

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 T-Mobile, Aspen Dental and Miracle Ear. Multiple storefronts available, with large glass storefronts and entrances, providing maximum exposure and visibility from Route 302. One space (1,747 +/- SF) is available in as built condition, with a demised rear area and private restroom, as well as a double access door at the rear. Remaining space is currently in non-demised 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: 1,000-9,000 +/- SF ZONING: Retail, restaurant, general office, medical PRICE: \$16.50/SF, NNN (\$3.75/SF, plus utilities)

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:

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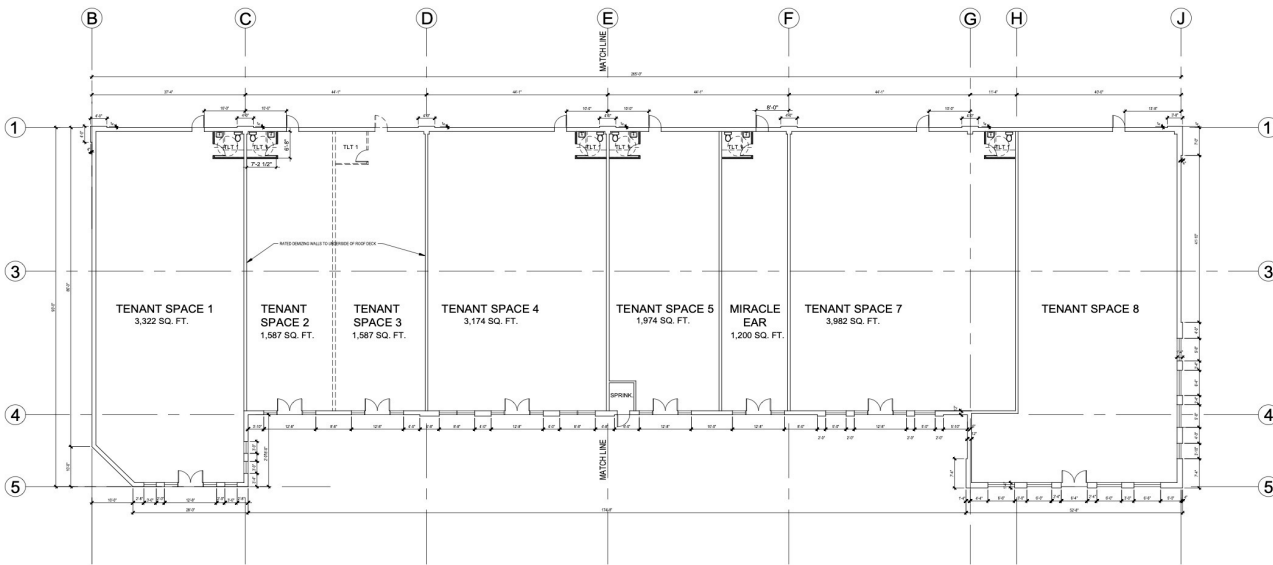
208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com







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

PLAN REVISED 2016 01 18

DEVELOPMENT
ROUTE 302 PLAZA

LOCATION
 ROUTE 302, BRULIN, VERMONT

OWNER
 MALONE PROPERTIES

CONTRACTOR

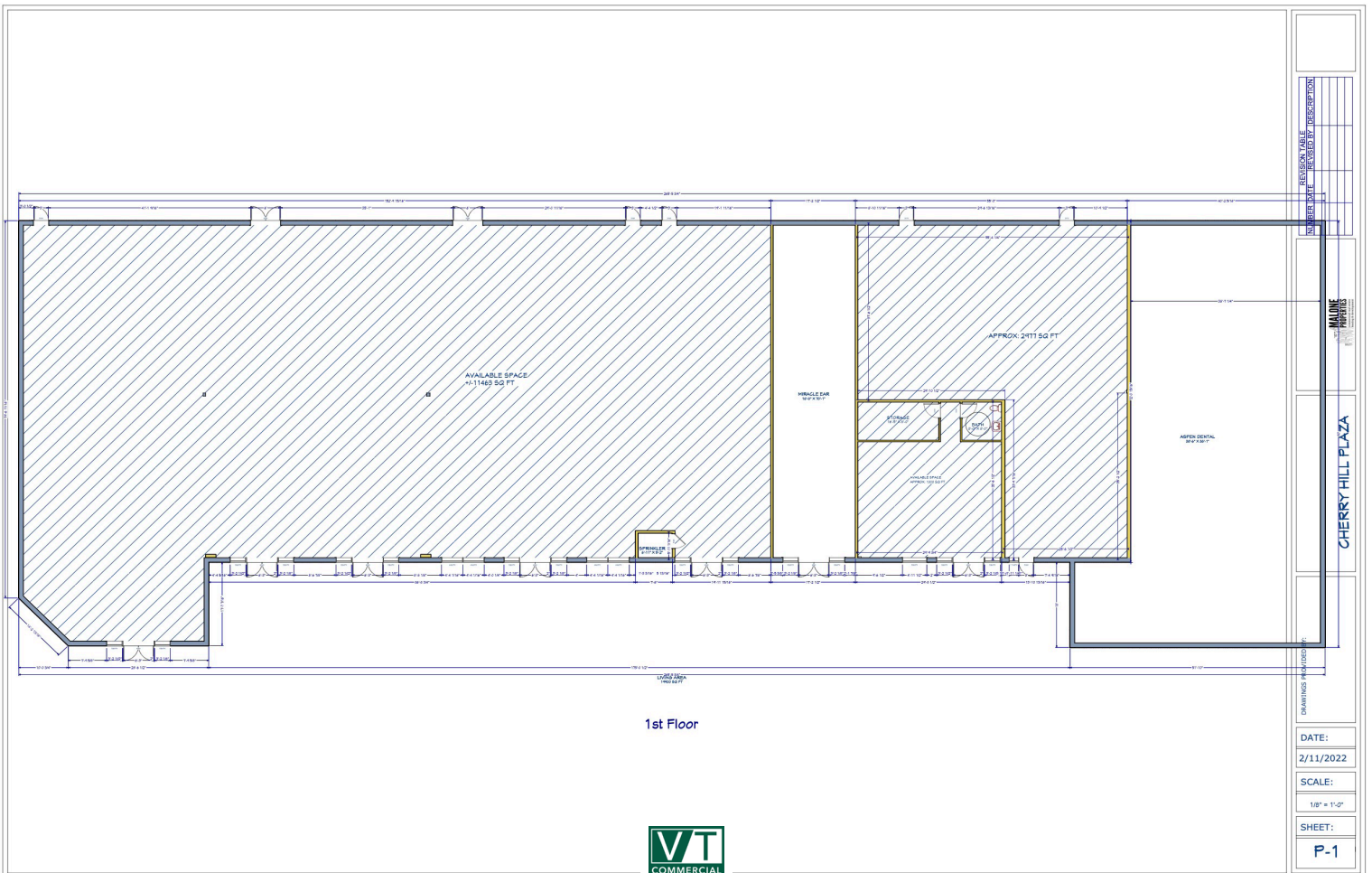
CIVIL ENGINEER

STAMP

DATE	BY	REVISION

FLOOR PLAN
 Drawing No. 2014-74
 Project No. 1028/2015
 Date: AS NOTED
 Sheet No. WJR

A-202



1st Floor