

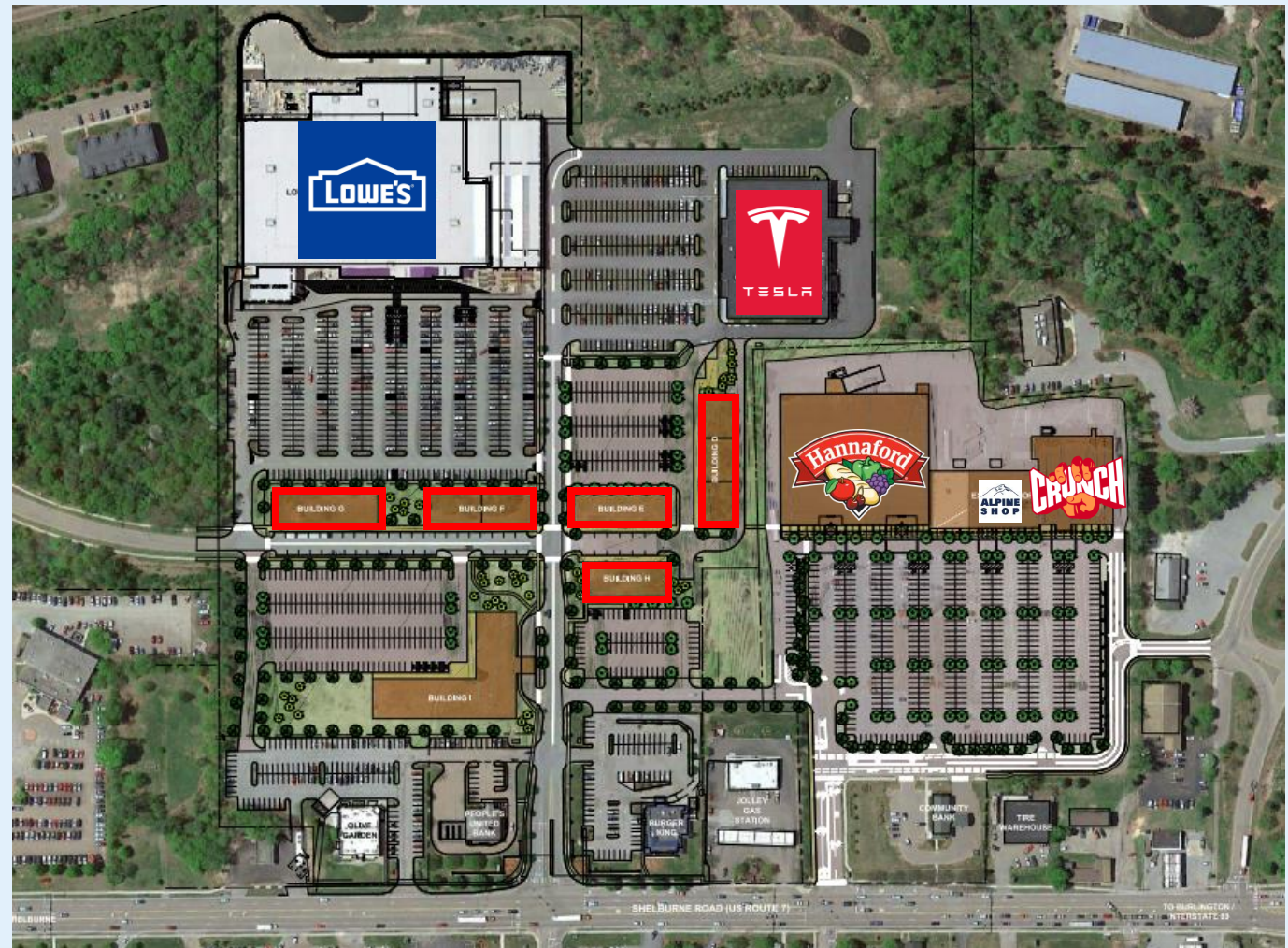
31-1 Hannaford Drive

South Burlington, Vermont

AVAILABLE FOR LEASE:

PAD SITES AVAILBLE

- Multiple pad sites available at Southland!
- Conveniently located off Route 7, one of the most travelled corridors in the Greater Burlington market!
- Take advantage of high traffic counts
 - Average Daily Count: 35,500
- Current tenants include: Lowe's, Burger King, Olive Garden, M&T Bank, Crunch Fitness, and Alpine Shop



FOR MORE INFORMATION, CONTACT:

Kendra Kenney

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Southland Pad Sites

South Burlington, Vermont

AVAILABLE FOR LEASE:

Building D: 230 x 60 = 13,800 SF.
\$75,000.00 per year

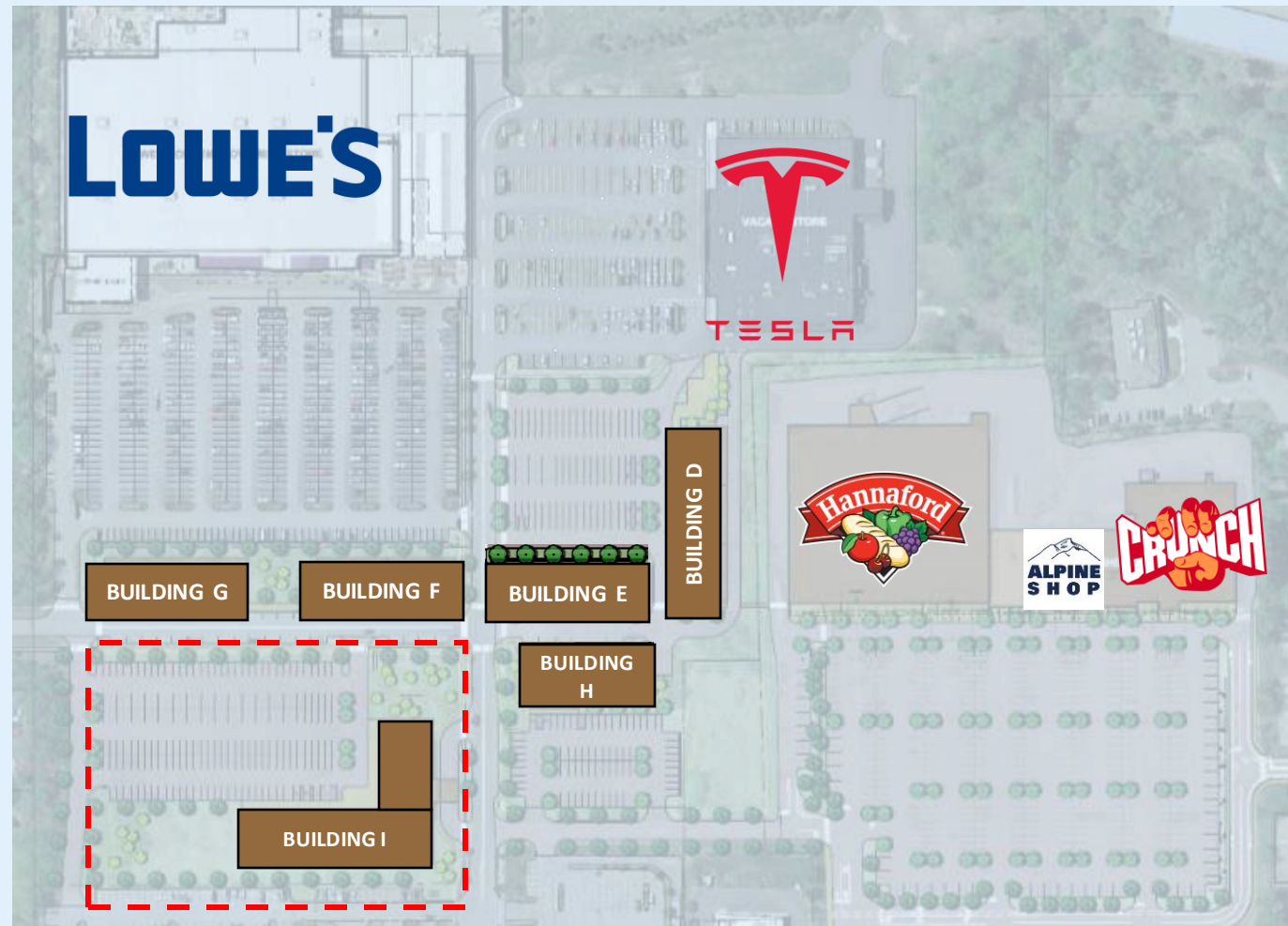
Building E: 165 x 60 = 9,900 SF.
\$65,000 per year

Building F: 180 x 60 = 10,800 SF.
\$60,000 per year

Building G: 185 x 60 = 11,100 SF.
\$50,000 per year

Building H: 138 x 60 = 8,400 SF
\$60,000 per year

Building I: 260 x 70 & 120 x 60 =
15,400 SF (Footprint).
Planned/Permitted for 95
room hotel.
Under agreement



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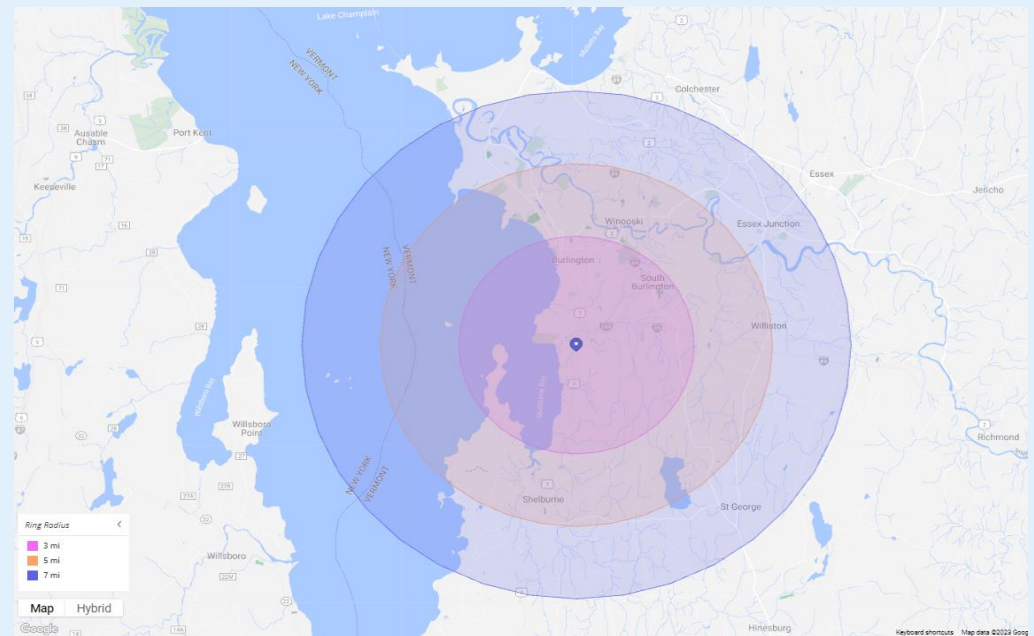
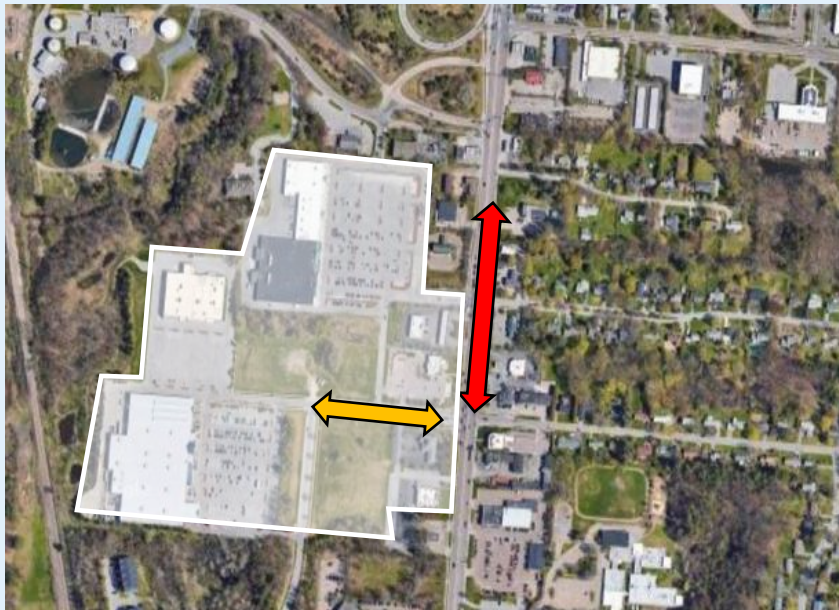
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


Southland Pad Site

South Burlington, Vermont

AVAILABLE FOR LEASE:

Daily Traffic Count	 = 35,594
Daily Traffic Count	 = 5,043
Avg Weekly Visits	8,716



	 3 miles	 5 miles	 7 miles
Population	44,794	72,421	105,367
Households	17,983	29,127	42,896
Avg Household Income	\$82,433	\$76,893	\$80,661

*Information provided by  Placer.ai



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Southland Pad Site

South Burlington, Vermont

To set up a showing, call
or email Kendra Kenney.



Pomerleau Real Estate
69 College Street
Burlington, VT 05401

In partnership with:



Information herein is believed to be accurate but is not warranted. All figures and information should be independently confirmed. This flyer is not a legally binding offer to sell or lease property. Please seek competent legal and financial advice. Pomerleau Real Estate represents the owner in this transaction.



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