

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. Floor plates from 2,000 +/- SF up to 40,000 +/- SF, with 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.

Please call for further details.

SIZE: Up to 40,261 +/- SF	AVAILABLE: Immediately
ZONING: Retail, Restaurant, Service Retail, Medical	PARKING: Ample on-site
PRICE: \$15.00/SF NNN (\$4.65/SF)	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

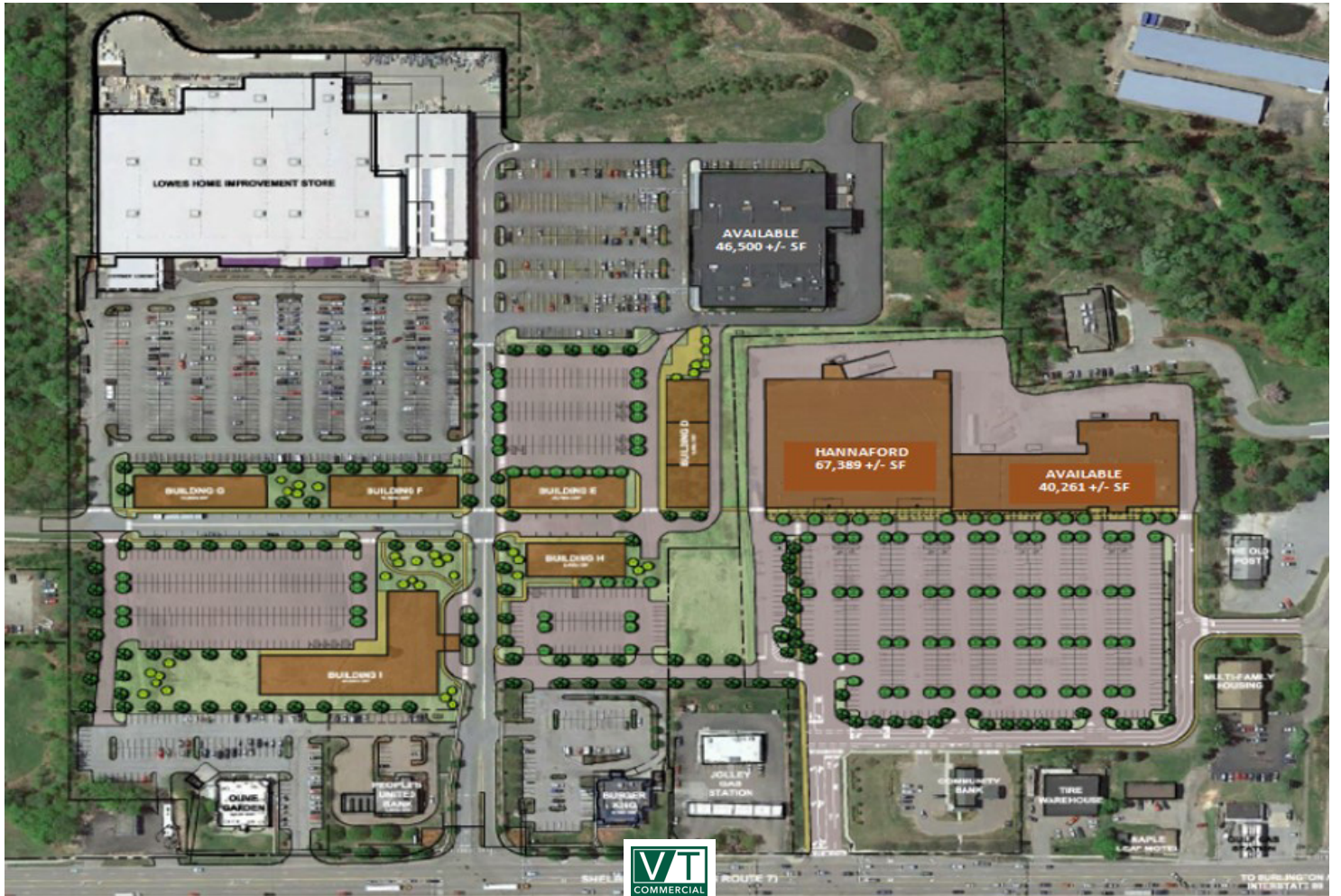
802-363-5696

yb@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com





Maple Ave
Potash Brook
Swift St
Hannafords Dr
Fayette Dr
Brewer Pkwy
Greening Ave
Laurel Hill Dr
Tanglewood Dr
Orch 9 school
Citizens Bank
Sunoco
Burger King
Mobil
Community Bank
Travelodge
Lowe's
Hannaford

Zoning Summary Chart Lot#1

Zoning District(S): Commercial 1 - Resident 15 (C1-R15)
 Overlay District(S): Transit - Zone 1 And Traffic Overlay District

Zoning Regulation Requirement	Existing	Required	Provided
LOT AREA	113 Acres	1.00 Acre	113 Acres
COVERAGE	80 Feet	30 Feet	80 Feet
FRONT SETBACK	400	2.00x	400
FRONT YARD BUILDING SETBACK	400 Feet	30 Feet	400 Feet
SIDE YARD BUILDING SETBACK	37 Feet	10 Feet	37 Feet
REAR YARD BUILDING SETBACK	400 Feet	30 Feet	400 Feet
MAXIMUM BUILDING HEIGHT	100 Feet	40 Feet	100 Feet
MAXIMUM BUILDING COVERAGE	2.00x	40.00x	2.00x
MAXIMUM BUILDING FOOTPRINT	100,000 SF	100,000 SF	100,000 SF
MAXIMUM GROSS FLOOR AREA	100,000 SF	100,000 SF	100,000 SF
USE OF ZONING	100,000 SF	100,000 SF	100,000 SF
VEHICLE PARKING LANDSCAPE PERFORMANCE	100,000 SF	100,000 SF	100,000 SF
TRAFFIC SIGNAL	400	100	400

FOR PEAKED ROOFS

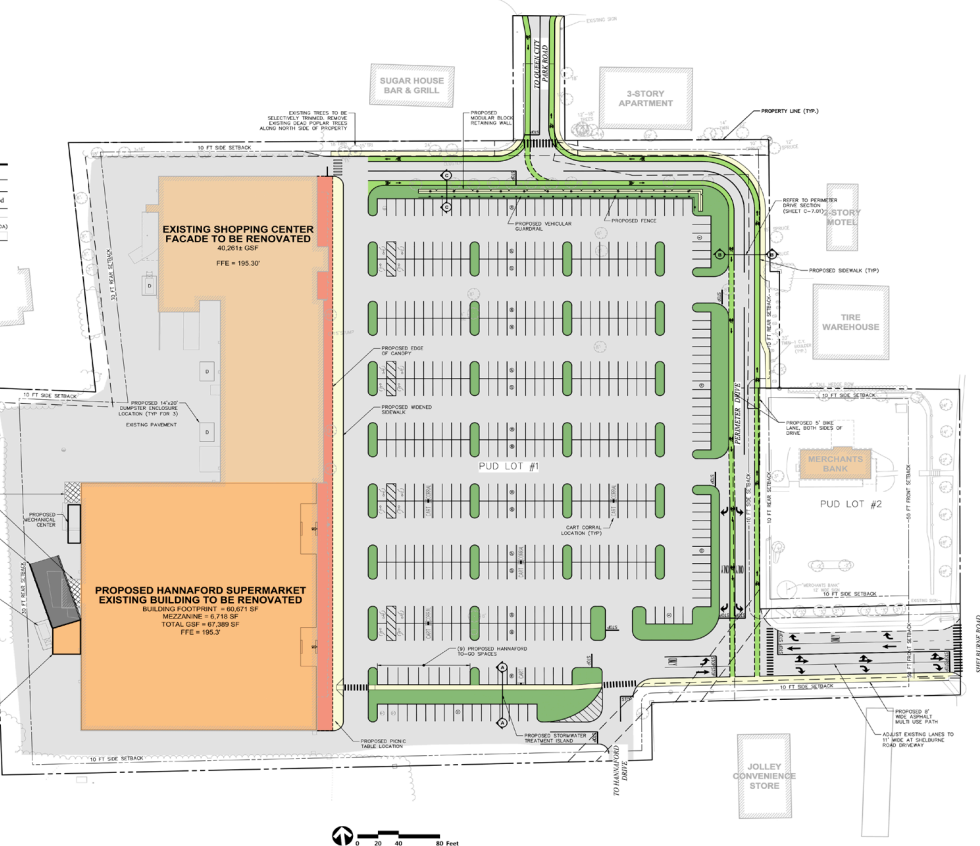
Parking Summary Chart

Description	Required	Provided	Existing	Required	Provided
STANDARD ACCESSIBLE SPACES	8 x 16	1	1	1	1
TOTAL SPACES	100	100	100	100	100

Parking Calculations
 1000 SF = 1 SPACE / 1000 SF = 100 SPACES
 TOTAL PARKING REQUIRED = 100 SPACES

Tree Planting Calculations
 100 SPACES = 1 TREE / 3 SPACES = 33 TREES

- NOTES**
- SNOW STORAGE WILL BE LOCATED OUTSIDE OF REMOVED PORTIONS OF THE PARKING LOT AND WILL BE MONITORED FOR ANY OBSTACLES TO THE FACILITY PARKING NEEDS
 - CART CORRAL LOCATIONS MAY VARY BUT WILL NOT EXCEED QUANTITY SHOWN. THE TOTAL NUMBER OF PARKING SPACES PROVIDED DOES NOT INCLUDE SPACES THAT WILL BE USED FOR CART CORRAL.



vhb
 40 BOX DR
 Building 100 Suite 200
 South Burlington, VT 05403
 802-497-6100

Legend

EXISTING LOT	EXISTING FOOTPRINT	EXISTING DRIVEWAY	EXISTING DRIVEWAY
EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY	EXISTING DRIVEWAY

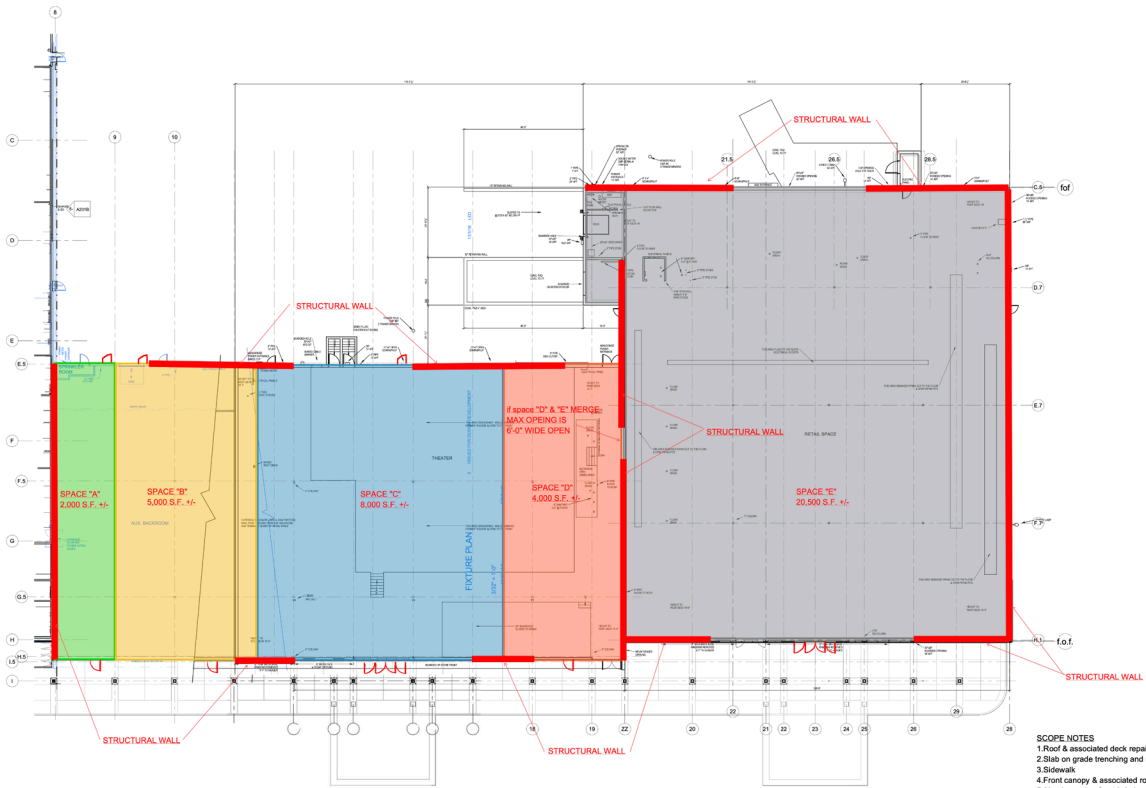
Lake Champlain Marketplace
 935 Shelburne Rd.
 South Burlington, Vermont

CITY OF SOUTH BURLINGTON
 Local Permitting
 June 6, 2017

Not Approved for Construction
Proposed Site Plan

C-2.00





1 FIRST FLOOR RETAIL STORES
 3/22' x 1/2"



2 FRONT ELEVATION HANNAFCORD
 3/22' x 1/2"

- 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 - 6 fixtures per tenant space
 15. Electrical service (1 powered panel)
 16. Telephone services (backboard with power)
 17. Other (replacing in kind)

NO.	DESCRIPTION	DATE

Project Name	FLOOR PLAN RETAIL STORES
Client	2015 DASHWOOD AVENUE BRAND SERVICES LLC
Scale	3/22' x 1/2"
Date	03/23/2016
Drawn By	[Signature]
Check By	[Signature]

MANAGED BY: WATKINS BUILDING & CONSTRUCTION
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