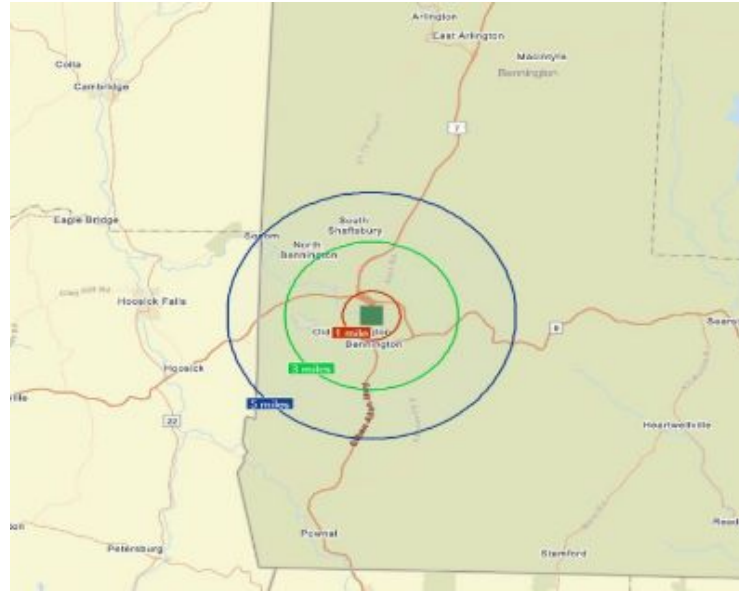
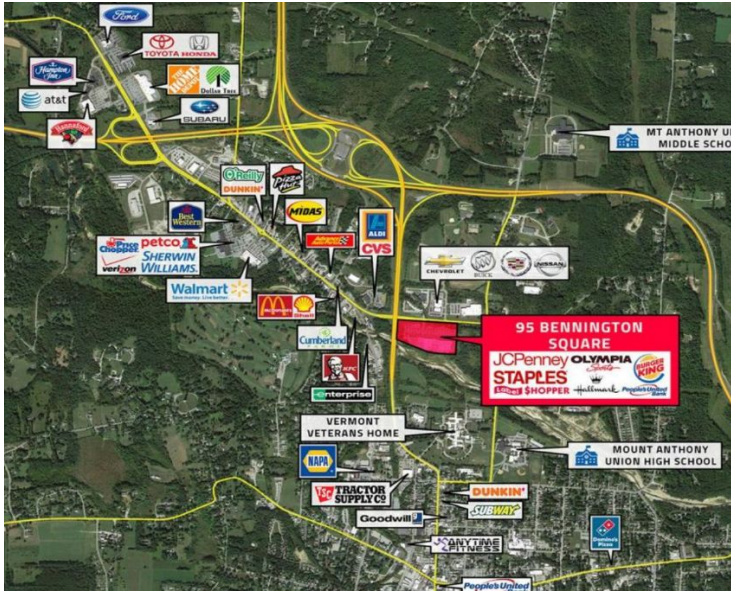


Bennington, VT

95 Kocher Drive, Bennington, VT 05201

Up to 18,536 SF, 7,200 SF, 6,500 SF, 2,875, and 2,693 SF Available



Join us in Bennington, VT- a prime retail area!

Demographics at a Glance

| Population | |
|------------|--------|
| 1 Mile | 3,586 |
| 3 Mile | 13,998 |
| 5 Mile | 18,351 |

| Average Household Income | |
|--------------------------|----------|
| 3 Mile | \$57,038 |
| 5 Mile | \$64,909 |
| 10 Mile | \$67,933 |



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For more information, please contact us at: www.oceanstatejoblot.com/real-estate

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Bennington, VT



Join us, Ocean State Job Lot, & Staples!



| Unit | Tenant | SF |
|------------------|---------------------|----------------|
| 02 | Label Shopper | 5,000 |
| 03 | Vacant | 2,875 |
| 04 | Vacant | 2,875 |
| 05 | Vacant | 2,856 |
| 07 | Vacant | 6,500 |
| 08 | Vacant | 7,200 |
| 09 | Staples | 23,526 |
| 10 | Peoples United Bank | 2,970 |
| 11 | Vacant | 2,693 |
| 1421 | OSIL | 38,655 |
| 12 | Marshalls | 21,000 |
| 13 | Vacant | 18,885 |
| 14 | Harbor Freight | 15,667 |
| Total GLA | | 150,702 |

Property Highlights

| | |
|-----------------|--|
| GLA | 150,702 sq.ft. |
| Traffic Count | 8,700 per day |
| Other Amenities | Pylon on Kocher Drive |
| Major Tenants | <ul style="list-style-type: none"> • Ocean State Job Lot • Marshalls • Harbor Freight • Label Shopper • Staples • People's United Bank |



Space for Lease

Up to 18,536 SF, 7,200 SF, 6,500 SF, 2,875, and 2,693 SF Available

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