versus \$28,428 for females. The per capita income for the town was \$55,638. About 2.9% of families and 4.9% of the population were below the poverty line, including 2.7% of those under age 18 and 7.6% of those age 65 or over.







