

# CHITTENDEN COUNTY'S NEWEST DYNAMIC COMMERCIAL CENTER

## FINNEY CROSSING

Located in the heart of one of the state's fastest growing vibrant communities, Finney Crossing's retail and commercial development provides a burgeoning opportunity to serve a diverse and affluent population base. Abutting an existing residential neighborhood of 401 upscale rental units and 186 privately owned condominiums and detached houses, Finney Crossing offers a truly unique opportunity to lease brand new retail space serving a captive customer base.



**Sizes:** 2,088 square feet remaining in the LL Bean building. A new mixed use commercial building is being considered for ground breaking Spring 2023.

**Location:** Just past Taft Corners with 2 signalized entrances with approximately 1,000 feet of frontage on US Route 2. Average daily traffic count is 27,800 vehicles!

**Zoning:** Taft Corners District

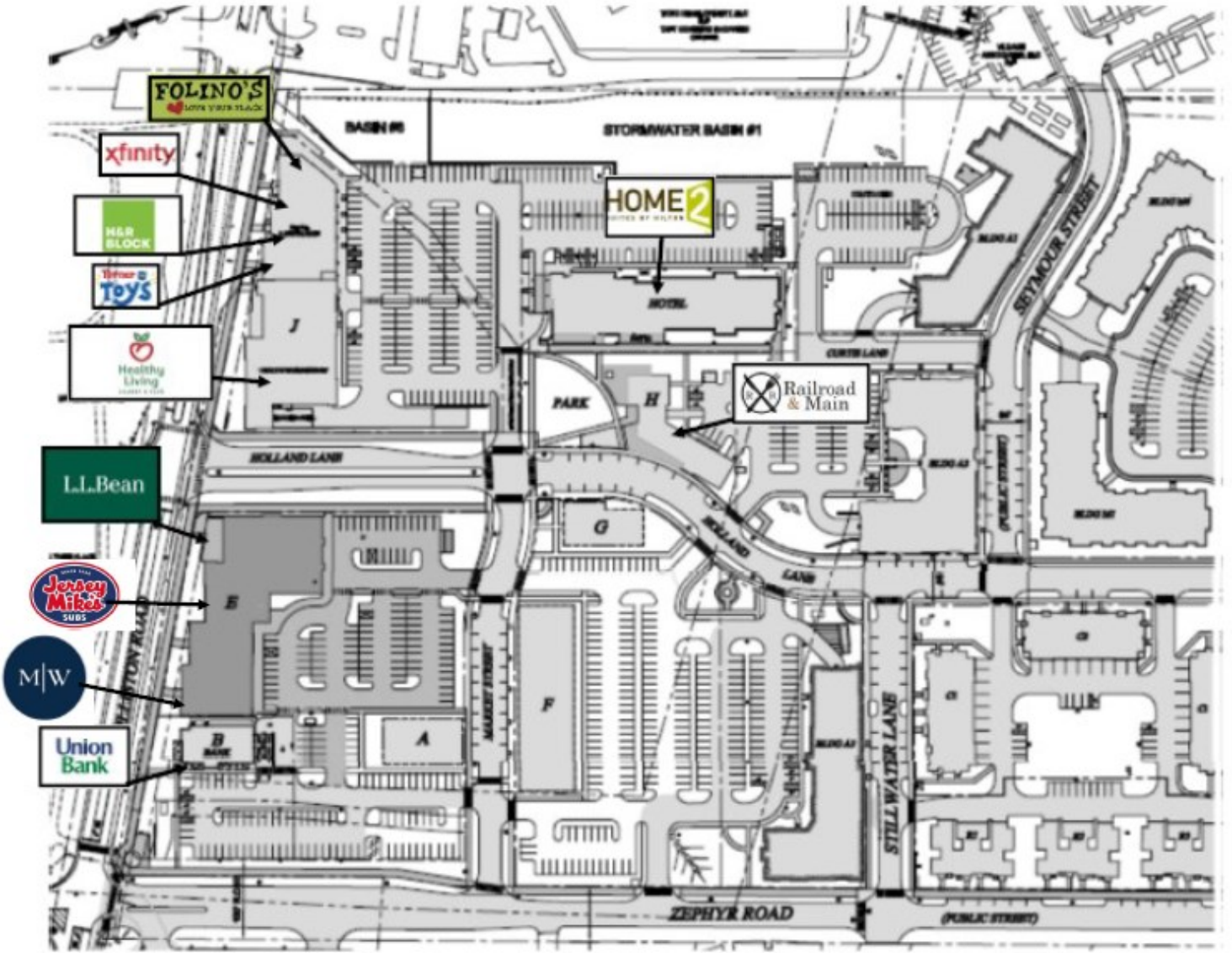
**Features:** Tremendous exposure, huge windows, lots of parking, excellent signage, close to I-89 exit 12!

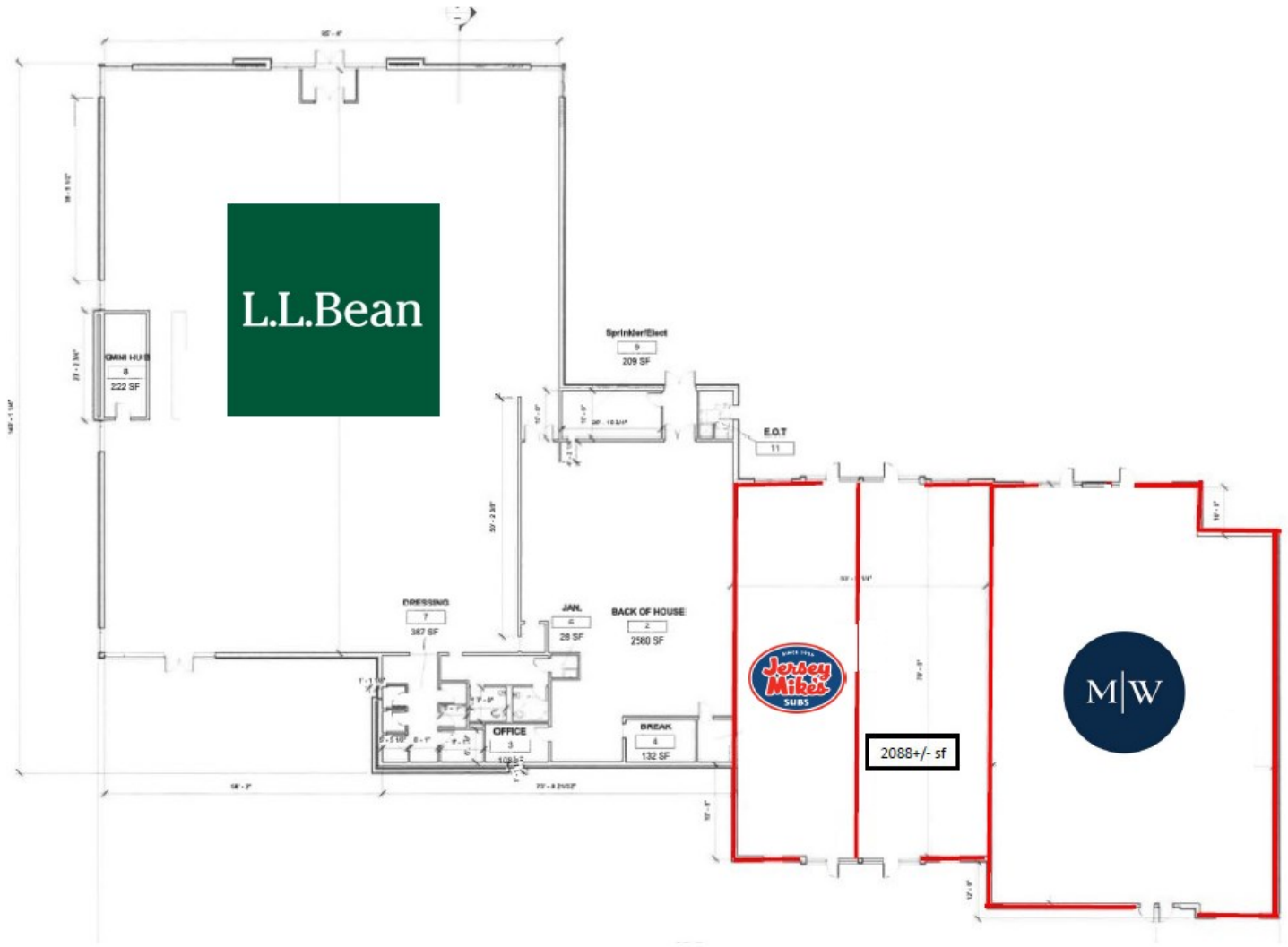
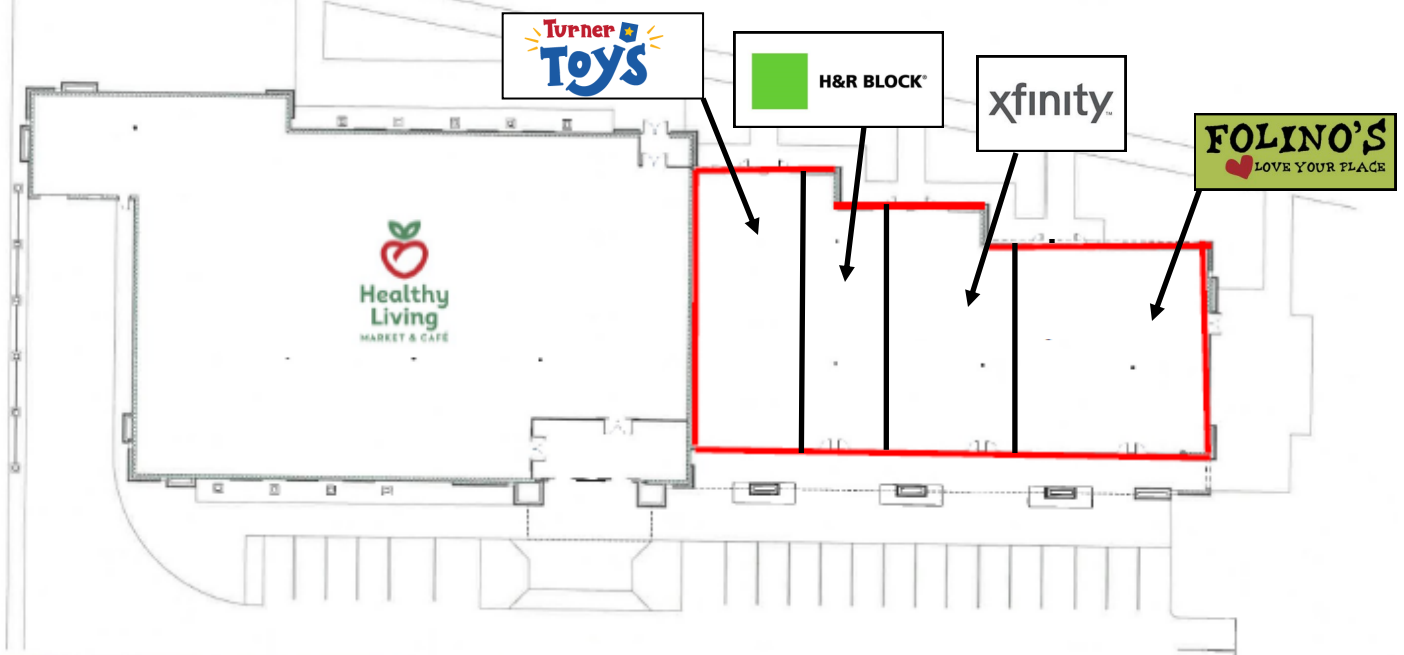
**Tenants:** 100 room Hilton Home 2 Suites hotel open! Free-standing full-service Union Bank open! 18,000 square foot Healthy Living Market open! H&R Block, Folino's Wood Fired Pizza, Xfinity store open! Turner Toys under construction. Railroad & Main Restaurant under construction. 15,000 square foot LL Bean opening late spring! Jersey Mike's and Men's Wearhouse under construction!

**Pricing:** Call for details. Build-to-suit.



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## Excerpts from Town of Williston Zoning for Taft Corners

### **Town Plan Excerpts that Provide the Policy Basis for this Chapter**

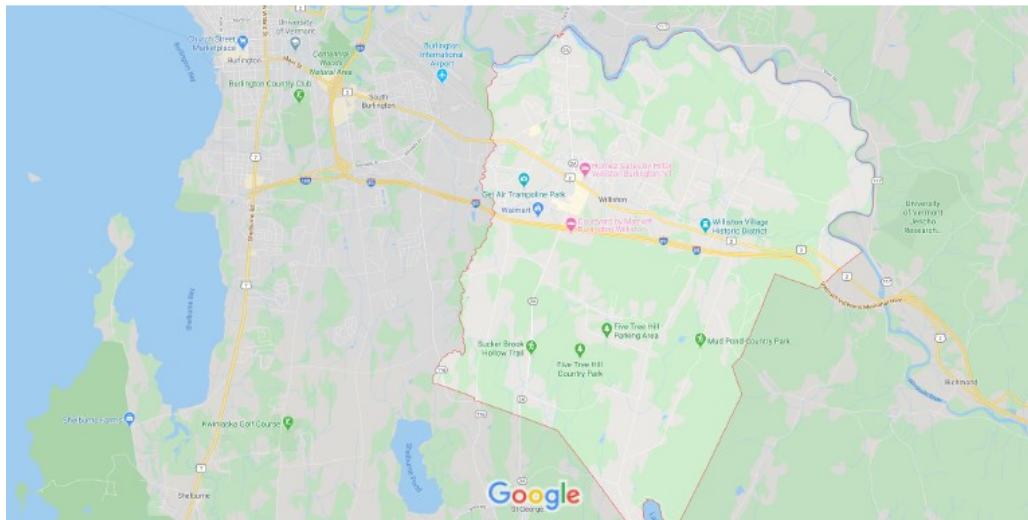
The Town of Williston will encourage design-conscious, pedestrian-friendly, mixed-use development and redevelopment in the Taft Corners area. It will do this by working with landowners to improve access and by revising its bylaws to provide the flexibility and intensity needed to let this area evolve in a way that is consistent with the town's vision.

from 3.3. Taft Corners – The Taft Corners Zoning District is the core of Williston's commercial area – the place where the town's goal of creating a pedestrian-friendly, design conscious, mixed use commercial center can best be realized. ... the TCZD will be expanded to encourage and facilitate a higher intensity of development and redevelopment between Harvest Lane and Route 2A, while preserving views of the Adirondacks. This (couple with the construction of the grid roads) will allow diverse, smaller-scale retail, office, and residential uses to be intermingled with the large retail stores and extensive parking areas that now dominate the area.

See also 4.2.4, 4.2.5, 4.2.6, 4.2.7, and 4.3.

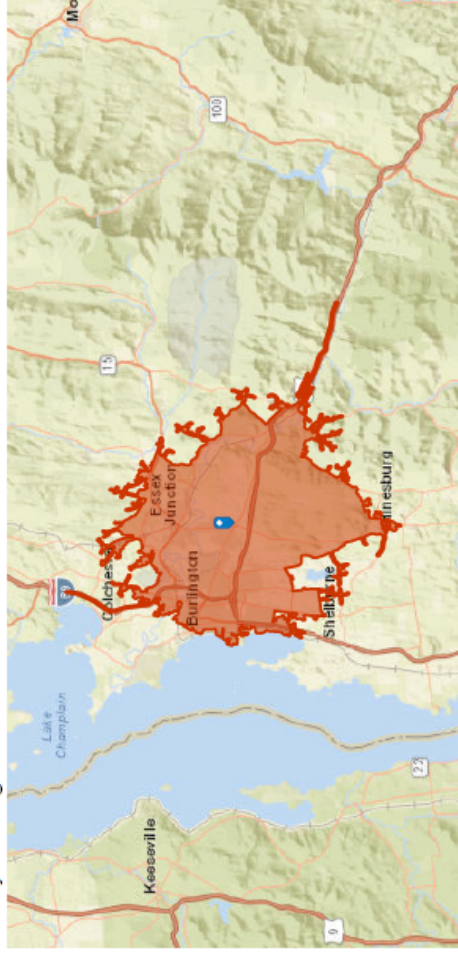
### **Fast Facts:**

- Date Incorporated: June, 1763
- Total Area: 30.4 Square miles
- County: Chittenden
- Population: 10,629 (2021)
- Population Change since 2010: +22.1%
- Median Age: 39.6 years
- Marriage Rate: 52.5%
- Chittenden County Population: 163,774 (2019)
- Median Household Income, 2015-2019: \$94,727
- High School or Higher Education: 95.3%
- Bachelor's Degree or Higher: 61.1%
- Median Value Owner Occupied Units: \$351,700
- Major Thoroughfares: I-89, US Route 2, VT Route 2A
- Form of Government: Selectboard/Manager
- Registered Votes: 9,485 (March 2019).
- Zip Code: 05495



# Benchmark Demographics

Finney Crossing



Generations	15 minutes	Counties Chittenden County	States Vermont	Entire Country United States
Generation Alpha (Aged 0-2)	3.37%	3.58%	3.62%	4.76%
Generation Z (Aged 3-20)	26.63%	23.89%	20.97%	22.70%
Millennial (Aged 21-37)	27.45%	25.00%	21.37%	24.47%
Generation X (Aged 38-54)	17.14%	19.34%	20.05%	19.77%
Baby Boomer (Aged 55-73)	19.23%	21.98%	26.27%	21.48%
Silent & Greatest (Aged 73 or more)	6.18%	6.21%	7.71%	6.82%

Household Income	15 minutes	Counties Chittenden County	States Vermont	Entire Country United States
<\$15,000	12.2%	9.6%	10.4%	10.3%
\$15,000-\$24,999	7.5%	6.7%	9.0%	8.8%
\$25,000-\$34,999	7.6%	7.0%	9.1%	8.7%
\$35,000-\$49,999	11.1%	10.3%	12.2%	12.2%
\$50,000-\$74,999	16.0%	15.8%	18.8%	17.3%
\$75,000-\$99,999	14.2%	15.5%	14.3%	12.6%
\$100,000-\$149,999	17.6%	19.9%	15.9%	15.3%
\$150,000-\$199,999	7.0%	7.3%	5.1%	6.9%
\$200,000+	6.7%	8.0%	5.0%	7.9%

Key Facts	15 minutes	Counties Chittenden County	States Vermont	Entire Country United States
Population	93,164	168,808	644,876	333,793,107
Daytime Population	110,226	177,900	643,677	331,970,099
Employees	45,188	83,759	302,766	147,328,622
Households	37,319	67,667	266,725	126,083,849
Average HH Size	2.25	2.34	2.32	2.58
Median Age	33.8	38.0	43.6	38.5

## Housing Facts

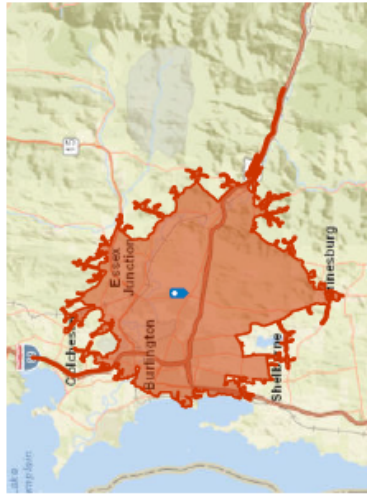
Median Home Value	311,344	300,058	232,768	235,127
Owner Occupied %	54.06%	62.97%	70.06%	63.56%
Renter Occupied %	45.94%	37.03%	29.94%	36.44%
Total Housing Units	39,131	71,838	340,526	142,148,018

Income Facts	15 minutes	Counties Chittenden County	States Vermont	Entire Country United States
Median HH Income	66,166	75,714	59,818	62,203
Per Capita Income	35,312	38,481	33,171	34,136
Median Net Worth	65,342	114,087	107,321	96,701

6001-6099 Williston Rd, Williston,  
Vermont, 05495

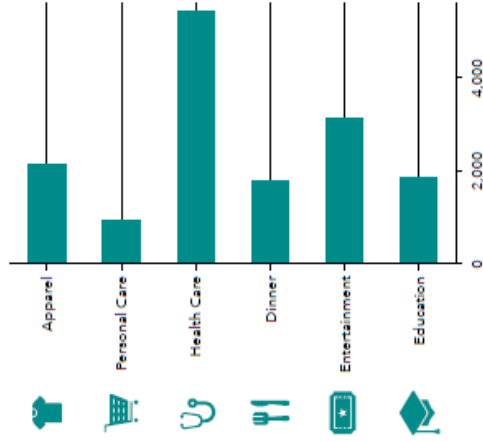
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## DEMAND ELEMENTS

RETAIL CHARACTERISTICS	OFFICE CHARACTERISTICS	RESIDENTIAL CHARACTERISTICS
<b>Median Income</b> Required \$56,100	<b>Daytime Pop</b> Required 100,000	<b>Total Population</b> Required 20,000
<b>66,166</b>	<b>110,226</b>	<b>93,164</b>
<b>Total Population</b> Required 20,000	<b>Daytime Workers</b> Required 100,000	<b>Pop Growth Rate</b> Desired 0.8%
<b>93,164</b>	<b>61,995</b>	<b>0.73</b>
<b>Total Households</b> Desired 7,500	<b>Daytime Residents</b> Desired 75,000	<b>Total Households</b> Desired 7,500
<b>37,319</b>	<b>48,231</b>	<b>37,319</b>
<b>Families</b>	<b>Real Estate</b>	<b>Housing Units</b>
<b>54,283</b>	<b>620</b>	<b>39,131</b>

### ANNUAL SPENDING



<b>Housing Units</b>	<b>Finance</b>	<b>Housing Unit Ratio</b>
<b>39,131</b>	<b>1,748</b>	<b>1.05%</b>
<b>Owner Occupied</b> Desired 62.7%	<b>Information</b>	<b>Families</b>
<b>54.06</b>	<b>793</b>	<b>54,283</b>
<b>Housing Unit Ratio</b>	<b>Prof Tech Services</b>	<b>Average HH Size</b>
<b>1.05%</b>	<b>3,702</b>	<b>2.25</b>
<b>Home Value</b> Desired \$207,300	<b>Real Estate</b>	<b>Home Value</b> Desired \$207,300
<b>311,344</b>	<b>620</b>	<b>311,344</b>
<b>Degree or Higher</b> Desired 41%	<b>Administration</b>	<b>Owner Occupied</b> Desired 62.7%
<b>56</b>	<b>683</b>	<b>54.06</b>
<b>Per Capita Income</b>	<b>Total Demand</b>	<b>Renter Occupied</b>
<b>\$35,312</b>	<b>8,168</b>	<b>45.94%</b>

Just Some of the National Retailers Who Enjoy Business within One Mile of Finney Crossing!

