



WOHLER REALTY GROUP

COMMERCIAL DIVISION | 114 CEMETERY AVENUE, MANCHESTER VT



Incredible Office Space & Investment Opportunity – Manchester, VT

Position your business for success with this **prime Grade A office** property in the heart of Manchester, Vermont. Offering **5,000± sq. ft.** of highly visible, flexible space, this property is perfectly suited for an **end user, investor, or a combination of both.**

Exquisitely renovated in 2015, the building is turnkey and adaptable—ideal for a single large occupant or easily configured into **six private office suites**. Whether you are seeking a modern headquarters, a professional services hub, or a strong investment property, this space delivers on every level.

The building can be delivered vacant, providing **immediate occupancy or repositioning potential.**

Highlights & Upgrades:

Comprehensive 2015 renovation with modern finishes

Immaculately maintained inside and out

Updated utilities for today's business needs

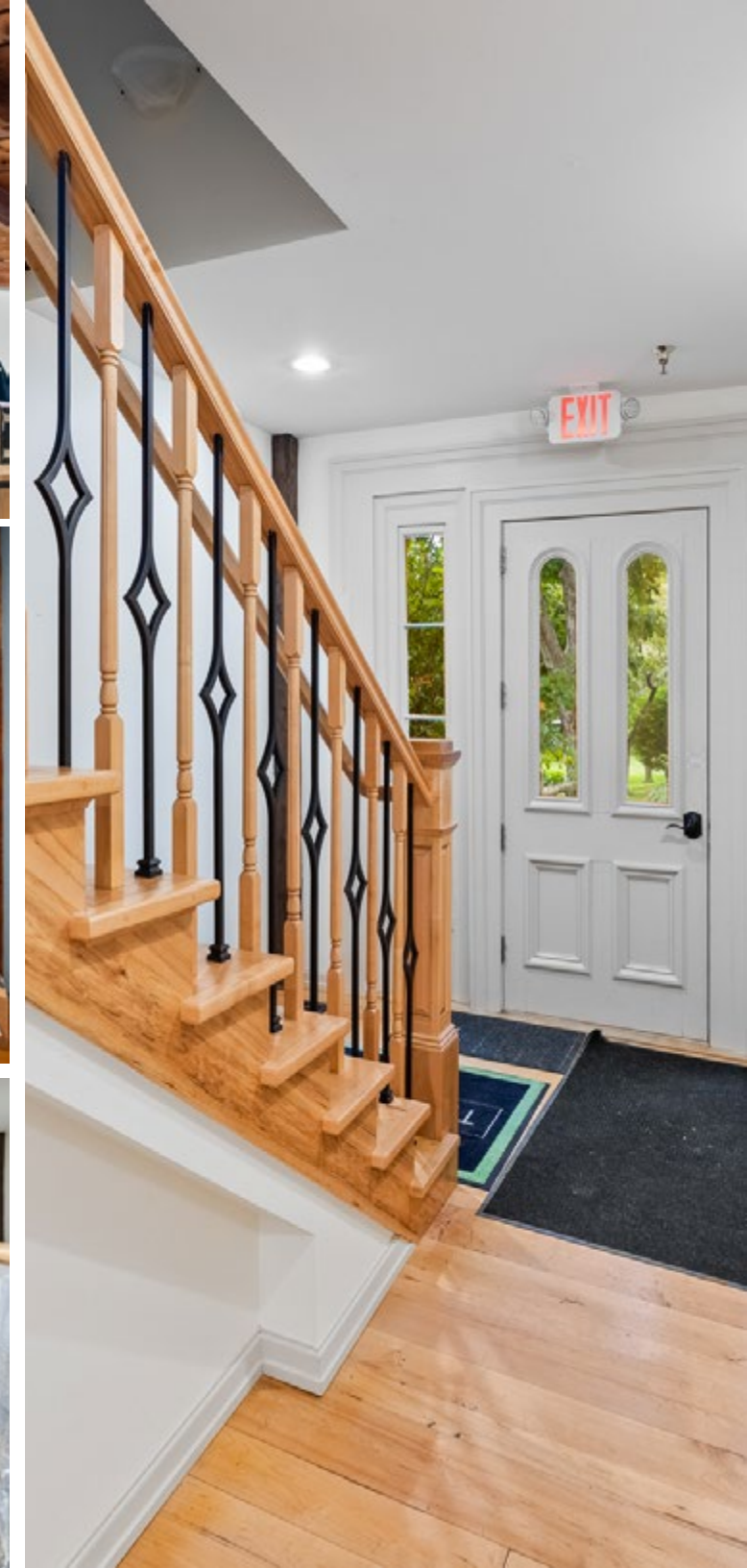
Flexible layout with over six private offices

Exceptional visibility on one of Southern Vermont's most vibrant commercial corridors

Steps from Manchester's renowned shops, dining, and cultural attractions.

This is a **rare opportunity to own or lease a high-profile commercial asset** in one of Vermont's most desirable destination towns.





Investment Summary

Projected Annual Gross Income: \$211,200.00

Operating Expenses (Annual):

Property Taxes (2025): \$14,199.58

Water & Sewer: \$924.58

Electric: 1,678.23

Pellets: 2,702.71

Insurance: \$2,323.27

Total Operating Expenses: \$19,125.66

Financial Performance:

Projected Gross Income: \$211,200.00

Less: Operating Expenses: \$13,642.72

Projected Net Operating Income (NOI): \$192,074.34

Valuation & Return Metrics:

Purchase Price: \$ 3,250,000.00

Projected Capitalization Rate (Cap Rate): 5.90%

This investment opportunity offers a strong return profile with stable income potential and minimal overhead. The projected 5.90% cap rate reflects both the desirable location and efficient operating structure. Please let me know if you'd like a more detailed pro forma or to discuss financing options.





ABOUT US

Wohler Realty Group has established itself as a premier brokerage firm with a commitment to excellence and has distinguished itself in the marketplace with its extensive marketing and its professional team.

WRG offers an extensive marketing platform unmatched by competitors. Targeted and innovative marketing, digital exposure, and networking events set Wohler Realty Group apart. Our onsite professional marketing team gives us the capacity to customize our strategy for individual properties.

SERVICES WE OFFER WRG offers a full suite of services to help clients market and lease commercial properties. Our work begins long before properties hit the market; WRG's dedicated commercial agents provide an analysis of best use and investment strategies for optimal marketing. Our multi-tiered sales strategy is custom-designed for individual properties. WRG also offers professional photography, floorplan renderings, and commercial transportation.



WHY WOHLER REALTY GROUP?

EXPERIENCE Wohler Realty Group has a dedicated team and portfolio of services specific to the needs of commercial owners and investors. Britt Wohler, head of WRG's commercial division, and the rest of our commercial agents bring deep knowledge and experience in commercial sales and leasing from their work in New York City with Massey Knakal Realty Services, Cushman & Wakefield, and Ripco. They understand the intricacies of a company's real estate needs and how to support healthy growth of a business.

NATIONAL CONNECTIONS Wohler Realty Group has established personal relationships and collaborations with commercial brokers across the United States.

MARKETING RESOURCES WRG'S marketing targets commercial investors well beyond the local market. WRG is committed to marketing properties using the greatest possible exposure.

Our marketing platforms include **Crexi**, a leading commercial real estate firm based in Los Angeles, **CoStar**, the #1 commercial real estate database in North America, and **LoopNet**, a member of CoStar group that is the country's most heavily trafficked commercial real estate marketplace, with 1.3 billion annual site views and 20 million properties leased to date.



WELCOME TO MANCHESTER

With its classic New England character and thriving year-round economy, Manchester is the ideal location to operate a business. Manchester businesses represent a wide variety of industries, including but not limited to restaurants, retail, hospitality, finance, technology, and the arts. Medical and dental practices, offices, and schools service the city's year-round community.

Manchester is a premier Southern Vermont destination for locals and tourists alike. The area's tourist population balloons in the summer and winter seasons and contributes significantly to the local and regional economy. **Manchester averages hundreds of millions of dollars in gross receipts annually and is the fifth-largest tourist area in Vermont, behind Burlington, South Burlington, Rutland, and Stowe.**



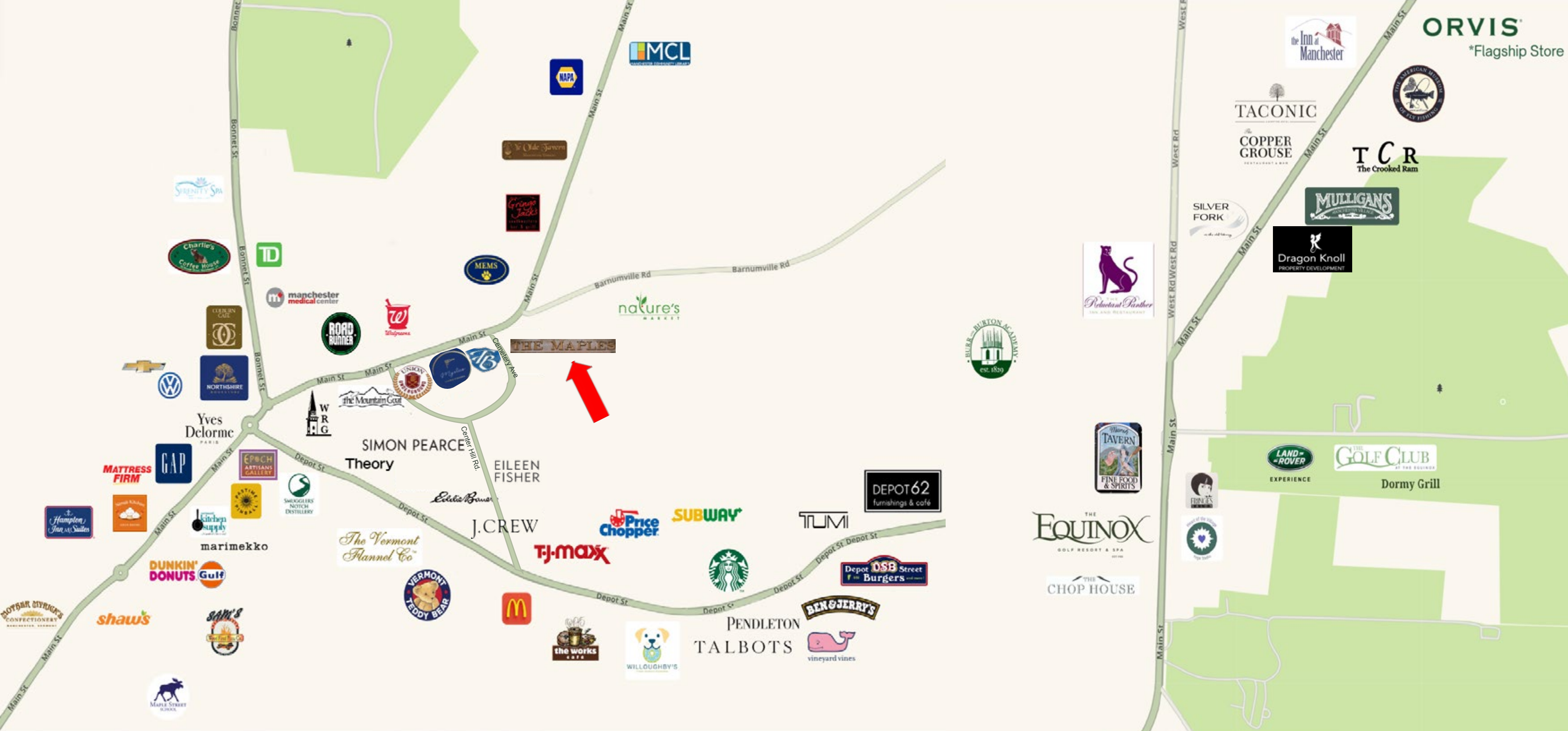
BUSINESSES THAT CALL MANCHESTER HOME

In Manchester and Dorset, there are ample commercial spaces to service the towns' residential needs and robust economies. Manchester and the surrounding towns have active real estate markets that attract buyers from across New England and the country. In addition to its commercial opportunities, the area consistently ranks among the top residential sales areas in the state.

Over the years, several noteworthy businesses have been established and flourished in the Manchester area. The Orvis Flagship Store and corporate headquarters, The Vermont Country Store, The Equinox Resort and Spa, and the Manchester Designer Outlets are all established businesses that are currently headquartered in Manchester.

Manchester is also home to many recognizable national businesses that attract visitors and contribute significantly to the local economy. The Kimpton Taconic Hotel, the Hampton Inn & Suites, TD Bank, Ben & Jerry's, Dunkin', Starbucks, Shaw's, and Walgreens are among several popular chains that serve Manchester's locals and visitors.





Orvis Flagship Store
American Museum of Fly-Fishing
Kimpton Taconic Hotel
Mulligan's Pub and Restaurant
The Equinox Hotel
Wohler Realty Group
Shaw's Supermarket
Price Chopper
Ye Olde Tavern
Thai Basil
Union Underground
The Crooked Ram
The Mountain Goat Sports Store
The Works Cafe
Vermont Kitchen Store
Little Rooster Cafe
Sam's Wood-Fired Pizza Co.
Northshire Bookstore
Colburn Cafe
Ben and Jerry's
Eileen Fisher
Simon Pearce
The Vermont Flannel Co.

DEMOGRAPHICS

Population	Manchester and Dorset		Surrounding Towns (Arlington, Landgrove, Londonderry, Sunderland, Weston, Winhall)
Total Population	4,844	4,316	
Male	43.9%	51.2%	
Female	56.1%	48.8%	
Median Age	52.9	51.9	
Housing	Manchester Village	Greater Manchester Area and Dorset	Surrounding Towns
Median Home Value	\$458,100	\$407,350	\$381,616.7
Income			
Mean Household Income	\$87,576	\$119,744	\$105,211
Employment	30.7%	52%	55.9%
Education			
High School Degree or Higher	92.9%	96.05%	93%
Bachelors Degree or Higher	48.5%	67.25%	54.7%
Graduate or Professional Degree	28.2%	28.9%	28.6%
Economy	Bennington County		
Real GDP	\$1,763,021		
Percent Change (2020-2023)	8.6%		
Rank in State	8		

Source: U.S. Census Bureau 2020-2023, Bureau of Economic Analysis 2020-2023



IMPACT OF POPULATION AND YEAR-ROUND TOURISM

Manchester boast significant year-round local and tourist economies. Southern Vermont experiences a cyclical pattern of population growth, with the largest influxes occurring during the winter and summer months. Although spring and fall are considered shorter off-seasons, Manchester still attracts a high number of out-of-state visitors in these months.

The population of Manchester consists of 4200 full-time residents. However, a significant number of the area’s housing units are second homes. Therefore, this population statistic is an underrepresentation of the total number of people who live in the area depending on the time of year.



EDUCATION Manchester boasts a well-educated workforce and consumer base. More than 60% of residents have attended college, have a bachelor's degree, or have an advanced degree. Local schools offer both public and private education opportunities. The Manchester Elementary Middle School and private Maple Street School serve students in grades K-8.

Burr and Burton Academy, an independent 9-12 school, serves all high-school aged students in the area. BBA is one of Vermont's top-ranked schools for both academics and athletics. In addition to serving local and regional towns, BBA has a competitive admissions program for international students that represent more than a dozen countries.

The Long Trail School is an independent day school in Dorset serving 200 students in grades 6-12. LTS boasts distinguished academic, arts, and athletics programs. It was the first school in Vermont to gain the status of an International Baccalaureate school, and students' test scores are consistently above state and local averages.

The Stratton Mountain School offers a rigorous college preparatory curriculum and a world-class athletics and winter sports program. The SMS alumni network includes 46 Olympians, more than 100 National Team members, and top-ranked professionals in fields including law, business, medicine, and film.

MUNICIPAL SERVICES The size of Manchester's population allows the town to support its own government and municipal services. The Manchester Town Government is divided into several departments that serve the Village and the Center. The Manchester Police Department consists of eight full-time officers, four full-time dispatchers, and a number of part-time officers. Manchester also has its own Fire Department, staffed by 40 committed volunteers.



HEALTHCARE Manchester and the surrounding region have a robust healthcare infrastructure. The Manchester Medical Center is centrally located and staffed with board-certified emergency medicine physicians. The Northshire Rescue Squad is an independent, nonprofit organization that provides 24-hour emergency response and ambulance services. Area hospitals include Rutland Regional Medical Center, Southwestern Vermont Medical Center in Brattleboro, and the Dartmouth-Hitchcock healthcare network based in Hanover, NH that provides medical services throughout Vermont. The Carlos Otis Clinic at Stratton Mountain specializes in urgent care, and the Grace Cottage Hospital in Townshend also provides treatment options.

DINING Manchester is home to a thriving restaurant industry. Manchester and Dorset have a variety of dining options, from fine dining to casual bistros to local breweries and trendy cafes. The surrounding region is rich in agricultural resources, and many Manchester restaurants pride themselves for their commitment to using local ingredients and providing a true farm-to-table experience. The area boasts a number of award-winning restaurants. The Silver Fork in Manchester was recently rated by Tripadvisor as the best restaurant in the country for date nights.

HOSPITALITY There is a wide selection of lodging options in the area, including luxury resorts, small bed-and-breakfast inns, and national hotel chains. The Kimpton Taconic Hotel offers guests a boutique hotel experience and has been recognized in the "Top 10 Resort Hotels in the Northeast" and "Top 10 Family Resorts in the U.S." by Travel & Leisure. The Hampton Inn and Suites is conveniently located - just a short walk from shopping and dining in Manchester Center. The Equinox Resort and Spa, first opened in 1853, has long been a Manchester weekend destination. Year-round tourism drives a high demand for seasonal and short-term rental homes, with properties in Manchester and the surrounding towns available to rent.

RECREATION AND TOURISM

Manchester supports a year-round recreation and tourist economy

WINTER AND SPRING When other parts of the country slow down when the weather turns, Manchester’s tourist population booms in the wintertime. Second homeowners flock to the area to ski and snowboard at nearby Stratton Resort, Bromley, and Magic Mountains. Nordic skiing is also a popular winter activity, and the Stratton Viking Nordic Center, Wild Wings Ski Area, and Prospect Mountain are home to miles of pristine trails. The skiing and snowboarding season lasts through mid-spring. Manchester is home to a number of popular gear outfitters for all winter sports needs.

Snowmobilers enjoy Manchester’s proximity to the statewide VAST (Vermont Association of Snow Travelers) trail. The shops in Manchester Center are open year-round and offer a welcome respite from the cold. Hildene, the Lincoln Family Estate, offers a variety of winter activities, including snowshoeing, tours of the house and grounds, and live music. Riley Rink in Manchester and Stratton Mountain Resort host ice skating throughout the winter season.

As the weather warms, outdoor dining and hiking return to Manchester and greater Southern Vermont. Spring is also maple sugaring season. Vermont produces 2.2 million gallons of maple syrup annually, more than half of the entire U.S. crop. Dutton Farm Stand, Merck Farm and Forest Center, Smokey House Center, and the Sugar Shack are among the dozens of locations in and around Manchester that offer an inside look at maple syrup production and sell their finished products.



SUMMER During the busy summer season, residents and tourists enjoy hiking, biking, boating on the surrounding lakes and rivers, visiting art galleries and festivals, and shopping at farmers’ markets. Manchester’s location in the heart of the Green Mountains allows for unparalleled access to some of the finest hiking in New England. The Appalachian and Long Trails intersect at Stratton Mountain, and hikers can reach the trails at several local access points. Other popular hiking trails in the area include the Lye Brook Falls trail, the Dorset Peak trail, and the Stratton Mountain Firetower trail.

Spending time on the water is another popular summer activity. The Dorset Quarry, the oldest commercial marble quarry in the United States, is one of the area’s most popular swimming holes. First mined in 1785, stone from the Dorset Quarry was used to construct the main branch of the New York Public Library. Today, visitors from around the country come to the quarry to swim, sunbathe, and enjoy a picnic on the grass.

The Orvis Fly Fishing School offers classes from top-notch instructors. Emerald Lake State Park is a favorite destination of local and visiting families, and features a beach area, snack bar, swimming, fishing, and pedal boat rentals. Several gear outfitters offer tubing, canoeing, and kayaking on the pristine Battenkill River.

Southern Vermont has a vibrant arts and professional performance scene. Arts enthusiasts can catch live performances all summer long at the Weston Playhouse, Dorset Playhouse, Manchester Music Festival, and Southern Vermont Arts Center. Manchester and Dorset are also home to the region’s finest art galleries. Farmer’s Markets are popular and are held weekly in Manchester. The Vermont Festival, a juried equestrian competition held in Dorset, attracts hundreds of out-of-state visitors to the area for several weeks during July and August.

FALL There’s nothing quite like fall foliage in Southern Vermont, and the autumn months bring bustling crowds to Manchester and the surrounding area. The spectacular colors can be attributed to Vermont’s abundance of maple trees, which make up nearly 50% of all forest cover in Southern Vermont. The foliage alone draws in thousands of visitors every autumn, and local resorts and businesses offer experiences tailored around foliage viewing. A trip up Mount Equinox Skyline Drive offers an even more spectacular view of Southern Vermont’s fall colors.

Equinox Nursery hosts an annual Fall Festival, offering wagon rides, cider donuts, corn mazes, and pumpkin carving. For the beverage enthusiasts, Stratton Mountain Resort hosts the Stratton Brewfest, complete with live music, over Columbus Day weekend. For apple picking, Mad Tom Orchard can’t be beat. Farmer’s markets, art shows, and hiking extend beyond summer and well into the fall season.



THE ARTS

The sweeping landscapes of Southern Vermont have inspired artists for centuries, and several local galleries embrace the region's artistic tradition.

3 Pears Gallery on the Dorset Green and the Southern Vermont Arts Center in Manchester both host rotating seasonal exhibitions as well as curated permanent collections.

In Manchester Center, Hemholz Fine Art and Tilting at Windmills feature paintings and sculpture from a wide range of artists and artistic styles.

Manchester Hot Glass specializes in handblown glass products and offers glassblowing classes to the general public.

Manchester, Dorset, and the surrounding towns boast a rich and active arts scene that engages locals and visitors throughout the year. Art connects people to their surrounding landscapes and cultivates the unique sense of place that lies at the heart of the Southern Vermont lifestyle.



Dorset Playhouse



Manchester Music Festival



Weston Playhouse



Southern Vermont Arts Center



Riley Rink Concert Series



Live Music at Stratton Mountain

MANCHESTER BALANCES VERMONT CHARM WITH BIG-CITY ACCESSIBILITY.

BY CAR

Manchester is conveniently located on VT-7, providing direct access to the regional hubs of Rutland and Burlington to the north and Bennington to the south. Manchester also lies at the intersection of VT-11 and VT-30, allowing for easy travel to the Stratton, Bromley, and Magic Mountain ski areas, Londonderry, Brattleboro, Dorset, and the scenic Taconic Range. The Northeast's major metropolitan areas are easily accessible from the area; Boston, New York City, and Montreal, Canada can all be reached in under 4 hours.

BY AIR

The Albany International Airport is the closest major hub to Manchester and can be reached in 1.5 hours. Cape Air provides routine service from Rutland Southern Vermont Regional Airport (RUT) to Boston, Nantucket, and Martha's Vineyard. Cape Air flights also depart out of Lebanon Municipal Airport (LEB) in New Hampshire and offer service to Boston, Nantucket, and White Plains, NY. Additionally, there are helicopter charters available from nearby Stratton Mountain Resort.

BY BUS OR TRAIN

The Stratton Jitney, operated by Hampton Jitney, Inc., offers luxury motorcoach service in the winter season from the New York City area to Stratton Mountain via Manchester Center. Train service is available from Rutland or Albany to New York City.

