

# FOR LEASE

## CHERRY HILL PLAZA-HIGH VISIBILITY RETAIL OPPORTUNITY

856 US Route 302, Berlin, VT



Built in 2015, Cherry Hill Plaza offers incredible visibility and presence on the busy Barre-Montpelier Road (Us Route 302). Located in front of the main shopping center on Route 302, whose tenancies include Price Chopper, Staples, TJ Maxx, and PetSmart, Cherry Hill Plaza is currently home to Aspen Dental and Miracle Ear. Multiple storefronts available, with end cap suitable for restaurant with drive-through service. Spaces are currently in warm, dark shell condition with floors not poured, allowing maximum buildout flexibility at lowest cost. Turn-key delivery available. This is a great opportunity for a high-visibility, convenient location in Central Vermont!

**SIZE:**  
1,000-11,463 +/- SF

**ZONING:**  
Retail, restaurant, general office, medical

**PRICE:**  
\$16.00/SF, NNN (\$5.00/SF, plus utilities)

**AVAILABLE:**  
Immediate, subject to build-out

**PARKING:**  
Ample, on-site

**LOCATION:**  
856 US Route 302, Berlin, VT

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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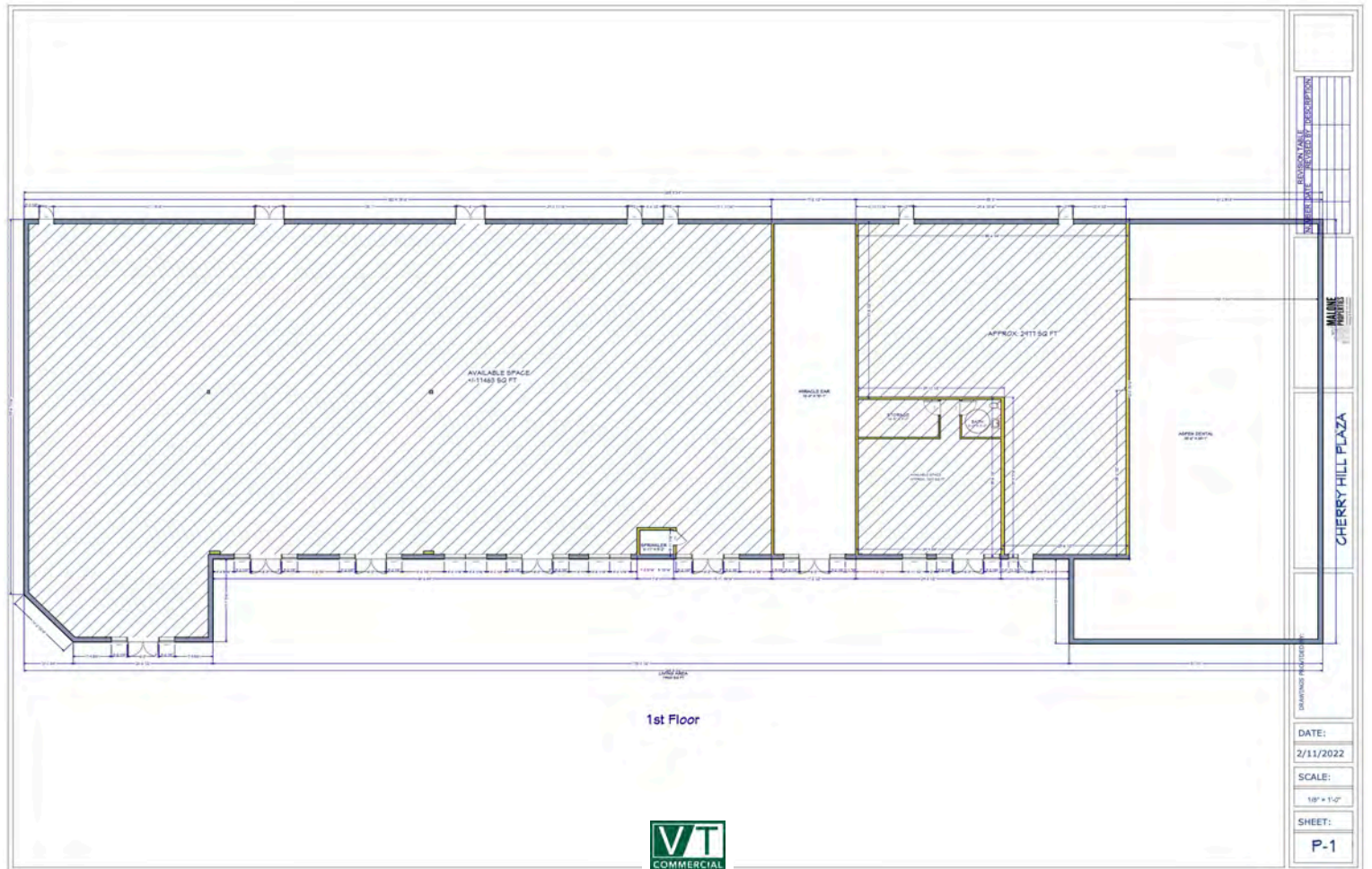


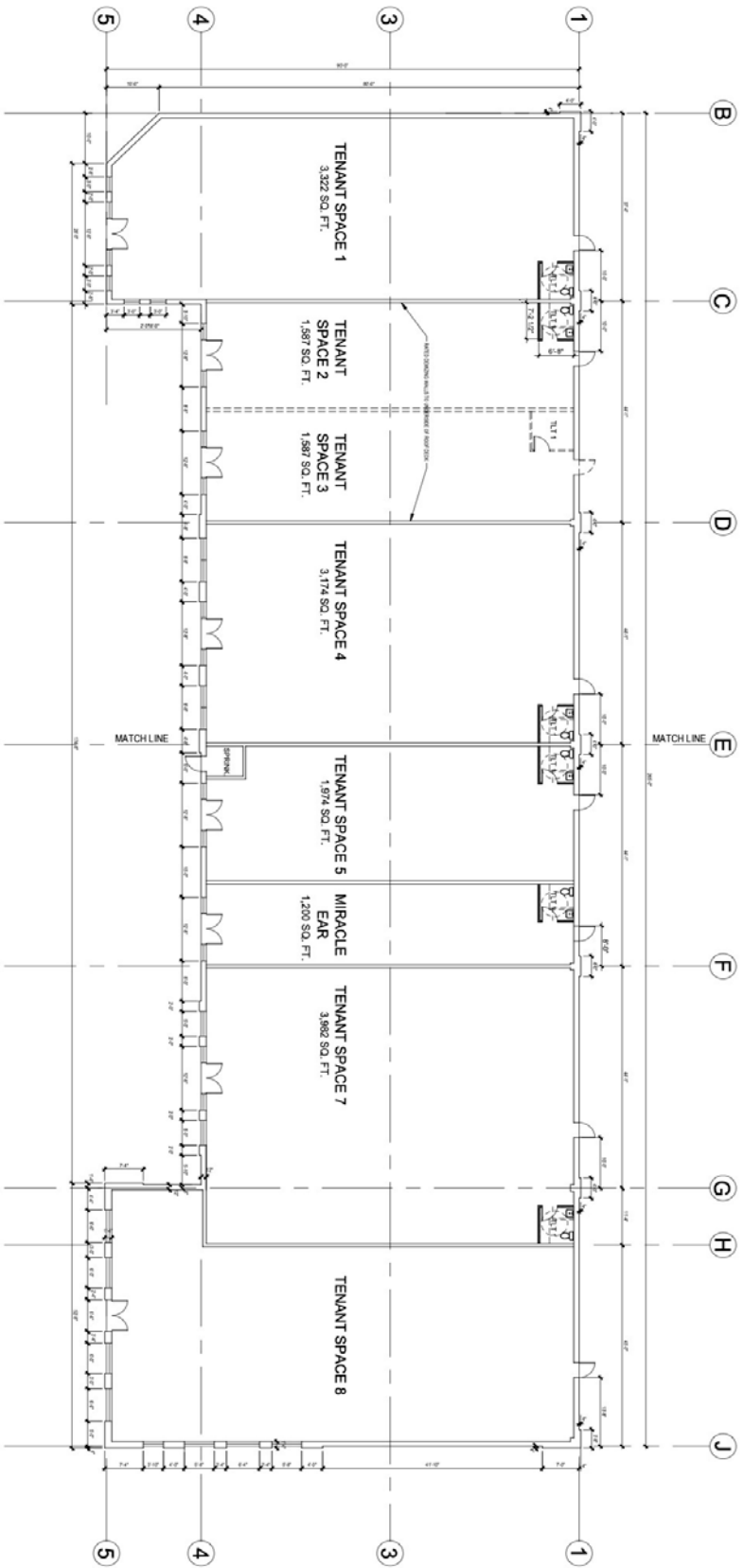












**PARTIAL FLOOR PLAN** SCALE: 3/32"=1'-0"

**PLAN REVISED 2016 01 18**

**ARCHITECT**  
**JRMA design studio**  
 architects + interior planning + interiors  
 www.jrmaestudiostudio.com  
 JRMA DESIGN STUDIO, L.P.  
 175 SUMMIT STREET  
 BURLINGTON, VERMONT

**DEVELOPER**  
**ROUTE 302 PLAZA**

**LOCATION**  
 ROUTE 302, BURLINGTON  
**OWNER**  
 MALONE PROPERTIES  
**CONTRACTOR**  
 CIVIL ENGINEER

51149P

NO.	DATE	DESCRIPTION	BY

**FLOOR PLAN**  
 2014.4.74  
 10/26/2015  
 AS NOTED  
 WJR

**A-202**

