

FOR LEASE

BUSY SHELBURNE RETAIL AND OFFICE LOCATION

5224 Shelburne Road, Shelburne, VT



Beautifully situated in a quaint Shelburne, Vermont setting, this 2,420 +/- SF retail space with office offers an excellent opportunity along highly traveled Route 7. With prominent frontage and exposure to 17,000+ cars per day, the property provides strong visibility and convenient access in one of Chittenden County's most desirable communities.

SIZE:

2,420 +/- SF

USE:

Retail / Office

PRICE:

\$15/SF NNN (Estimated at \$6/SF)

AVAILABLE:

Immediately

PARKING:

On Site

LOCATION:

5224 Shelburne Rd., Shelburne

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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Additional Property Information

Shelburne offers a highly affluent customer base, a charming village atmosphere, and a strong mix of local residents, visitors, and regional traffic traveling between Burlington, Charlotte, and points south. The area is known for its walkable village feel, historic character, and destination attractions including Shelburne Museum and Shelburne Farms, which help draw consistent year-round traffic to the community.

Nearby businesses and destinations include Shelburne Country Store, Shelburne Market, Village Wine & Coffee, Jamie Two Coats Toy Shop, Rustic Roots, Barkeaters, Le Marché Café, Mysa, Flying Pig Books, Monelle and numerous others. This strong mix of businesses creates a strong retail and dining environment that supports both local and destination-driven customers.

Please contact us today for a tour of this unique space.

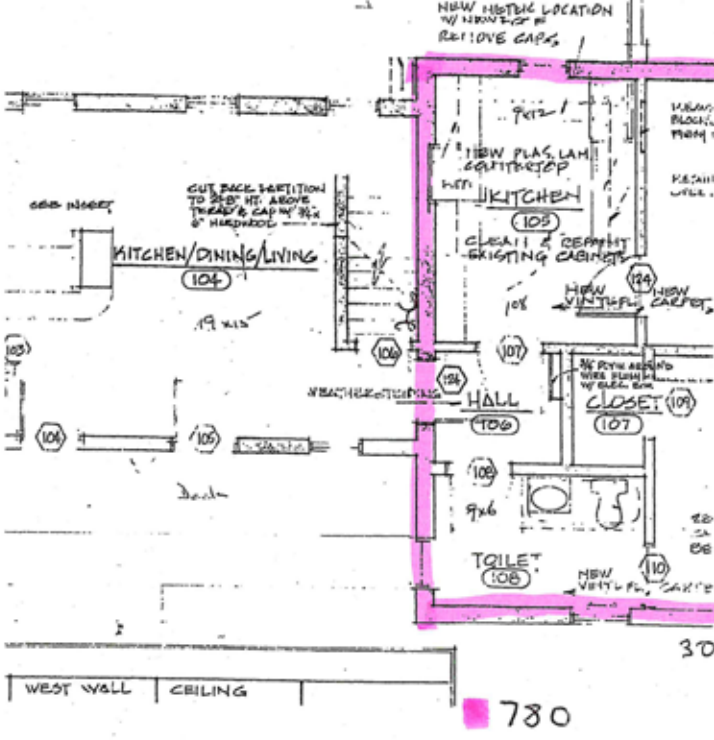




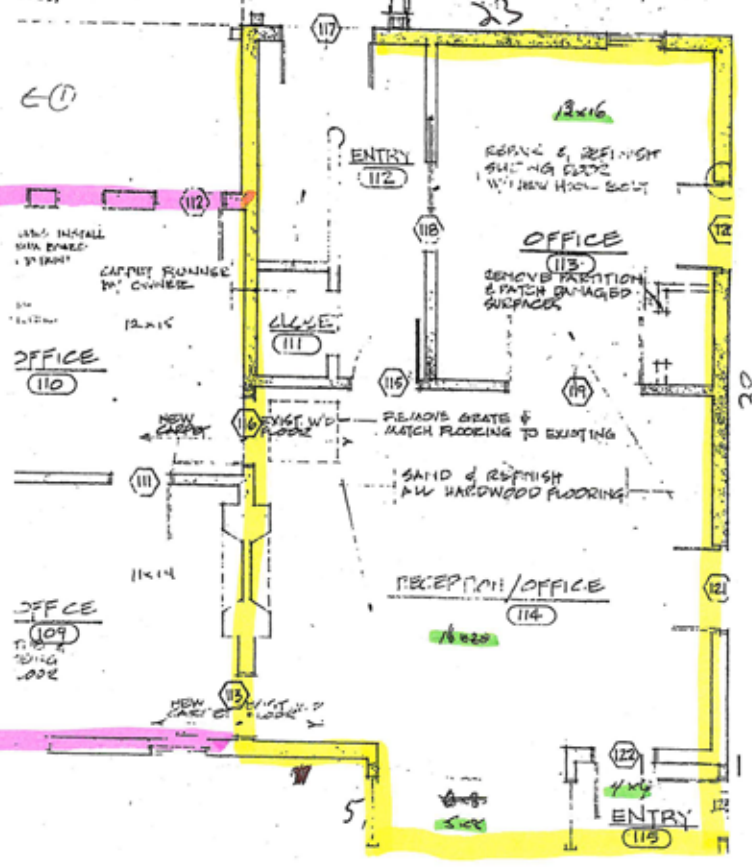
TRACT HOUSE

1st Floor

- OFFICE AREA
1st floor - 16x20
2nd floor - 16x10
6-10

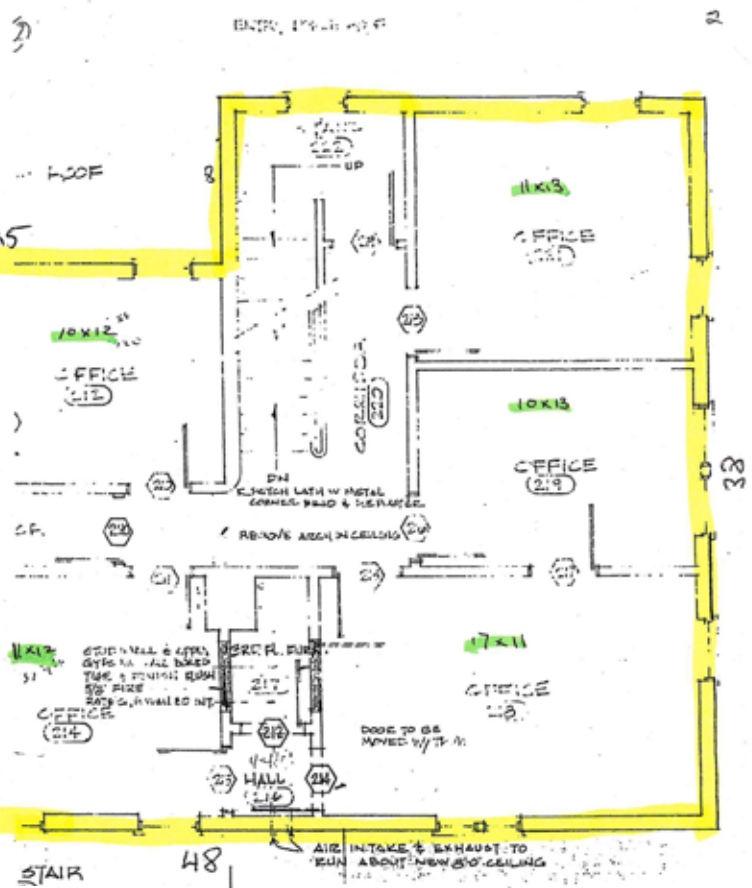
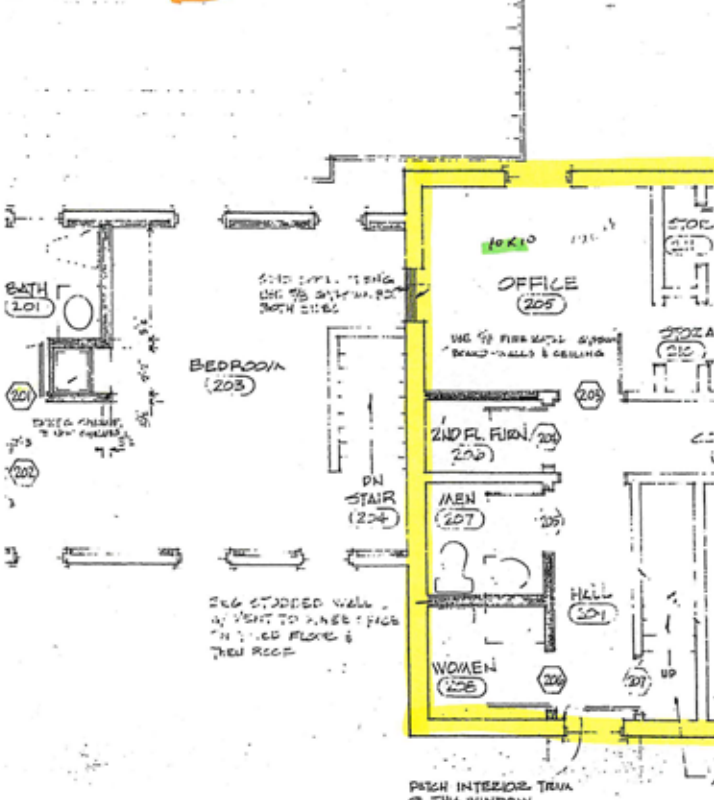


CONC. PORCH FLOOR
REPAIR ROOF & REBUILD
CONC. FOUNDATIONS
WALLS



TRACT HOUSE

2nd Floor



WINDOW TRIM & SASH ALL INTERIOR WINDOW TRIM SANDED