

FOR LEASE

HIGH VISIBILITY RETAIL - LAKE CHAMPLAIN MARKETPLACE

935 Shelburne Road, South Burlington, VT



Former Kmart Shopping Center, newly redeveloped and anchored by brand new 67,000 SF Hannaford Flagship grocery store. High visibility, 31,000 +/- ADT in an incredibly prominent location. This project offers the opportunity to capture custom floorplates and square footage based on tenant requirements. For any business looking to locate in a great location in the greater Burlington, Vermont area, this is the opportunity you have been waiting for. A high-bay prominent end cap of 20,000 SF. Convenient and quick access from I-89 North and South, as well as Route 7 and downtown Burlington. Site is located at the epicenter of Chittenden County and the Greater Burlington Marketplace. Come join Hannafords, Alpine Shop and Great Clips.

Please call for further details.

SIZE:

Up to 20,000 SF

ZONING:

Retail, Restaurant, Service Retail, Medical

PRICE:

\$15.00/SF NNN (\$4.65/SF)

AVAILABLE:

Immediately

PARKING:

Ample on-site

LOCATION:

935 Shelburne Rd., 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

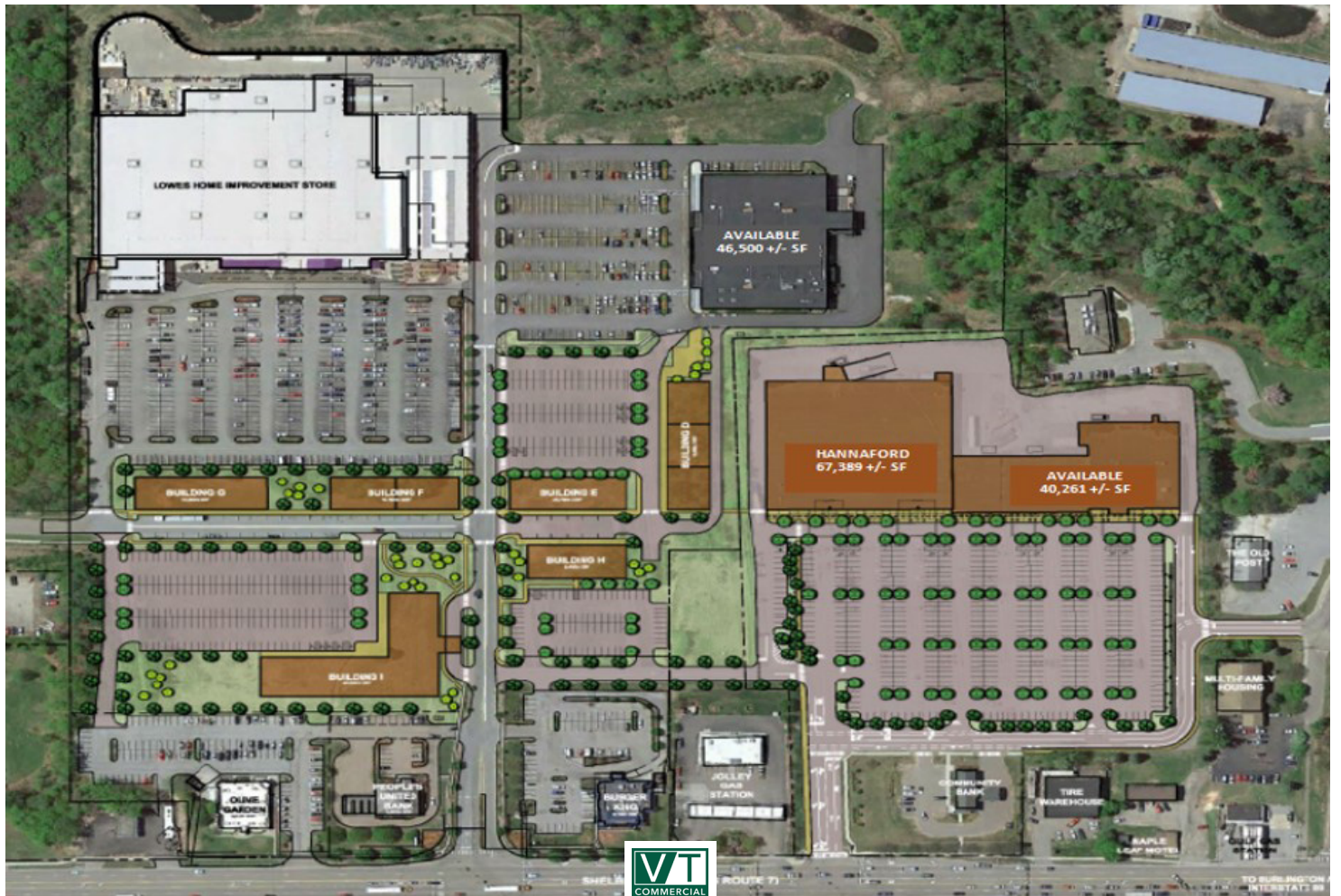
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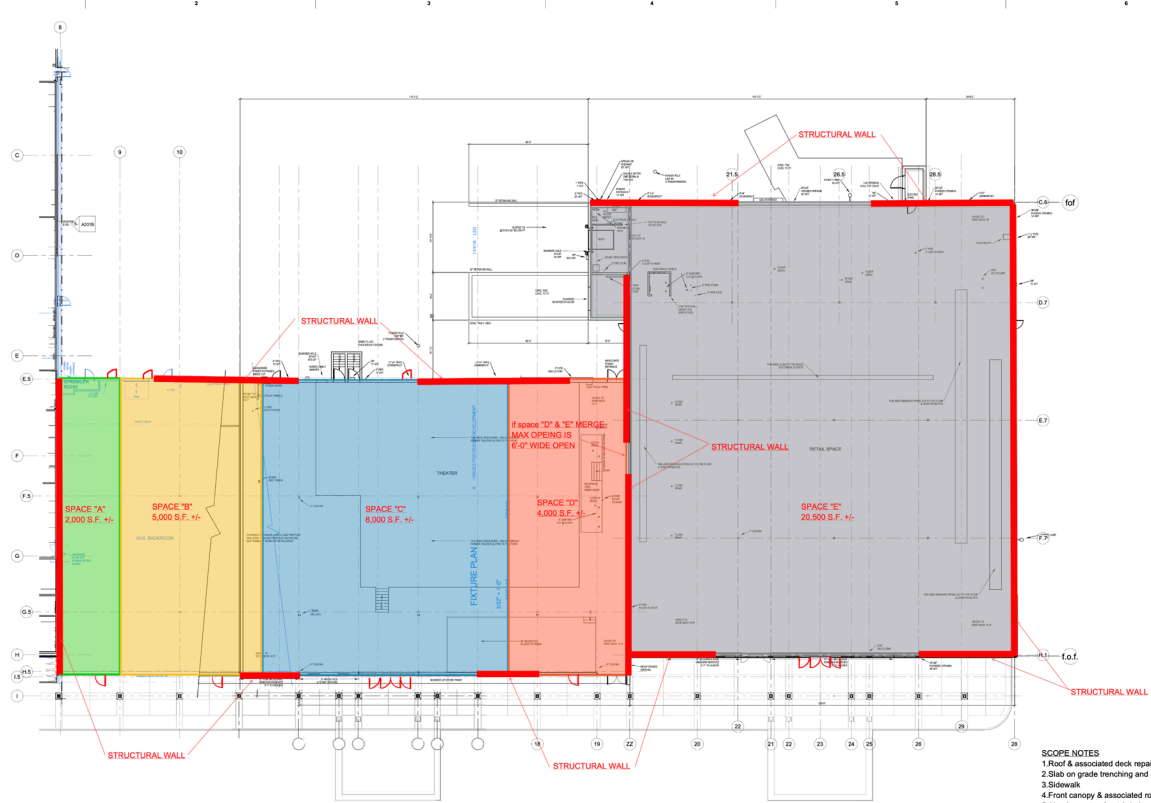
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1. FIRST FLOOR RETAIL STORES
3/20" = 1' 0"



2. FRONT ELEVATION HANNAFORD
3/20" = 1' 0"

- SCOPE NOTES**
1. Roof & associated deck repair
 2. Slab on grade trenching and repairs
 3. Sidewalk
 4. Front canopy & associated roof flashing
 5. Aluminum storefront (windows and doors)
 6. Insulated exterior walls & associated bracing (similar to Hannaford building)
 7. Open metal stud walls at exterior walls
 8. No ceiling - open to exposed structure
 9. Rear egress door & concrete pad
 10. Loading dock (as required for each tenant)
 11. HVAC rooftop units (1 per tenant), no ductwork
 12. Water stubbed 5 feet into building footprint, no plumbing fixtures
 13. Sewer stubbed 5 feet into building footprint, no toilets
 14. Temporary lighting - 8 fixtures per tenant space
 15. Electrical service (1 powered panel)
 16. Telephone services (backboard with power)
 17. Other (replacing in kind)

FLOOR PLAN RETAIL SPACES			
Room	Area	Notes	Remarks
1	2,000 S.F.	Space A	
2	5,000 S.F.	Space B	
3	8,000 S.F.	Space C	
4	4,000 S.F.	Space D	
5	20,000 S.F.	Space E	

HANNAFORD IS A TRADE NAME & REGISTERED
TRADEMARK OF HANNAFORD STORES, INC.
ALL OTHER TRADE NAMES ARE THE PROPERTY
OF THEIR RESPECTIVE OWNERS.
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