

# EXCLUSIVELY LISTED FOR LEASE

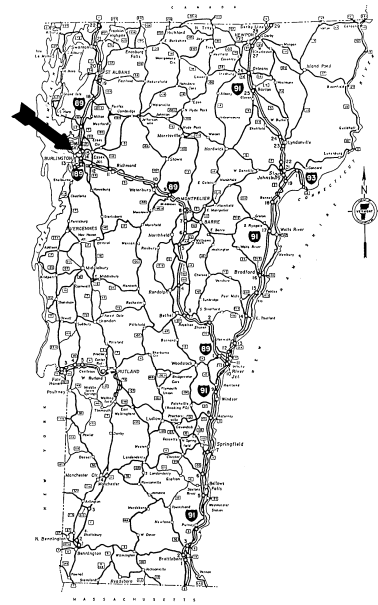
## 4,000 - 8,000 SF Retail/Office Space

### BUILD TO SUIT



## Ethan Allen Shopping Center - North Ave

<b>Space Available:</b>	4,000 SF Ground Floor 4,000 SF Second Floor (possible)
<b>Total GLA:</b>	139,500 SF
<b>Road Frontage:</b>	Approximately 740'
<b>Zoning:</b>	Commercial
<b>Utilities:</b>	Municipal Water and Sewer; Burlington Electric; VT Gas
<b>Traffic Signal:</b>	Center is serviced by a traffic light
<b>Existing Tenants:</b>	Hannaford Supermarket U.S. Post Office UPS Ace True Value Hardware Key Bank Body LeBronze Gadue's Dry Cleaning Aaron's Rents Pampered Pet Timberlane Dental The Bagel



<b>Traffic Count:</b>	<u>2009 Average Daily Trips (ADT)</u> 15,500 VT 127 to Ethan Allen Parkway 13,300 ADT Ethan Allen Parkway to Ethan Allen Shopping Center 13,700 ADT Ethan Allen Shopping Center to Shore Road
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The Ethan Allen Shopping Center is perfectly situated on North Avenue, the main traffic artery in the northern part of Burlington. This is the only shopping center serving this part of the city. Bordered by Lake Champlain on the west and the Winooski River on the east, the North End is considered a separate and distinct market segment accessible only by North Avenue; the entire North Avenue market is captive. Visibility and ingress/egress are excellent. **BUILD TO SUIT UP TO 8,000 SF ON TWO FLOORS**



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Information contained herein is believed accurate but is not warranted

