

# FOR LEASE

## HIGH TRAFFIC CORNER RETAIL SPACE

26 Hinesburg Road, South Burlington, VT



Former Studio M Hair Salon & Spa space at the corner of Hinesburg and Williston Roads. High traffic location with busy neighboring businesses including a gas station, Gracey's Convenience Store & Liquor, and the Rotisserie Restaurant. Check-in counter area with painted concrete flooring, large front display windows, exposed HVAC, on-site parking, and large building signage. Mostly wide open space with a kitchenette/breakroom and few private offices. Easy to find location. Don't miss out on this opportunity to grab a great location for your retail business.

**SIZE:**

3,000 +/- SF

**ZONING:**

Retail or Service

**PRICE:**

\$6,000 monthly\*

\* Plus gas, electric, trash, water/sewer, snow shoveling of door entry, and % real estate taxes.

**AVAILABLE:**

Immediately

**PARKING:**

On-Site

**LOCATION:**

Corner of Hinesburg and Williston Roads

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:

LINDA I LETOURNEAU

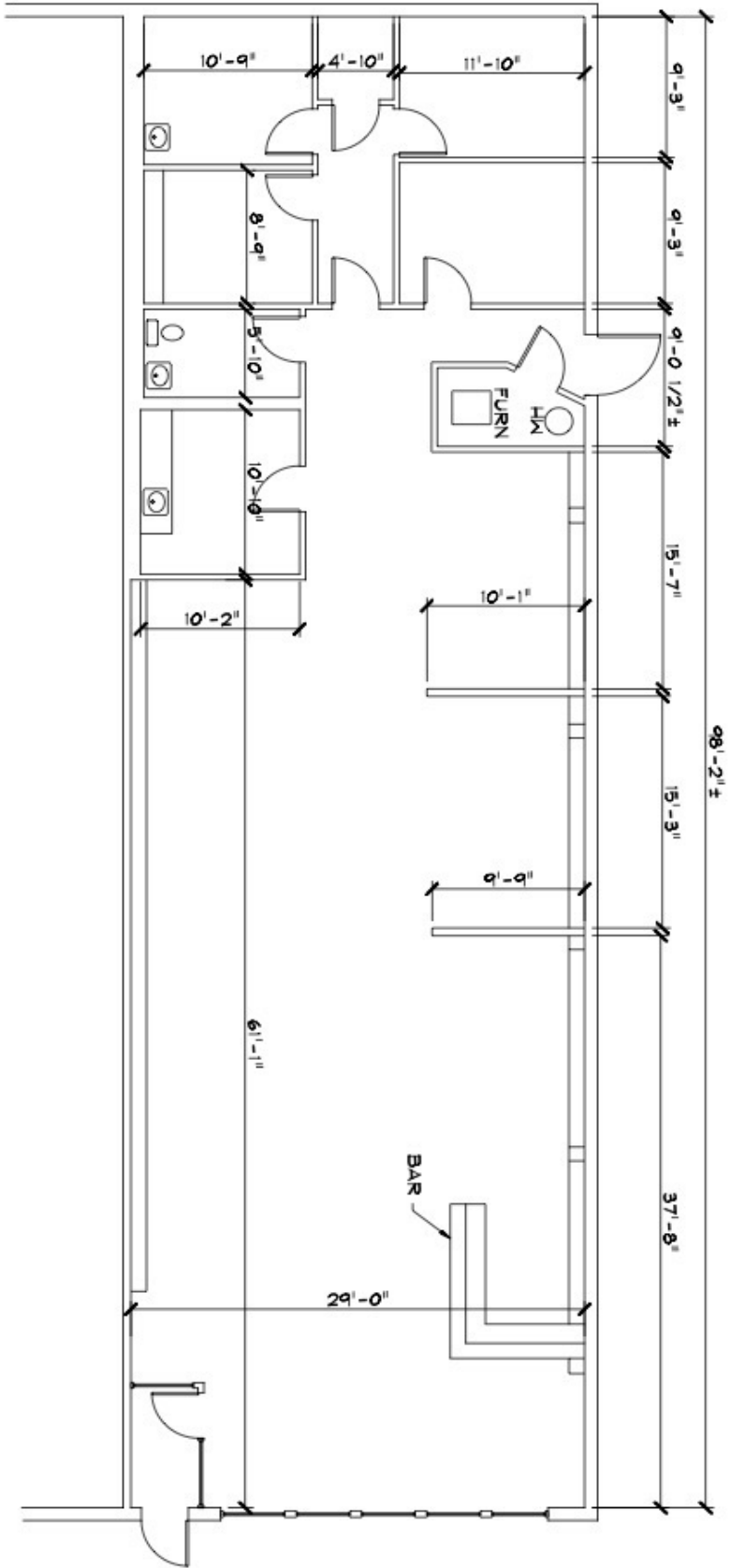
802-343-2107

[linda@vtcommercial.com](mailto:linda@vtcommercial.com)

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

[www.vtcommercial.com](http://www.vtcommercial.com)



1 EXISTING FLOOR PLAN  
1/8" = 1'-0"

SCALE:	AS SHOWN
DATE:	8/10/23
DRAWN BY:	SCS
CHECKED BY:	SCS
PROJECT:	
SHEET TITLE:	

26 HINESBURG RD  
SOUTH BURLINGTON

NO.	DATE	REVISION

EXISTING FLOOR PLAN  
A1

