



**DONAHUE ASSOCIATES**  
COMMERCIAL REAL ESTATE ADVISORS

**FOR LEASE**

**Gateway Shopping  
Center, South Burlington,  
Vermont**

**Prime Retail Space  
In Grocery Anchored High Volume Shopping Center**



**SUMMARY—570 SHELBURNE ROAD , SOUTH BURLINGTON, VERMONT**

**Space Available—**

Newly available in line retail space 2,000 SF +/- spaces . Great exposure and store frontage, and the potential for a tenant to occupy for Summer 2023 shopping season.

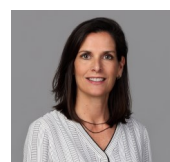
**The Neighborhood—**Gateway Shopping Center is located in a strategic section of US Route 7 at the intersection with Interstate 189 in what is one of South Burlington and Chittenden County’s busiest commercial corridors. The property experiences some of the highest daily traffic counts in the State of Vermont with Low-e’s, TJ Maxx, HomeGoods, Sierra Nevada, grocery, banks, auto, and several other service providers within close proximity.

**CONTACT US**

**Donahue & Associates**  
(802) 862-6880  
www.donahuessociatesvt.com



**Steve Donahue**  
Steve@donahueassociatesvt.com



**Meg McGovern**  
Meg@donahueassociatesvt.com

**Lease Price:** - \$35/SF NNN (\$6.02/SF) plus utilities

**Parking—** Over 590 parking spaces available provide ample parking for the varied mix of tenants.

**Zoning— Commercial 1/Residential 15**

**Demographic Overview—** Over 80,769 households within a 5 mile radius with average income of over \$100,000 within 1 mile radius.

**The Center—**The Gateway Shopping Center features Shaw’s Supermarket as the anchor tenant bringing in a high volume of daily shoppers along with other nationally recognized businesses including Dollar Tree, Starbucks, Chipotle, AT & T, Five Guys, Orange Theory, Subway, and Supercuts.



# FOR LEASE—RETAIL SPACE

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570 Shelburne Road  
South Burlington, Vermont

## GATEWAY SITE PLAN



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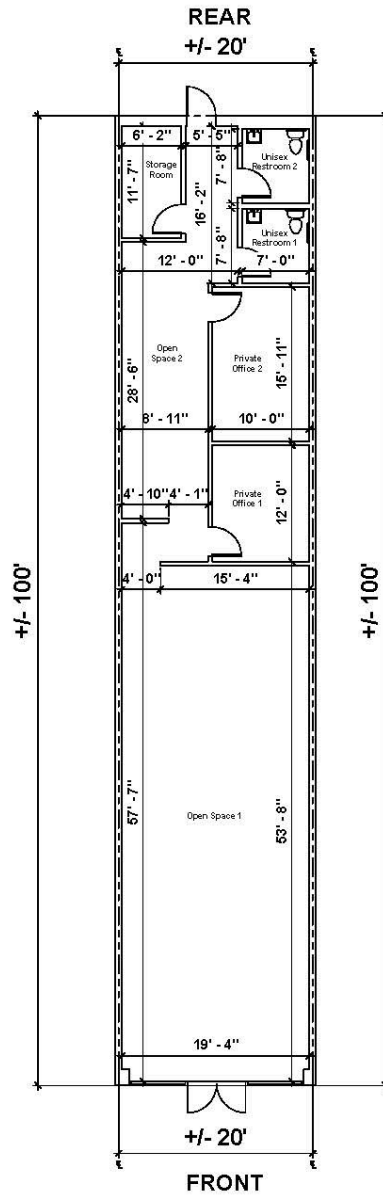
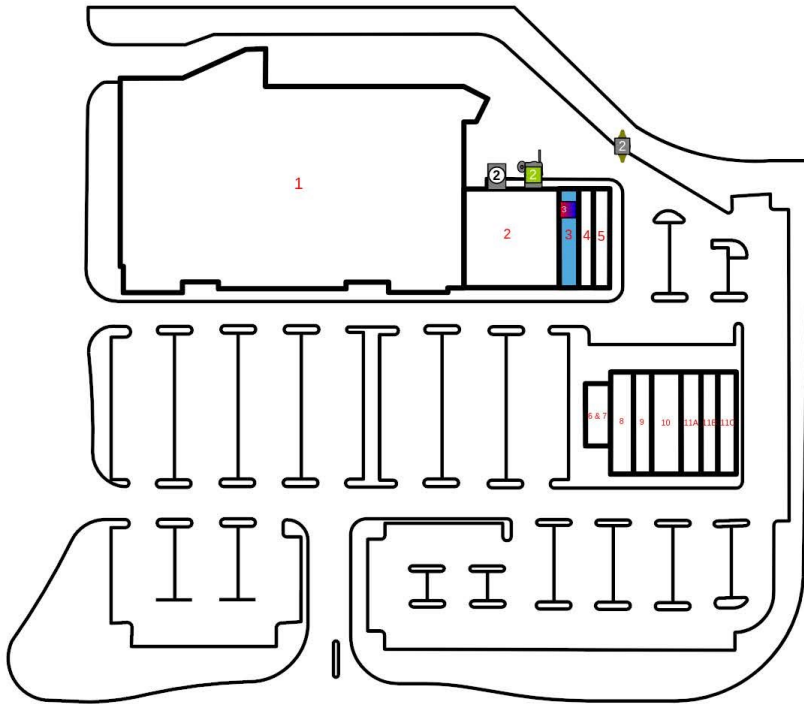
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### Floor/Site Plan



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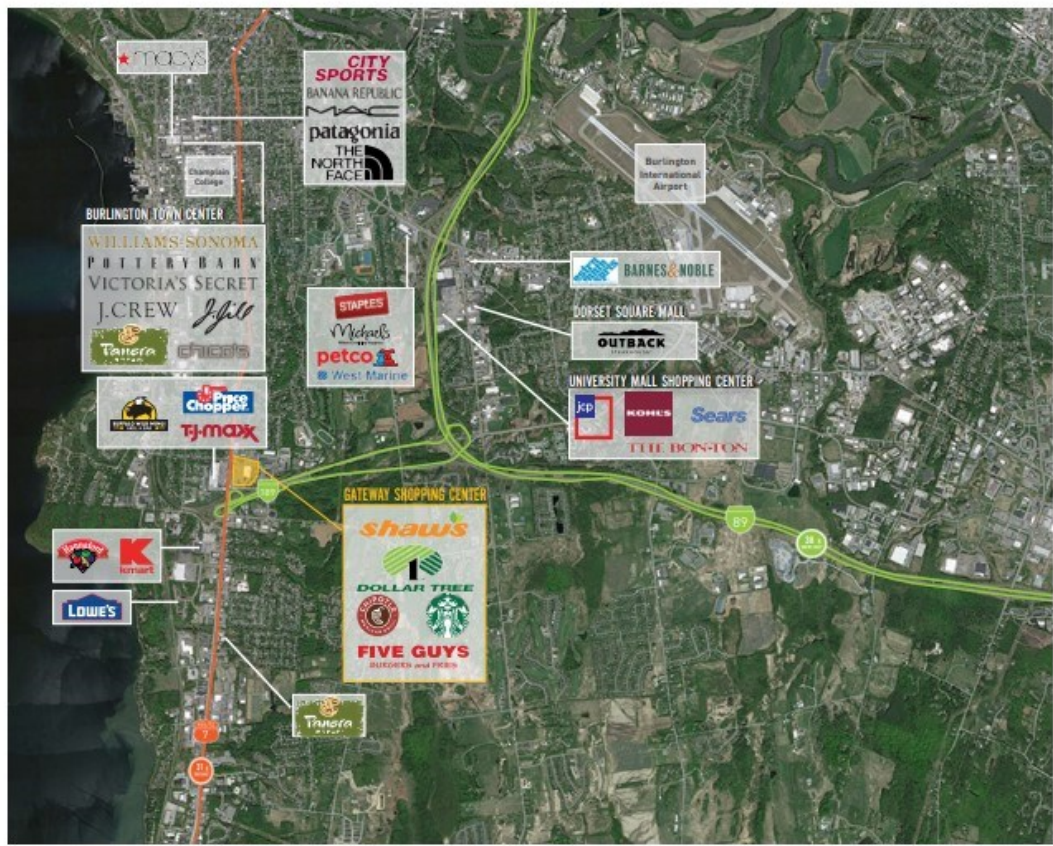


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### AREA MAP AND DEMOGRAPHICS



DEMOGRAPHICS		1 MI.	3 MI.	5 MI.
POPULATION		7,296	54,872	80,769
HOUSEHOLDS		3,441	22,596	33,260
AVERAGE HHI		\$102,825	\$83,808	\$86,757

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