



REDEVELOPMENT/OWNER USER OPPORTUNITY

626 Broad Street, Lyndonville, VT 05851

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SUBJECT PHOTOS



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INVESTMENT HIGHLIGHTS

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- 4,832-SF Vacant Restaurant on a +/-1.26 Acre Parcel | Commercial Zoning
- 2005 Construction Built Above Flood Plain
- Two Entrances With Wheelchair Ramp and Large, Lighted Parking Lot With 39 Spaces
- Dock High Roll-Up Door On North Side of Building With Easy Truck Access For Loading
- Located Within an Opportunity Zone

LOCATION HIGHLIGHTS:

- High Visibility Directly Off of Broad Street, Seeing Over 12,500 Vehicles Per Day
- 1 Mile Off of Interstate 91 Exit 23 Into Lyndonville, Seeing 11,100+ VPD
- Proximity to Downtown Lyndonville Along US-5 Going Through Downtown
- Located Near National Tenants Such as McDonald's, ACE Hardware, Walgreens, Mobil, Dollar General and More
- 2 Miles From Vermont State University Lyndon Campus, With 1,200+ Students and Staff
- The Lyndon Area is a Popular Destination in the Northeast Kingdom Area Due to its Proximity to State Parks, Ski Areas and Hiking Trails
- Lyndonville is Less Than Two Hours From Mount Washington and One Hour From Montpelier, The State Capital
- Stable Demographics: Population Exceeds is Projected to Grow by 2029 | Unemployment is Below 2% Within 1 Mile

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LEASE AND OFFERING SUMMARY

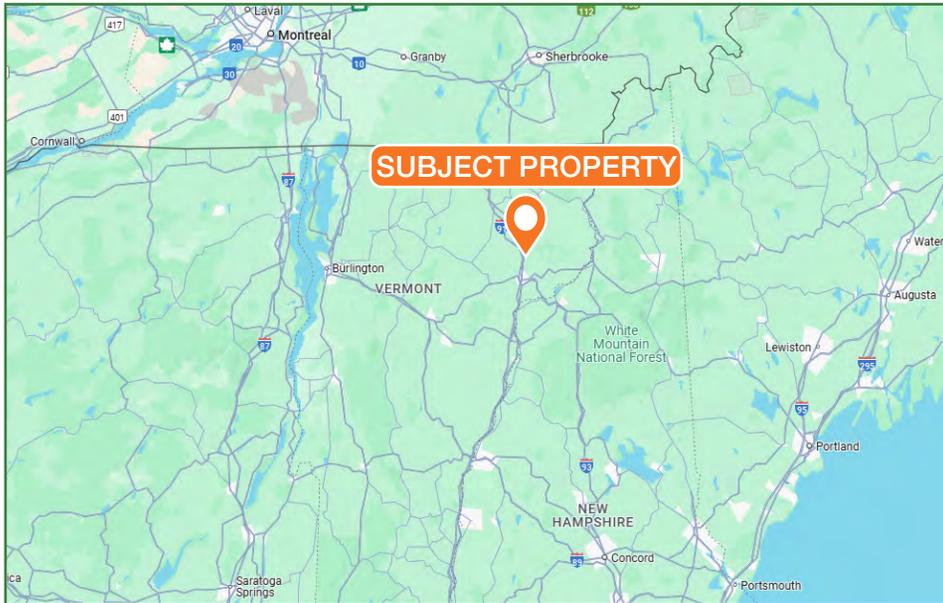
LIST PRICE

PRICE

\$650,000

PRICE/SF

\$134.52



PROPERTY DESCRIPTION

Property Address	626 Broad Street Lyndonville VT 05851
Year Built	2005
Lot Size	+/-1.26-Acres
GLA	4,832 SF
Opportunity Zone	Yes
Flood Zone	Yes



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AERIAL OVERVIEW



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MARKET SUMMARY

LYNDON METRO OVERVIEW

Lyndonville is a village in the town of Lyndon, in Caledonia County, Vermont. Lyndonville's population was 1,136 at the 2020 census. A community fair has been held annually continuously since 1932. In 2009, Boston magazine named it one of 15 "Best Small Towns" in New England.

Lyndon is the home of one of the campuses of Vermont State University. Lyndon is located in the valley of the Passumpsic River in northeastern Vermont. It is bordered by the town of St. Johnsbury to the south, Wheelock to the west, Sutton to the north, and Kirby to the east. Interstate 91 and U.S. Route 5 both pass through Lyndon from north to south. I-91 has two exits within town. Vermont Route 114 meets U.S. 5 in the village of Lyndonville and runs to the northeast.

Lyndon is the "Gateway to the Northeast Kingdom", providing visitors and residents with all the amenities needed from a hub community. Lyndon is a great place to live, work, and play. Lyndon has some of Vermont's most gorgeous natural beauty and hosts mountain bike trails on the Kingdom Trails Network, Passumpsic River paddling trails, and downhill skiing and biking at Lyndon Outing Club. It also is home to Lyndon Institute, Vermont State University Lyndon Campus, and five historic covered bridges. Lyndon has seen 50 new small businesses added since 2016.



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DEMOGRAPHIC REPORT

Caledonia County Airport

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection	1,913	4,723	7,137
2023 Estimate	1,897	4,691	7,082
2020 Census	1,912	4,713	7,081
2010 Census	2,056	5,140	7,601
2023 Daytime Population	2,636	5,186	7,155
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
Average	\$59,635	\$74,565	\$77,873
Median	\$47,785	\$60,434	\$62,145
Per Capita	\$28,285	\$31,685	\$32,401
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection	902	1,981	2,886
2023 Estimate	889	1,954	2,846
2020 Census	871	1,915	2,790
2010 Census	885	1,925	2,807
HOUSING	1 Mile	3 Miles	5 Miles
Median Home Value	\$255,821	\$261,354	\$261,895
EMPLOYMENT	1 Mile	3 Miles	5 Miles
2023 Unemployment	1.23%	1.39%	1.47%
Avg. Time Traveled <30 Min.	19	19	20
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
High School Graduate	33.51%	34.52%	34.39%
Some College, No Degree	26.33%	24.71%	23.95%
Associate Degree	8.14%	7.01%	6.92%
Bachelor's Degree	20.09%	18.84%	18.51%
Advanced Degree	7.18%	8.05%	9.10%

MAJOR EMPLOYERS	EMPLOYEES
1 Northern Vermont University	220
2 Lyndon Institute Inc	115
3 Kingdom E Unified Un Schl Dst	99
4 Vermont Aerospace Inds LLC	80
5 Town of Lyndon-Vermont Ems District 5	80
6 Vermont Department Military	61
7 North East Precision Inc	57
8 Lyndon Woodworking Inc-Lyndon Furniture	50
9 Winterset Inc	50
10 Pine Knoll Nursing Home Inc	50



VACANT RESTAURANT

626 BROAD STREET, LYNDONVILLE, VT 05851

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