

**FOR LEASE
COMMERCIAL SUITES
THE ESSEX EXPERIENCE!!**



FEATURES:

A Solar Powered Collection of 25+ Businesses!

Convenience of easy access and ample free parking

Award-winning coffee, cider, wine, craft beer, dining, shopping, and Vermont's largest art gallery!

Join existing tenants: Black Flannel Brewing & Distillery, Uncommon Coffee, Vermont Cider Lab, Bramble, Homeport, Mad Taco, Magic Mann and Salt & Bubbles Bar & Market!

Abutting properties include Essex Cinemas, Essex Resort & Spa, Ace Hardware, Hannaford, SeaComm and CVS

Lease Rate: \$21.00 SF/NNN

Estimated CAM: \$5.75/SF

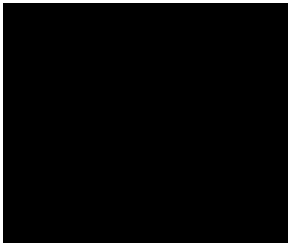
NAI J.L. Davis Realty

Contact Information:

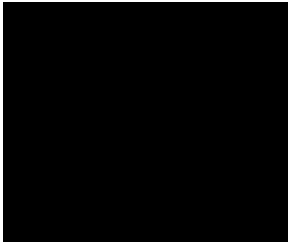
Rick Harrison

802-238-5326

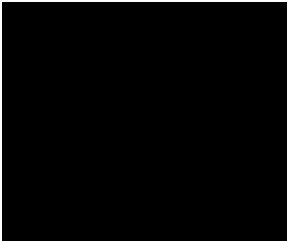
rickh@jldavisrealty.com

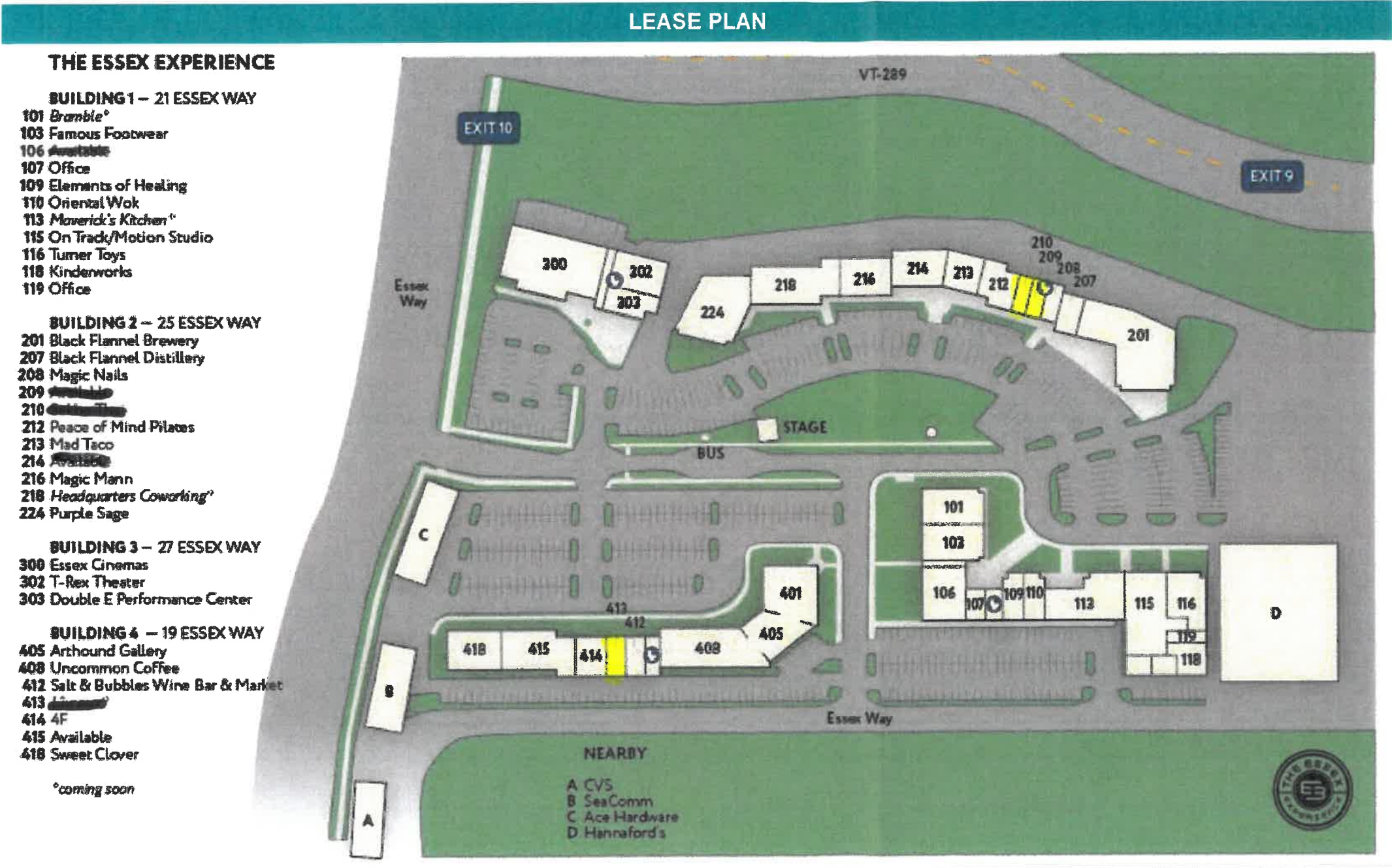


Suite 413: 1,850 SF

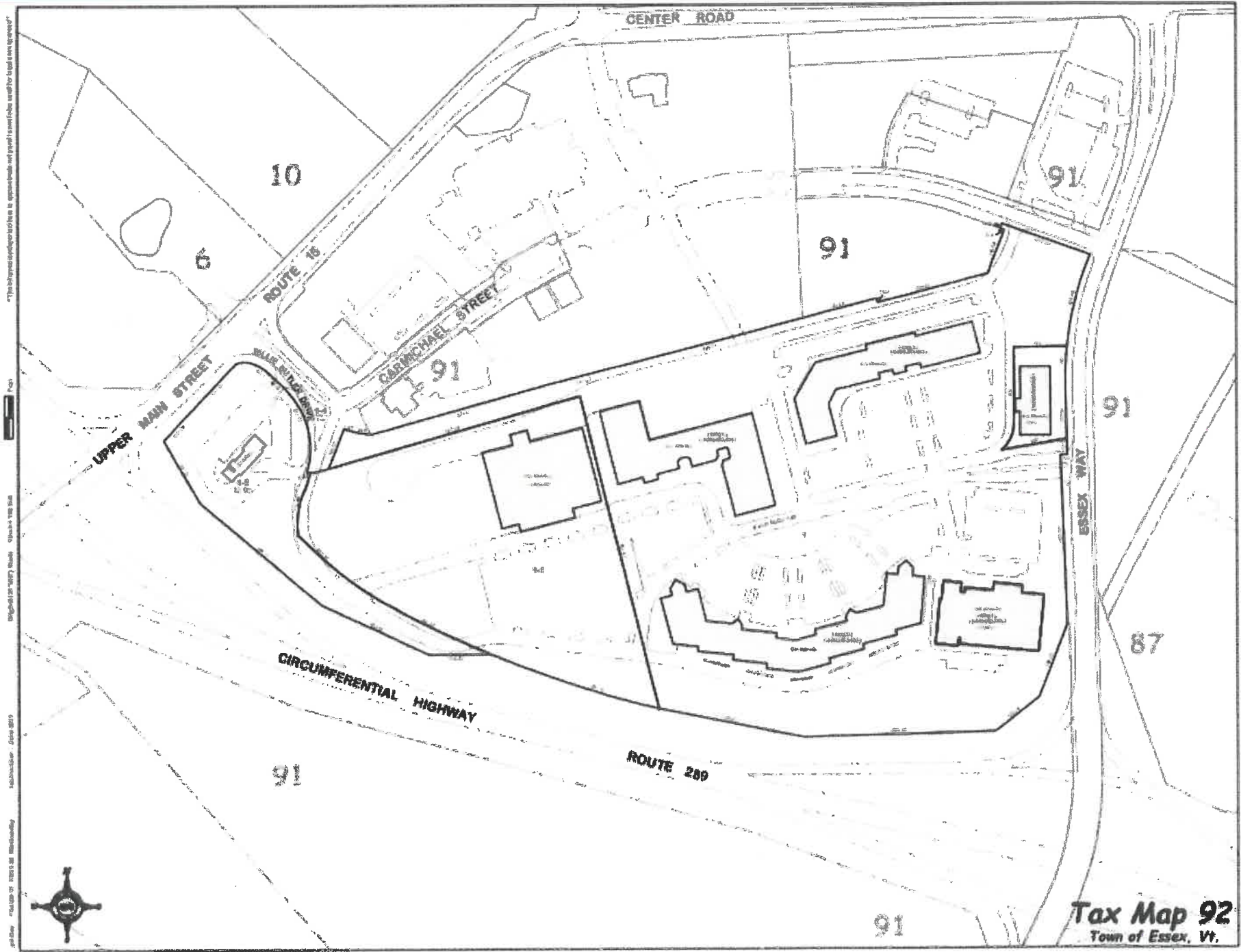


Suite #209 1,104 SF
Suite #210 1,440 SF
Suite #209 & #210 2,544 SF

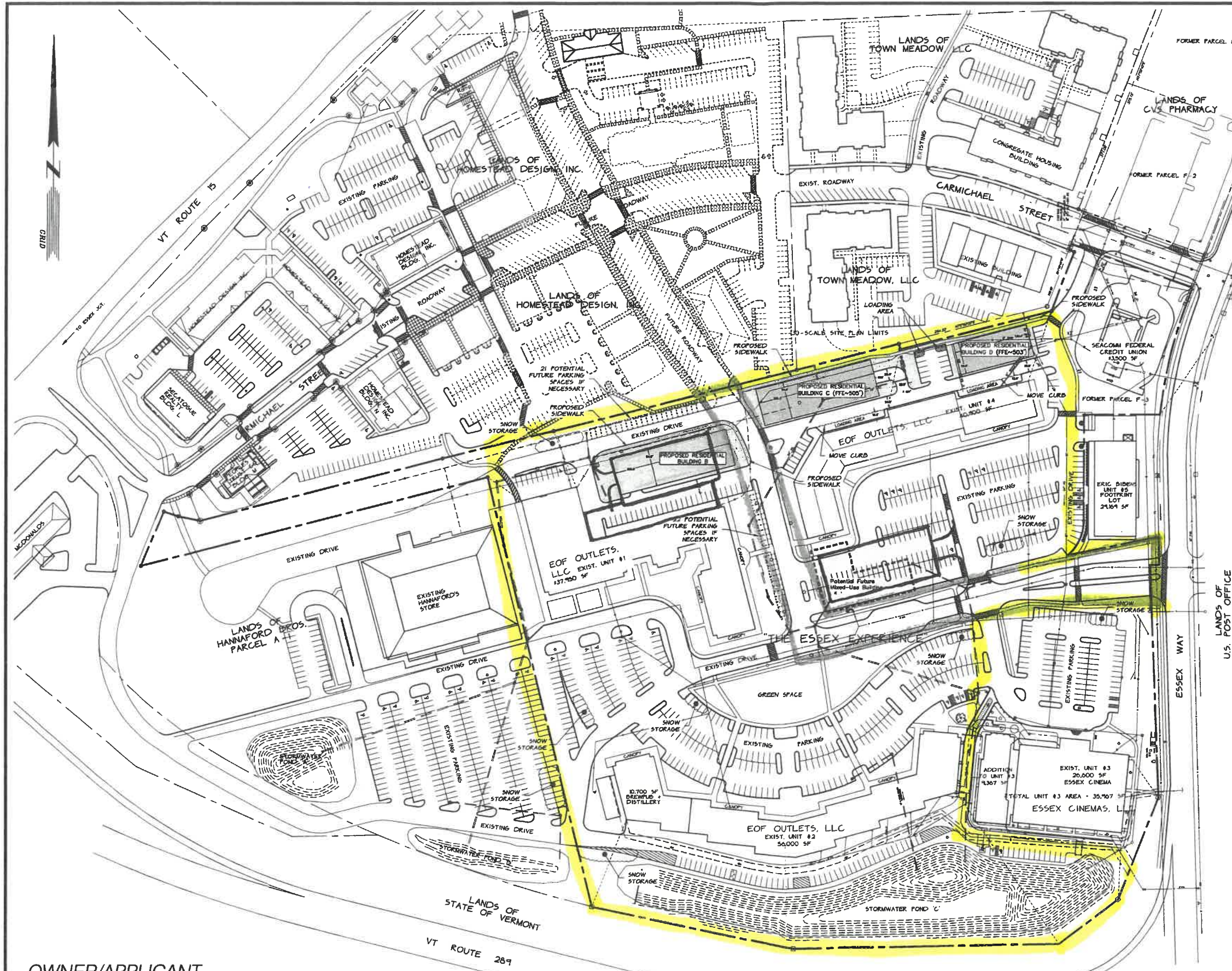




TAX MAP

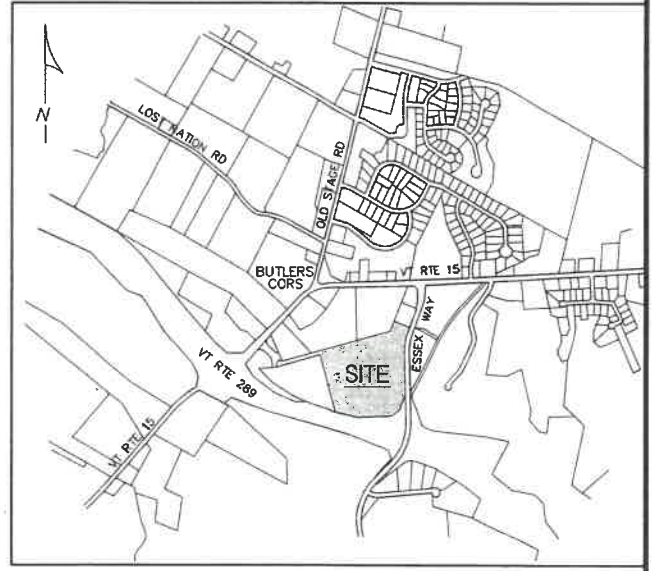


We note that a portion of the top right corner of the parcel has been subdivided and sold to SeaComm Credit Union



LEGEND

- PROJECT BOUNDARY
- OTHER PROPERTY LINE
- SIDELINE OF EASEMENT
- EXIST. WATERLINE W/GATE VALVE
- EXISTING GAS LINE
- EXISTING POWER LINE
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING SANITARY SEWER
- EXISTING BOLLARD
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT



LOCATION MAP
NTS

ZONING INFORMATION

ZONING DISTRICT: MIXED USE-PLANNED UNIT DEVELOPMENT (MUD-PUD)
MAP: 12 PARCEL: 1 BOOK: 156 PAGE: 375-377
TOTAL AREA - 23.94 ACRES - 21 ESSEX WAY

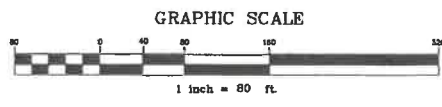
AREA AND DIMENSIONAL REQUIREMENTS: EXISTING APPROVED LOT!

BUILDING REQUIREMENTS:
FRONT YARD SETBACK - 50 FT.
SIDE YARD SETBACK - NO REQUIREMENT
REAR YARD - NO REQUIREMENT
MAX BUILDING HEIGHT - 40 FEET
MAX TOTAL LOT COVERAGE - 70%
100.0% EXISTING, 65.7% PROPOSED

PARKING REQUIREMENTS (SEE SHARED PARKING STUDY):
EXISTING: 1004 SPACES
REQUIRED (SEE SHARED STUDY): 1063 SPACES
PROPOSED: 1063 SPACES*

* BUILDINGS B + C PROPOSE UNDERGROUND PARKING 43 ADDITIONAL SPACES (AS SHOWN) CAN BE ADDED IF NECESSARY

OWNER/APPLICANT
EUROWEST RETAIL PARTNERS, LTD
E O F OUTLETS, LLC
P.O. BOX 8567
ESSEX, VT 05451



DATE: 09/09/24	THE ESSEX EXPERIENCE Essex, Vermont	JOB# 98104 FILE 98104SPC-S PLAN SHEET # 2
DESIGN: [] RECORD DRAWING [] PRELIMINARY [] SKETCH/CONCEPT DRAWN: [] FINAL SEC: [] CHECKED: [] SCALE: 1"=80'		
O'LEARY-BURKE CIVIL ASSOCIATES, PLLC 13 CORPORATE DRIVE ESSEX, VT 05451 PHONE: 875-8800 FAX: 875-8800 E-MAIL: OLB@OLEARYBURKE.COM		

Property Photographs

