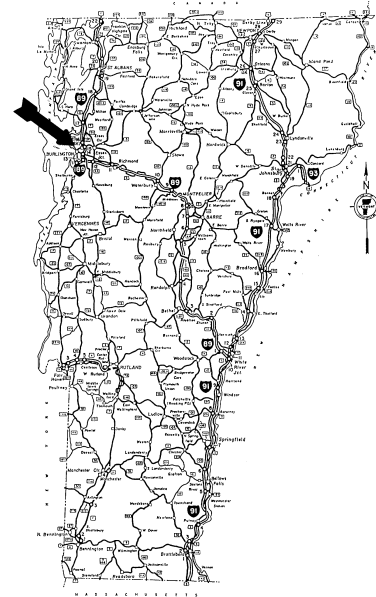


# EXCLUSIVELY LISTED FOR LEASE 7,000 SF COMMERCIAL SPACE



## Ethan Allen Shopping Center - North Ave

<b>Space Available:</b>	7,000 SF (70' X 100')
<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 Body LeBronze Key Bank Gadue's Dry Cleaning Ace True Value Hardware Aaron's Rents Pampered Pet Timberlane Dental Chappell's Florist The Bagel Yankee Dollar U.S. Post Office UPS



<b>Traffic Count:</b>	<u>2009 Average Daily Trips (ADT)</u> 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 mixed use command 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. Visibility and ingress/egress are excellent.



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