

# FOR LEASE

## NEWLY BUILT RETAIL SPACE ON BUSY ROUTE 302

367 US Route 302, Montpelier, VT



Newly built retail on busy route 302 connecting Montpelier with Barre/Berlin. High ceilings. Overhead door. Lots of national company neighbors ensure tons of eyes on any retailer that takes this space. Great out front parking with easy access. Close to Interstate 89. Please contact us today for a tour of this space.

**SIZE:**

4,000 +/- SF

**USE:**

Retail

**PRICE:**

\$14/SF NNN (NNN Estimated at \$5.35/SF)

**AVAILABLE:**

Immediately

**PARKING:**

Ample On Site

**LOCATION:**

367 US Route 302, Montpelier

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:

JOHN A. BEAL

802-864-2000

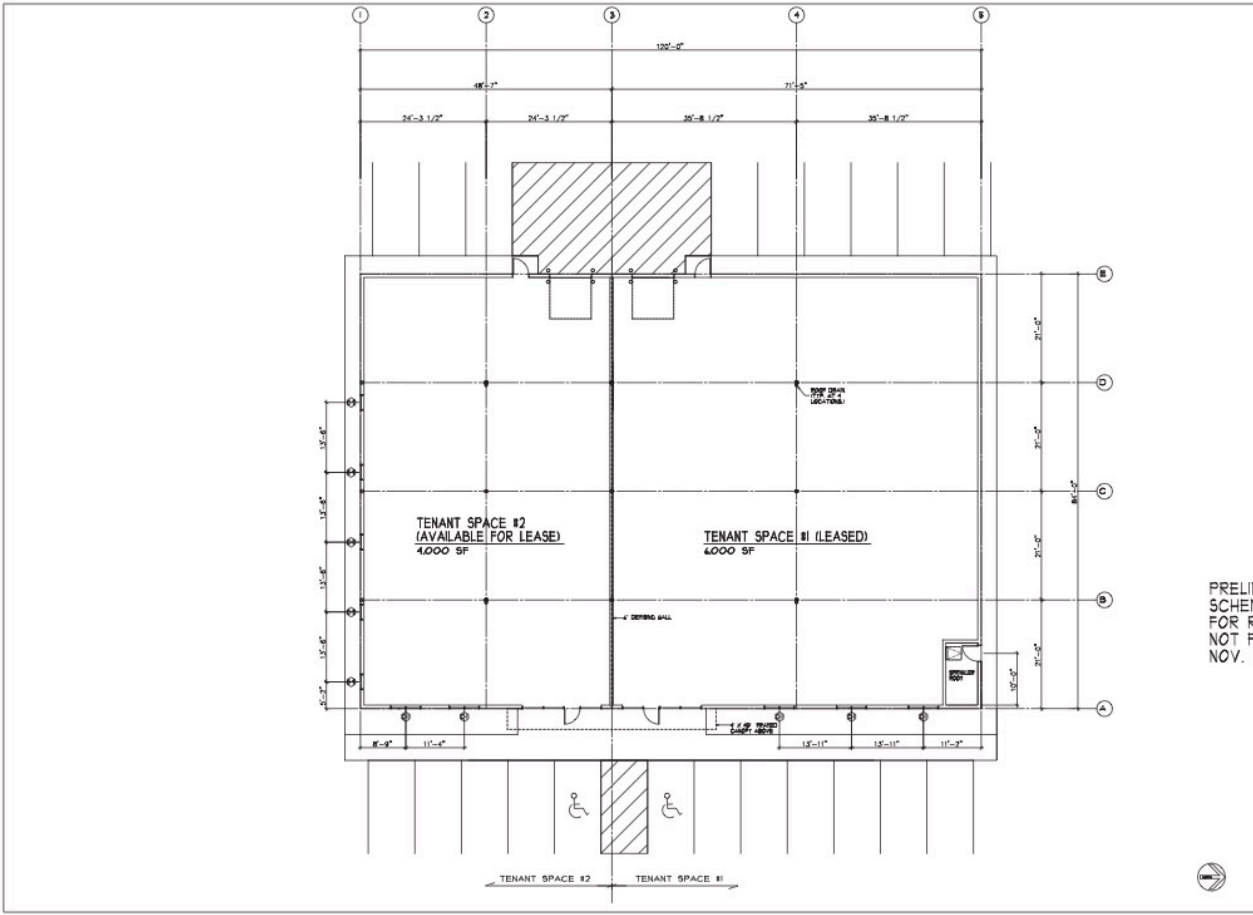
[jb@vtcommercial.com](mailto:jb@vtcommercial.com)

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

[www.vtcommercial.com](http://www.vtcommercial.com)





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 St. Albans, Vermont 05478  
 Tel: (802) 257-1855  
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 stalbans@connorcontracting.com

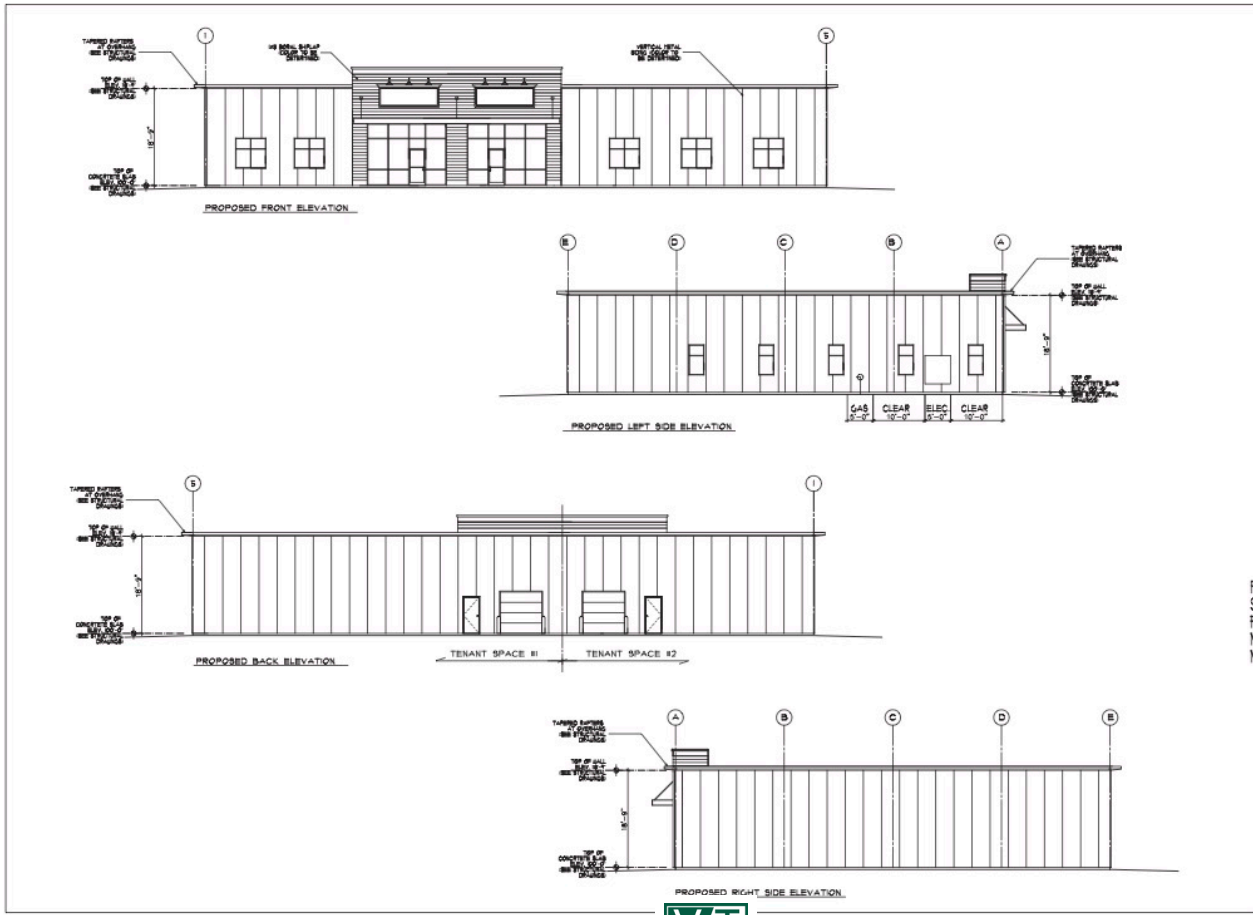
REVISIONS	DATE

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PRELIMINARY DRAWINGS  
 PROJECT TITLE

PRELIMINARY - SCHEMATIC DESIGN - FOR REVIEW ONLY - NOT FOR CONSTRUCTION NOV. 30, 2018

341 RIVER ST  
 MONTPELIER, VT  
 DRAWING TITLE  
**PROPOSED FLOOR PLAN**  
 DATE: OCT. 3, 2018 SCALE: 1/8" = 1'-0"  
 DRAWN BY: CHECKED BY:  
 PROJ. NO.: FILE NAME:  
 DRAWING NUMBER  
**A-1**



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341 RIVER ST  
 MONTPELIER, VT  
 DRAWING TITLE  
**PROPOSED ELEVATIONS**  
 DATE: OCT. 3, 2018 SCALE: 1/8" = 1'-0"  
 DRAWN BY: CHECKED BY:  
 PROJ. NO.: FILE NAME:  
 DRAWING NUMBER  
**A-2**



