

# FOR LEASE

## NEW OPPORTUNITY IN BUSY SHELBURNE ROAD CORRIDOR

510 Shelburne Road, South Burlington, VT



V/T Commercial is excited to present this extremely visible new build located at 510 Shelburne Road just down from the very busy Interstate 189 and Route 7 intersection. Construction has started and the owner is targeting a late Summer 2024 occupancy. Signage will be available on multiple sides of the building and will be prominent towards route 7 and shoppers at other neighboring stores including Walgreens, Shaw's, Market 32, Starbucks, Sierra Trading Post, TJ Maxx, Orange Theory, Five Guys, and many more. The building is located on a major thoroughfare into downtown Burlington and the popular South End. This location sees approximately 30,000 cars drive by per day. Please call us today to discuss how we can help you take advantage of this amazing new retail opportunity.

**SIZE:**

1,560 +/- SF

**USE:**

Retail

**PRICE:**

\$38/SF NNN

**AVAILABLE:**

Summer 2024

**PARKING:**

On site

**LOCATION:**

510 Shelburne Road, South Burlington, 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:

JOHN A. BEAL

802-864-2000

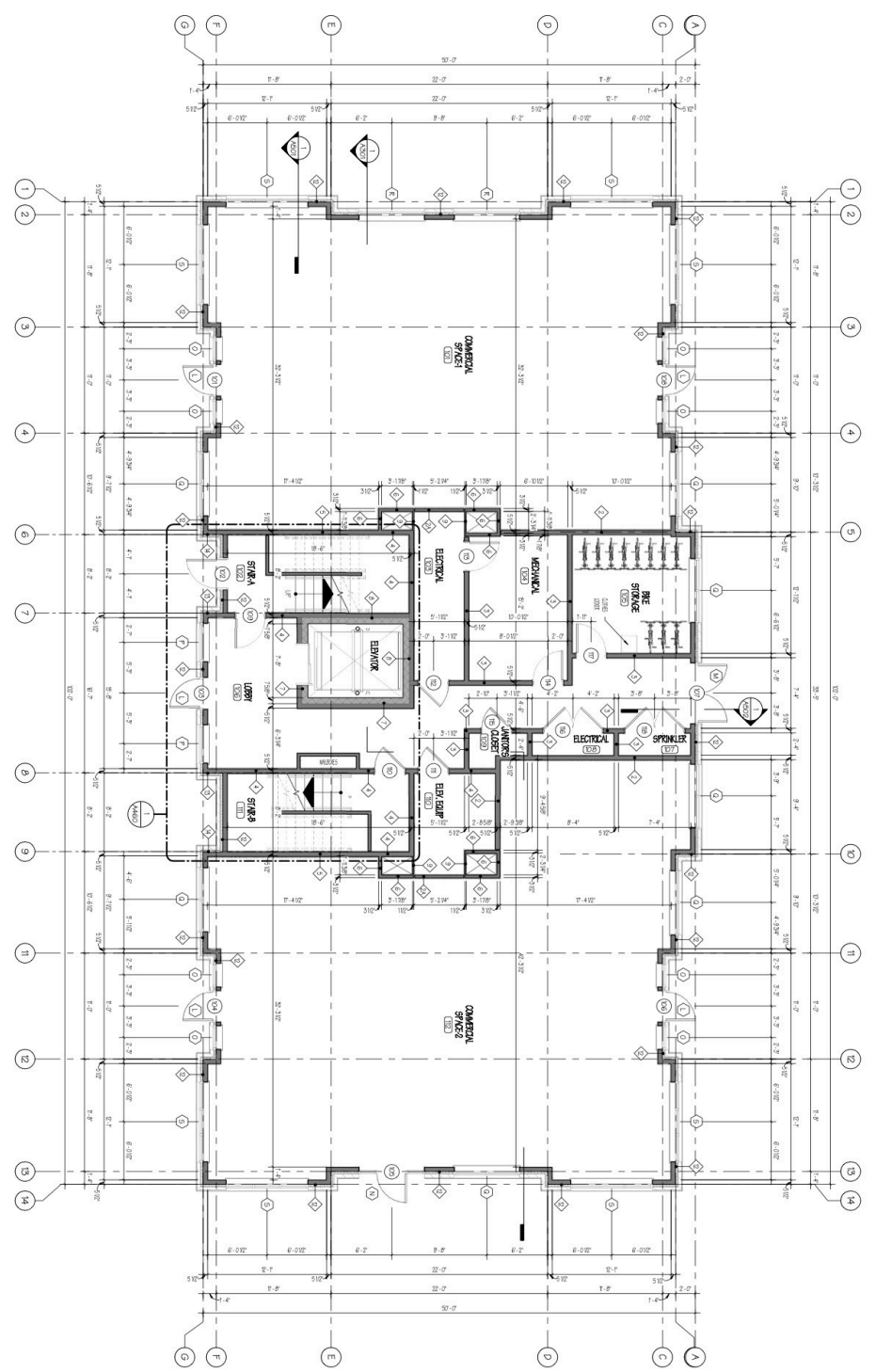
[jb@vtcommercial.com](mailto:jb@vtcommercial.com)

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

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

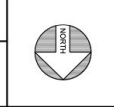
**1** FIRST FLOOR PLAN  
3/16" = 1'-0"



**A101**  
SHEET NUMBER  
PROJECT # 2002



**FIRST FLOOR PLAN**  
SCALE: 3/16" = 1'-0"  
**510 SHELburne ROAD**  
SOUTH BURLINGTON, VERMONT



REVISIONS		
No.	Description	Date
1	LOCAL PERMIT DRAWINGS	01/06/2022
2	REVISED PER STAFF REPORT	02/25/2022
3	IN-HOUSE PRICING SET	10/12/2022
4	PERMIT AND BID SET	05/17/2023

PRELIMINARY  
NOT FOR  
CONSTRUCTION

