

**PRIME COMMERCIAL SPACE FOR LEASE**  
**GROUND LEASE OR BUILD-TO-SUIT OPPORTUNITIES AVAILABLE**  
 764 Shelburne Road, South Burlington, VT

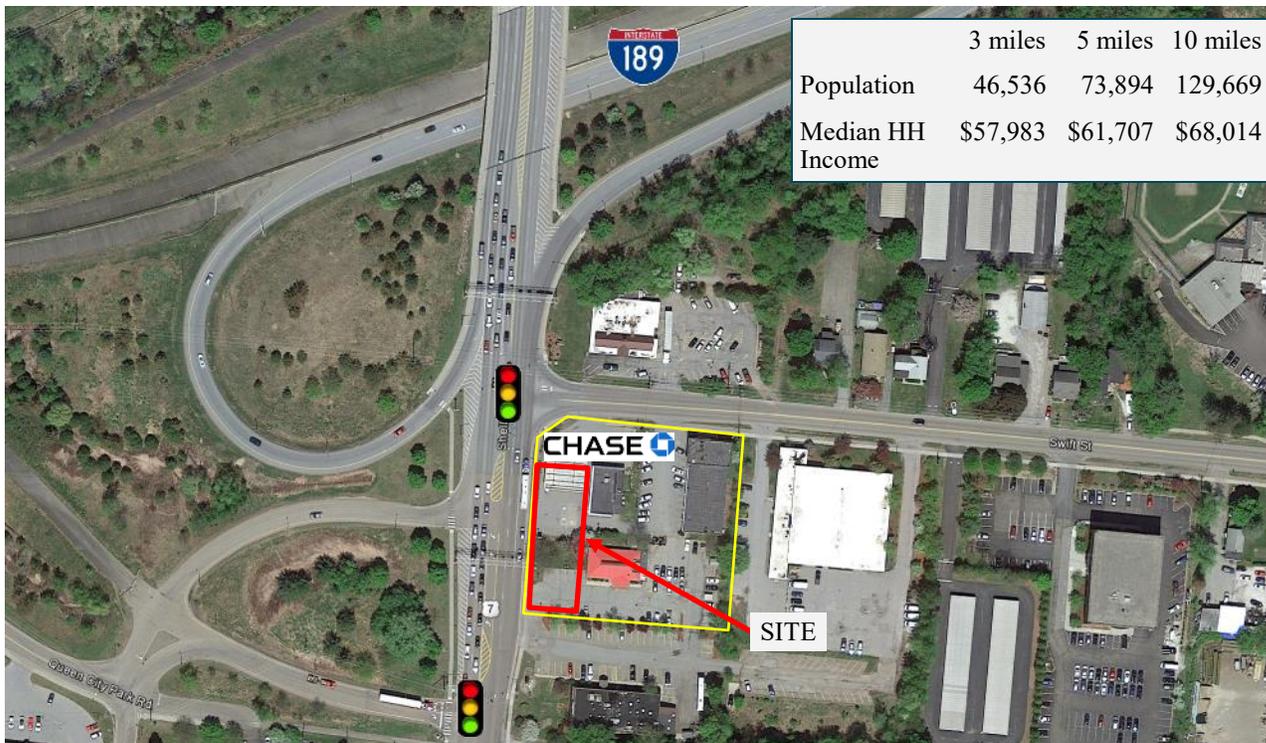


US Route 7 & I-189

Sizes Available:  
 1,000-3,000SF +/-

New Construction  
 High visibility  
 Signalized Intersection  
 Co-Tenant: Chase Bank  
 Traffic Count: 35,300 ADT

**CALL FOR DETAILS**



**NAI J.L. Davis Realty**

Commercial Real Estate Services, Worldwide.

The information contained herein has been given to us by the owner of the property or other sources we deem reliable; we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

**Contact Information**

Jeff Nick  
 NAI / J.L. Davis Realty  
 (802)-876-6923  
 jeff@jeffnick.com.com  
 www.jldavisrealty.com





HomeGoods

TJ-maxx

Rags & Riches

of the EDGE

shaws

H&R BLOCK

DOLLAR TREE

SUPERCUTS

SUBWAY

STARBUCKS

FIVE GUYS

ORANGETHEORY FITNESS

BUFFALO WILD WINGS

Price Chopper

SIERRA TRADING POST

3,000 Available CHASE

KOTO

Tire Warehouse TIRES

CRUNCH

Great Clips

Hannaford

Community Bank N.A.

Mobil

BURGER KING

KeyBank

New England Federal Credit Union

WOLVSWAGEN

Public Elementary School

LOWE'S

M&T Bank

Olive Garden

goodwill

NISSAN

Concentra

Citizens Bank

Jolley

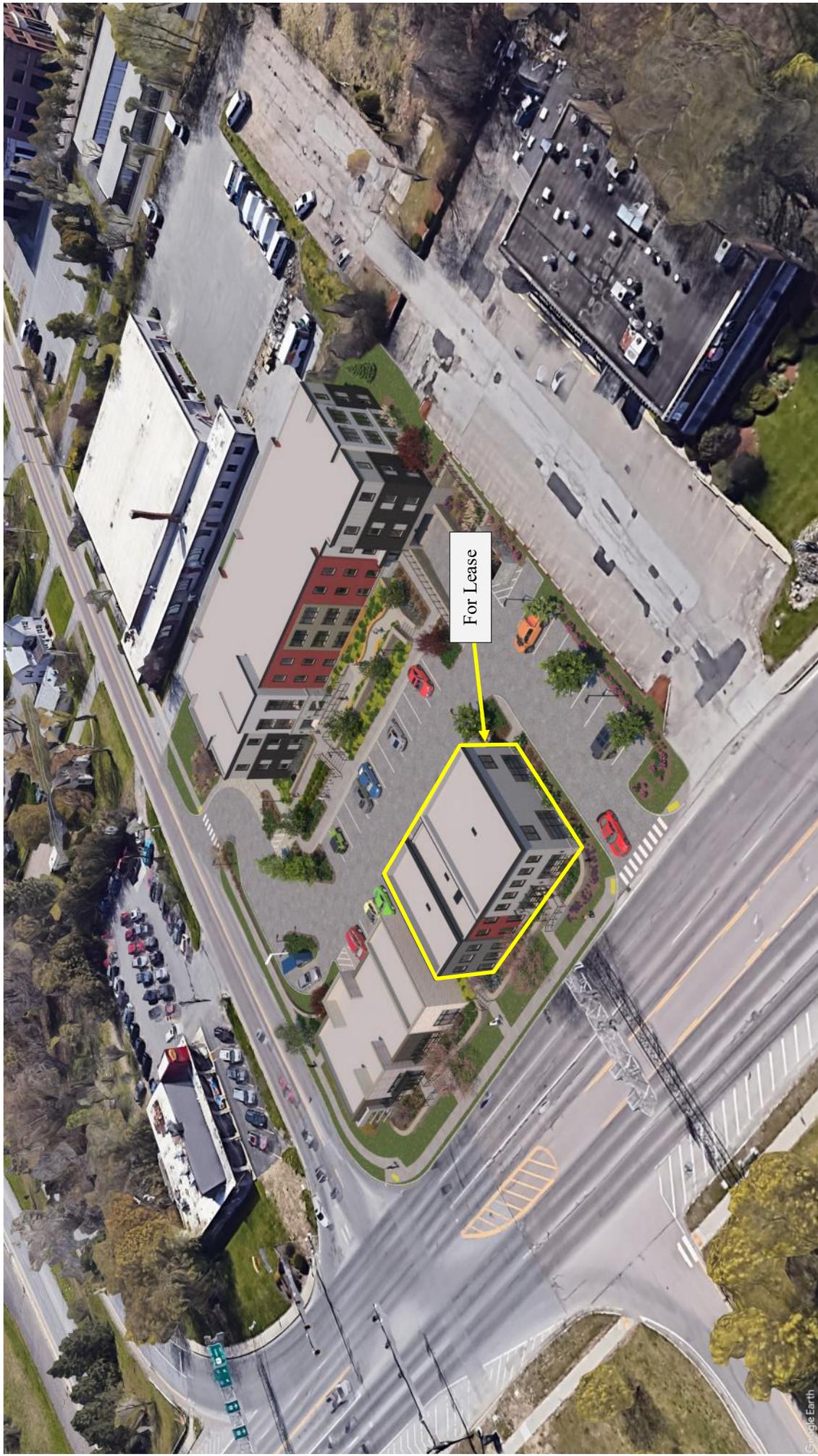
McDonald's

NORTHFIELD BUSINESS BANK

Golf Garage

Panera

# Concept Plan





# Floor Plan



38 Emerald Drive  
Suite 301  
South Burlington, VT 05403  
802.635.9620  
wia-vt.com

**OWNER**

BOURNE PROPERTIES  
1000 WASHINGTON AVENUE  
BURLINGTON, VT 05401

**CONSTRUCTION MANAGER**

CONSTRUCTION MANAGEMENT  
100 WASHINGTON AVENUE  
BURLINGTON, VT 05401

**CIVIL ENGINEER**

321 A BURNHAM COMPANY  
27 BURNHAM ROAD, WASHINGTON VT 05403  
PHONE: 802.671.0111

**STRUCTURAL ENGINEER**

321 A BURNHAM COMPANY  
27 BURNHAM ROAD, WASHINGTON VT 05403  
PHONE: 802.671.0111

**MEP ENGINEER**

321 A BURNHAM COMPANY  
27 BURNHAM ROAD, WASHINGTON VT 05403  
PHONE: 802.671.0111



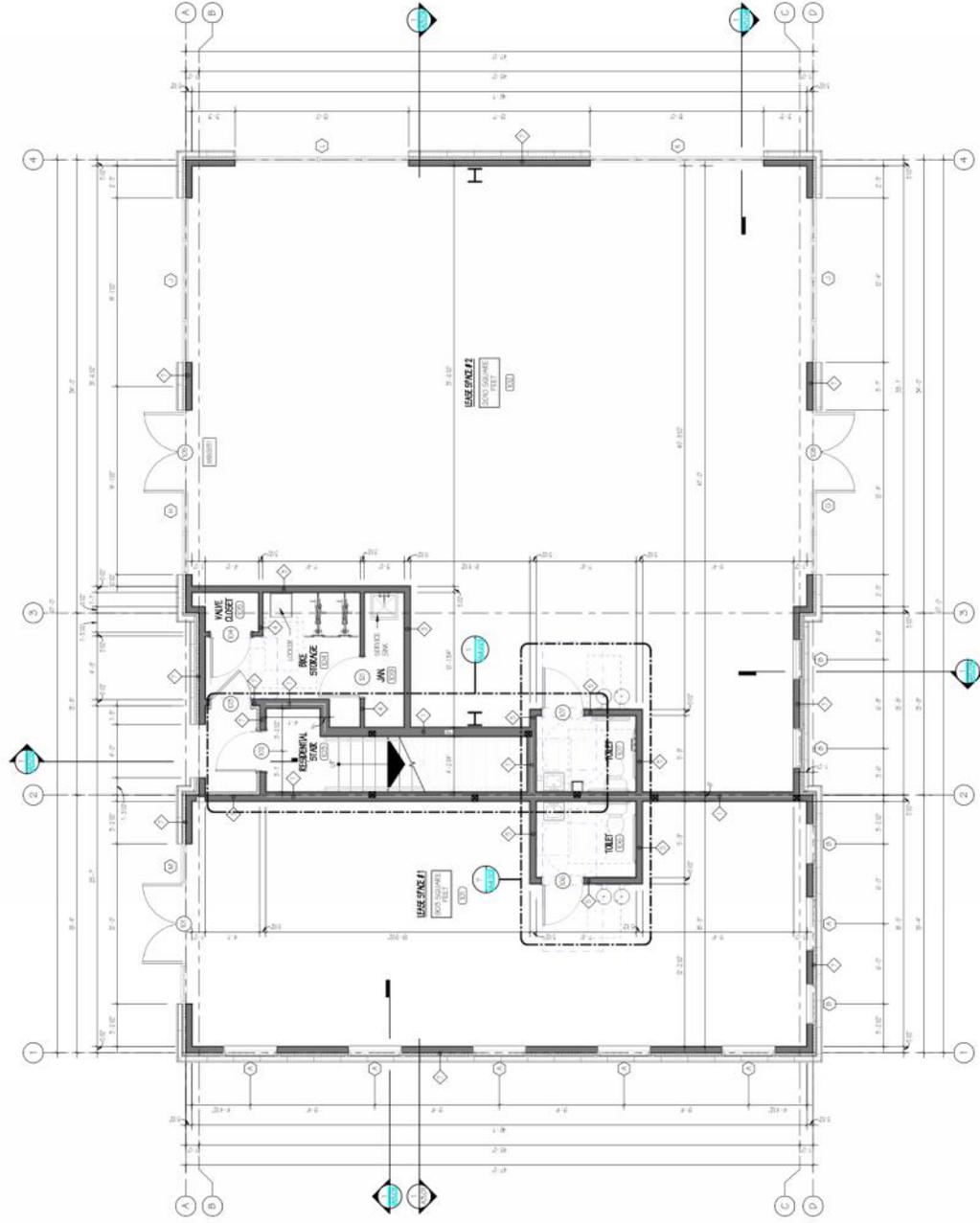
**BOURNE PROPERTIES  
MIXED-USE  
BUILDING**

3000 BURNHAM COMPANY  
N

**FIRST FLOOR PLAN**

DATE	DESCRIPTION
10/15/2024	ISSUED FOR PERMIT
08/15/2024	ISSUED FOR PERMIT
07/15/2024	ISSUED FOR PERMIT
06/15/2024	ISSUED FOR PERMIT
05/15/2024	ISSUED FOR PERMIT

**A1.01**



**1 FIRST FLOOR PLAN**  
1/4" = 1'-0"

# Facade



38 Richmond Drive  
 Suite 301  
 South Burlington, VT 05403  
 802.655.5020  
 wia-ct.com

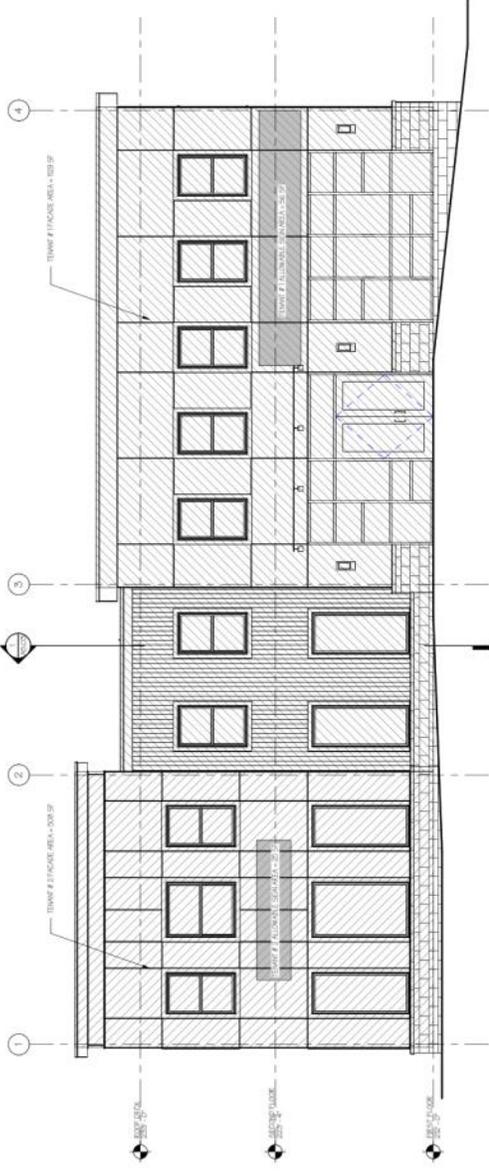
**OWNER**  
 BOURNE PROPERTIES  
 1000 WASHINGTON ST. SUITE 100  
 SOUTH BURLINGTON, VT 05403  
 PH: 802.244.1111

**CONSTRUCTION MANAGER**  
 WILSON TAYLOR GROUP  
 1000 WASHINGTON ST. SUITE 100  
 SOUTH BURLINGTON, VT 05403  
 PH: 802.244.1111

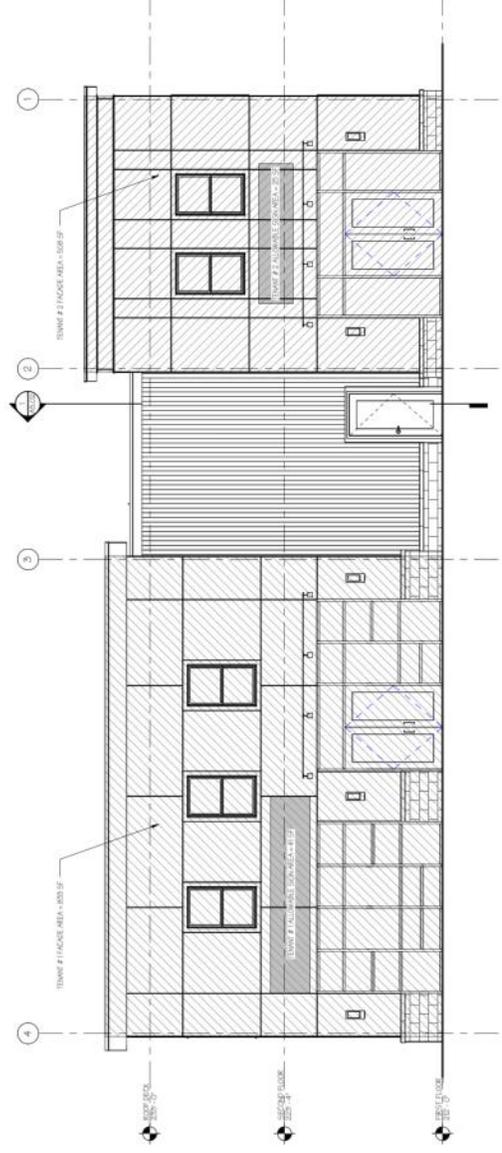
**ARCHITECT**  
 WILSON TAYLOR GROUP  
 1000 WASHINGTON ST. SUITE 100  
 SOUTH BURLINGTON, VT 05403  
 PH: 802.244.1111

**STRUCTURAL ENGINEER**  
 WILSON TAYLOR GROUP  
 1000 WASHINGTON ST. SUITE 100  
 SOUTH BURLINGTON, VT 05403  
 PH: 802.244.1111

**MFP ENGINEER**  
 MFP ENGINEERING  
 1000 WASHINGTON ST. SUITE 100  
 SOUTH BURLINGTON, VT 05403  
 PH: 802.244.1111



**1** WEST ELEVATION - SIGN AREA  
 1/4" = 1'-0"



**2** EAST ELEVATION - SIGN AREA  
 1/4" = 1'-0"

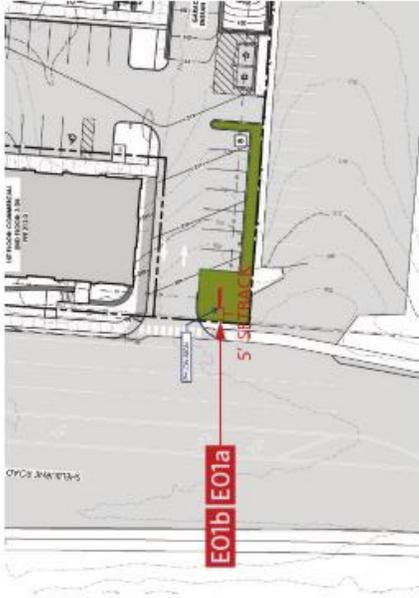
**BOURNE PROPERTIES MIXED-USE BUILDING**  
 SOUTH BURLINGTON, VERMONT

**ALLOWED BUILDING SIGN AREAS**

NO.	DATE	BY	CHKD BY	APP'D BY	SCALE

**SIGN.01**

# Sign Plan



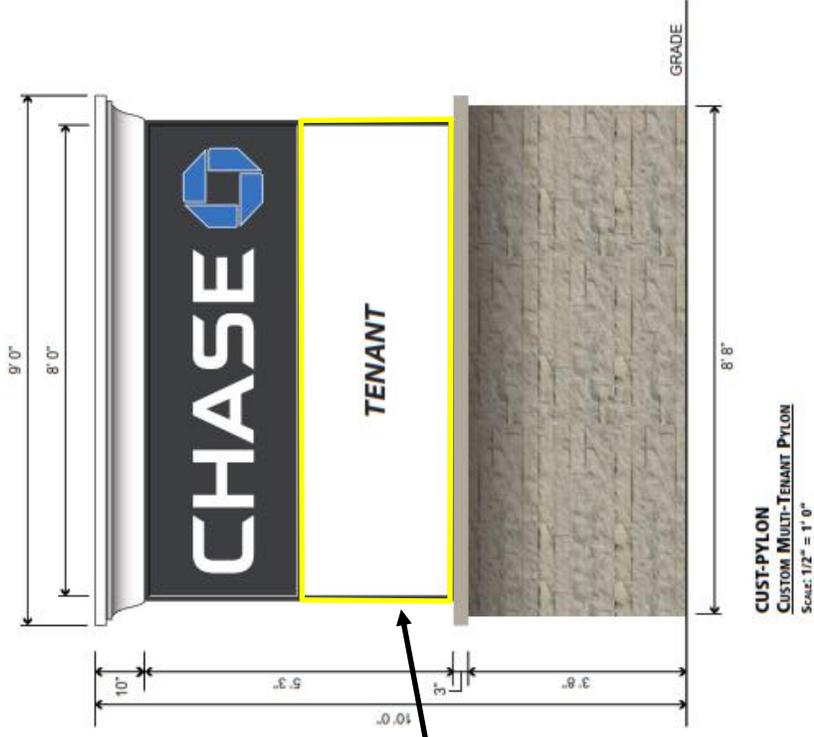
Close-Up View



**E01a - CUST-SIGN**  
**ACRYLIC FACE W/ LOGO AS VINYL 1ST. & 2ND. SURFACE**  
 SCALE: NTS  
**NOTE: LANDLORD TO PROVIDE MULTI-TENANT SIGN.**  
**EXACT DETAILS TO BE DETERMINED.**



**E01b - CUST-SIGN**  
**ACRYLIC FACE W/ LOGO AS VINYL 1ST. & 2ND. SURFACE**  
 SCALE: NTS  
**NOTE: LANDLORD TO PROVIDE MULTI-TENANT SIGN.**  
**EXACT DETAILS TO BE DETERMINED.**



Sign Panel

**CUST-PYLON**  
**CUSTOM MULTI-TENANT PYLON**  
 SCALE: 1/2" = 1' 0"