



Great Dane Properties, LLC

Commercial Real Estate Sales, Leasing, Management & Development

For Lease

Purpose-Built Restaurant Opportunity
668 Putney Rd #2, Brattleboro, VT 05301



Sample Rendering – Front of Space

High Visibility Setting for Design-Driven Dining Concept

Former three-bay quick lube offering an efficient footprint and strong architectural bones, including six glass doors- ideal for thoughtfully designed dining concept. Other non-automotive uses considered

- ~1,960SF single-story building
- Landlord-delivered restaurant conversion
- Strong potential for outdoor patio seating
- Prominent frontage on Route 5 (Putney Road)
- 13,061 AADT (Annual Average Daily Traffic)

Located in Brattleboro, VT – a vibrant region hub at the crossroads of Vermont, New Hampshire and Massachusetts – known for its strong local dining culture, arts scene and year-round population

Joseph M. Draghi

Licensed Real Estate Broker

Licensed in New York, New Hampshire, Connecticut,
Massachusetts, Vermont & Florida

607-838-3263

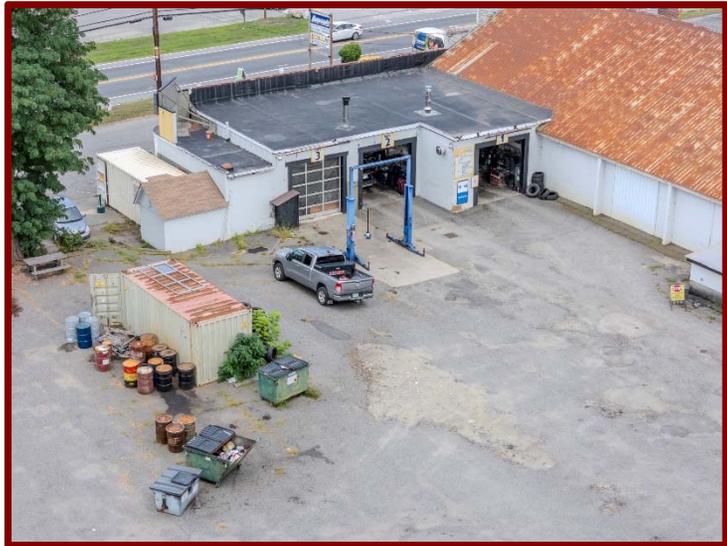
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Sample Rendering – Back of Space



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Zoned Neighborhood Center with a Variety of Uses

(see use table below)



668 Putney Rd
SPAN# 081-025-16429
Parcel ID# 00070543.000

Figure 2-13. Neighborhood Center Use Table

PERMITTED USES	
Accessory dwelling	Performance theater
Triplex (3 units)	Movie theater
Quadraplex (4 units)	Indoor games facility
Multi-unit dwellings (5 or more units)	Religious facility
Retirement housing	Government facility, office or courthouse
Congregate living	Other community structures
Assisted living	Fitness, sports, gym or athletic club
Skilled-nursing services	Nature or recreational park
Bed and breakfast or inn	Medical clinic building
Rooming or boarding house	Grade school
Shop or store, no drive-through	College or university
Bank, no drive-through	Trade or specialty school
Professional services	Library
Veterinary services	Museum or exhibition hall or pavilion
Administrative or business services	Art gallery
Services to buildings or dwellings	Public safety facility
Food services (restaurant), no drive-through	Supervision or rehabilitative services
Food service contractor	Social assistance or charitable services
Bar or drinking place	Child day care
Personal services	Services for the elderly and disabled
Pet and animal sales or services	Bus stop shelter
Laboratory	Road passenger and transit services
Media broadcast facility or studio	Utility structures
Computer data center	Communication antenna
Miscellaneous manufacturing	Greenhouse
Publishing	Agriculture and forestry
Information services or data processing	



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