

# 95 KOCHER DRIVE | BENNINGTON, VT

**18,536 SF, 13,700 SF, AND 2,693 SF, WITH A DRIVE-THRU AVAILABLE FOR LEASE AND SMALL SHOP SPACE AVAILABLE**



### DEMOGRAPHICS

**POPULATION:**

3 Mile: 13,704  
5 Miles: 17,585  
7 Miles: 20,438  
10 Miles: 28,919

**AVERAGE HOUSEHOLD INCOME:**

3 Mile: \$71,887  
5 Miles: \$73,562  
7 Miles: \$73,454  
10 Miles: \$74,411

### PROPERTY INFORMATION

- GLA of 150,000 SF
- Pad with Existing Drive Thru
- Marshalls and Harbor Freight co-tenancy

SITE

STAPLES

M&T Bank

JOB LOT

NOW OPEN

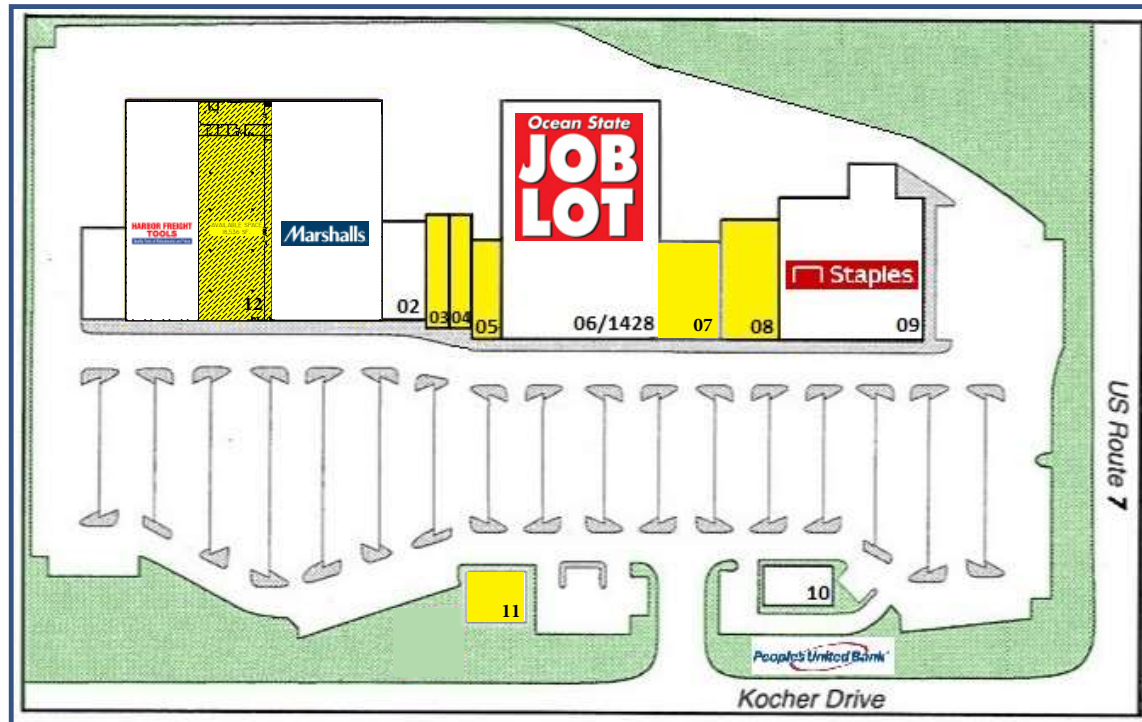
Marshalls

HARBOR FREIGHT TOOLS

Quality Tools at Ridiculously Low Prices

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| UNIT         | TENANT                 | SF             |
|--------------|------------------------|----------------|
| 02           | Label Shoppper         | 5,000          |
| 03           | Vacant (Jays Hallmark) | 2,875          |
| 04           | Vacant                 | 2,875          |
| 05           | Vacant                 | 2,875          |
| 07           | Vacant                 | 6,500          |
| 08           | Vacant                 | 7,200          |
| 09           | Staples                | 23,526         |
| 10           | Peoples United Bank    | 2,790          |
| 11           | Vacant                 | 2,693          |
| 12           | Vacant                 | 18,536         |
| 1428         | OSIL                   | 38,720         |
| <b>TOTAL</b> |                        | <b>150,767</b> |

