

FOR LEASE

46,000 SF FORMER SUPERMARKET AVAILABLE

218 Hannafords Drive, South Burlington, VT



Formerly used as a supermarket, this stand-alone opportunity is available immediately. Adjacent to Lowes, Olive Garden, Burger King, People's United, the Lake Champlain Marketplace, and a new 67,000 SF Hannaford, this space is centrally located in the greater Burlington market. This is an incredible opportunity for high visibility retail in a stand alone location. Located on the busy Route 7 corridor, this site sees over 31,000 in ADT. High ceilings at 22' clear, with loading dock, and ample parking, this opportunity is not to be missed.

Please contact us for more details.

SIZE:

45,803 +/- SF

ZONING:

Retail, medical, office, distribution, recreation

PRICE:

\$12.00/SF NNN (\$4.25/SF)

AVAILABLE:

Immediately

PARKING:

Ample on-site. Ratio is 5/1,000 SF

LOCATION:

218 Hannafords Drive, South Burlington, Vermont

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:

YVES BRADLEY

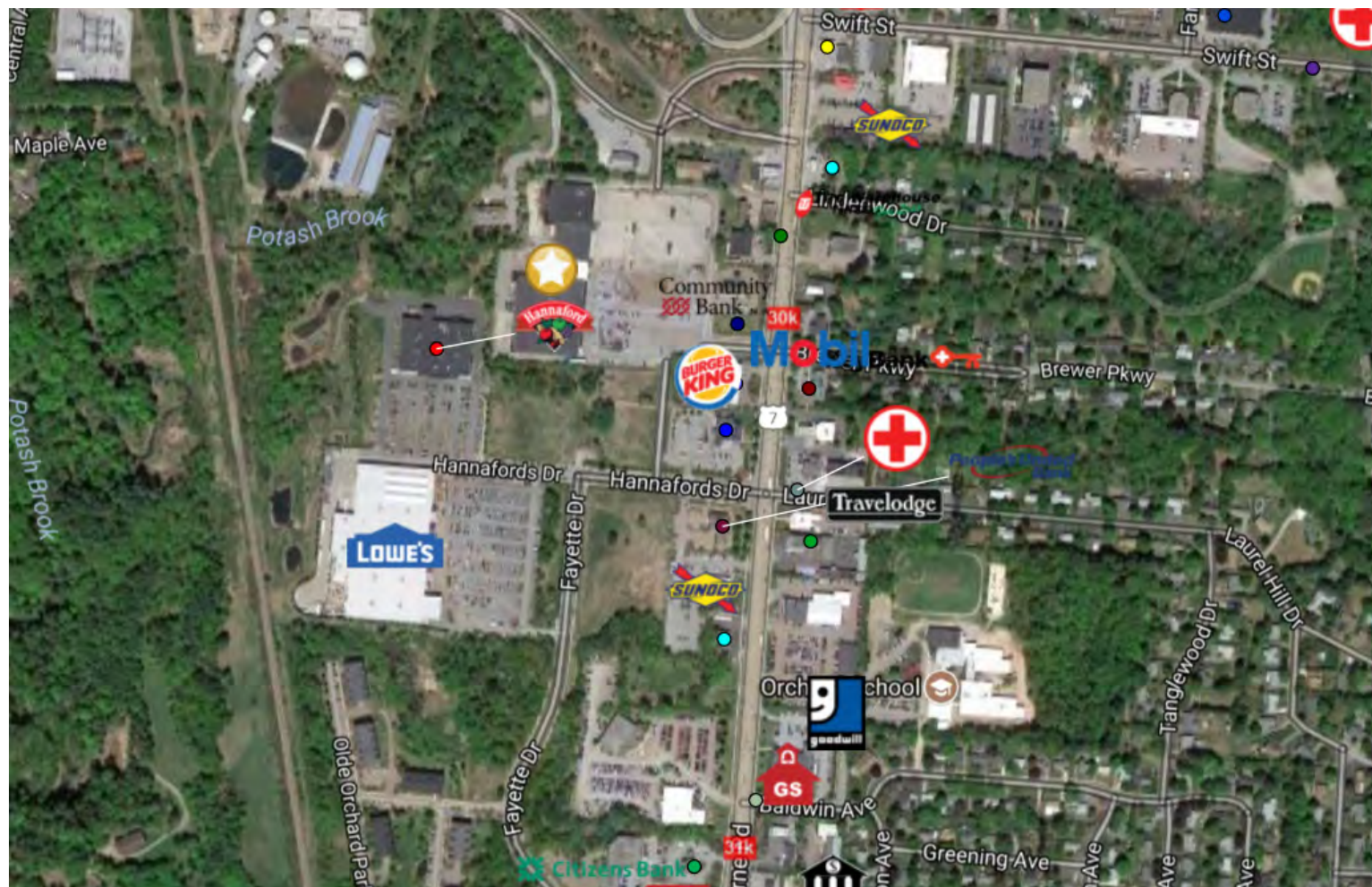
802-363-5696

yb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com



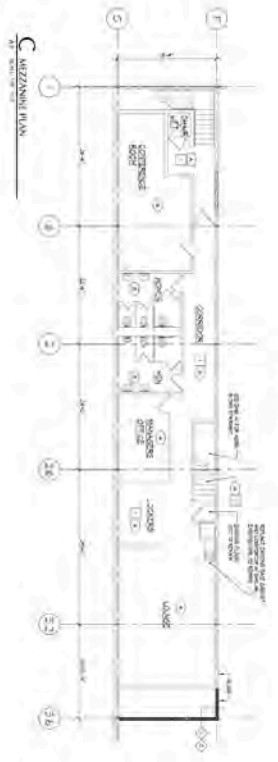
GENERAL NOTES	
1.	SEE GENERAL NOTES AND SPECIFICATIONS FOR ALL MATERIALS AND FINISHES.
2.	ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND STANDARDS.
3.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
4.	PROTECT ALL EXISTING UTILITIES AND STRUCTURES NOT TO BE REMOVED.
5.	ALL MATERIALS AND FINISHES SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
6.	MAINTAIN ACCESS TO ALL ADJACENT AREAS AND UTILITIES AT ALL TIMES.
7.	ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
8.	THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE.
9.	ALL DEBRIS AND WASTE SHALL BE REMOVED FROM THE SITE DAILY.
10.	PROTECT ALL EXISTING FINISHES AND MATERIALS FROM DAMAGE.
11.	ALL WORK SHALL BE COMPLETED TO THE SATISFACTION OF THE ARCHITECT.
12.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
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KEYED NOTES	
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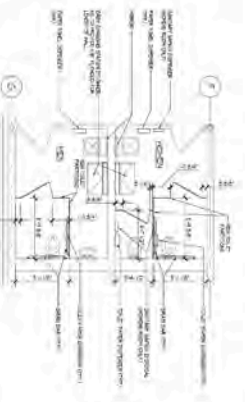
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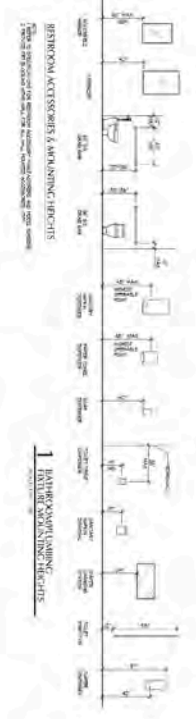
B FIRST FLOOR
1/8" = 1'-0"



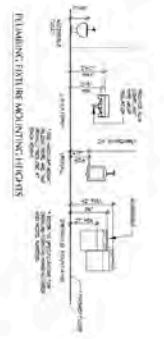
C MEZZANINE PLAN
1/8" = 1'-0"



A FIRST FLOOR
1/8" = 1'-0"



1. BATHROOM LAYOUT
1/8" = 1'-0"



2. BATHROOM LAYOUT
1/8" = 1'-0"



HANNAFORD BROS. CO.
RENOVATIONS AND ALTERATIONS TO STORE #303
SOUTH BURLINGTON, VERMONT



A2

MEZZANINE AND 1/2" PLANS	DATE: 10/1/2010
PROJECT: HANNAFORD BROS. CO. STORE #303	DRAWN BY: J. HANNAFORD
SCALE: 1/8" = 1'-0"	CHECKED BY: J. HANNAFORD
PROJECT NO. 1000000000	DATE: 10/1/2010

